



CHICAGO PLAN COMMISSION

Department of Planning and Development

Altenheim Line Framework Plan

**North Lawndale, East & West Garfield Park Community Areas
(24th Ward/Ald. Monique Scott, 28th Ward/Ald. Jason Ervin)**

Informational Presentation: Department of Planning and Development

11/17/22



Project Description

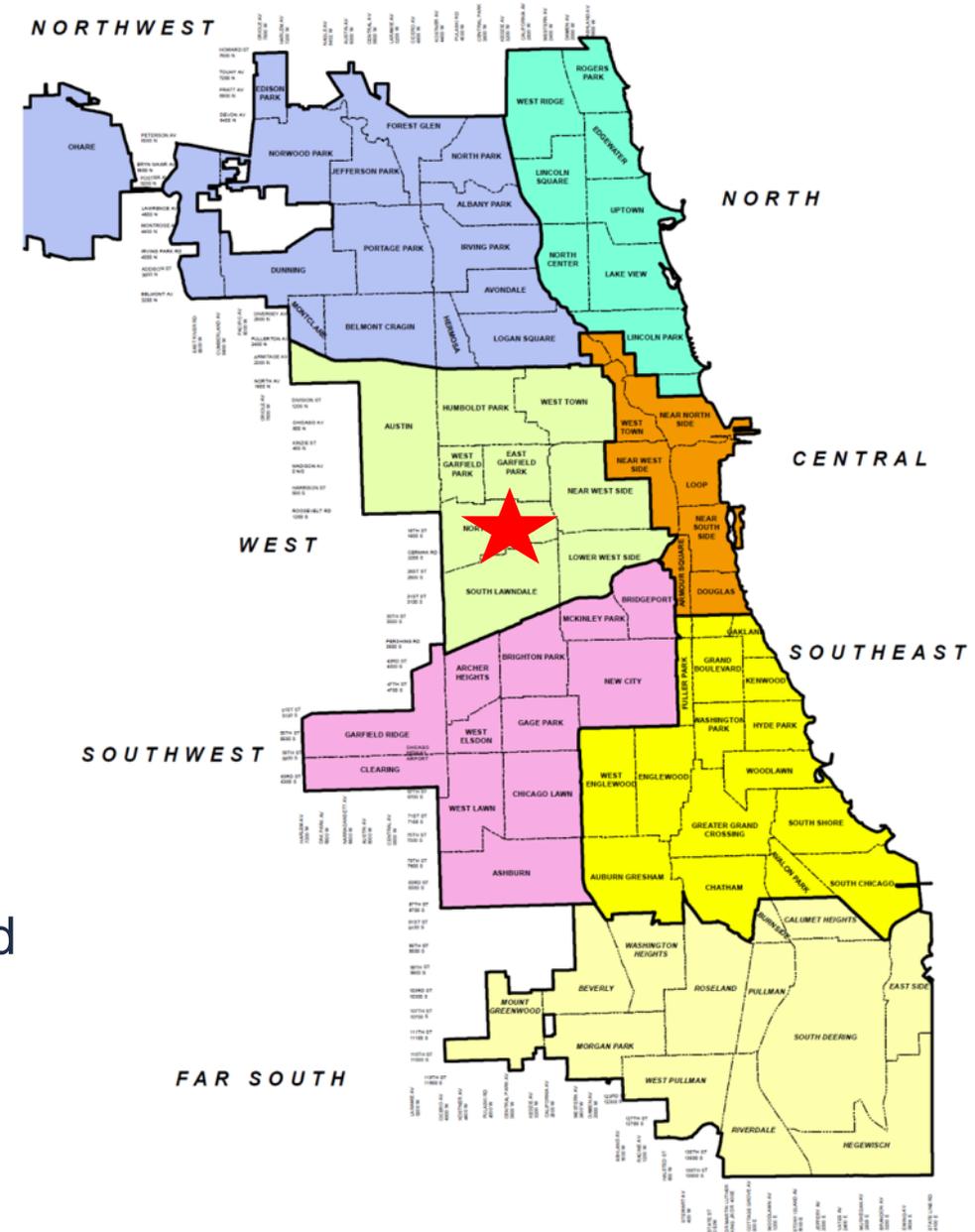
This is an informational presentation on a draft planning study with the following goals:

- Present the overall goals, recommendations and design concepts of the Altenheim Line Framework plan to the members of the Chicago Plan Commission for their review and feedback
- Revise the draft plan based on comments from Commissioners and members of the public to prepare for adoption at a future Plan Commission meeting

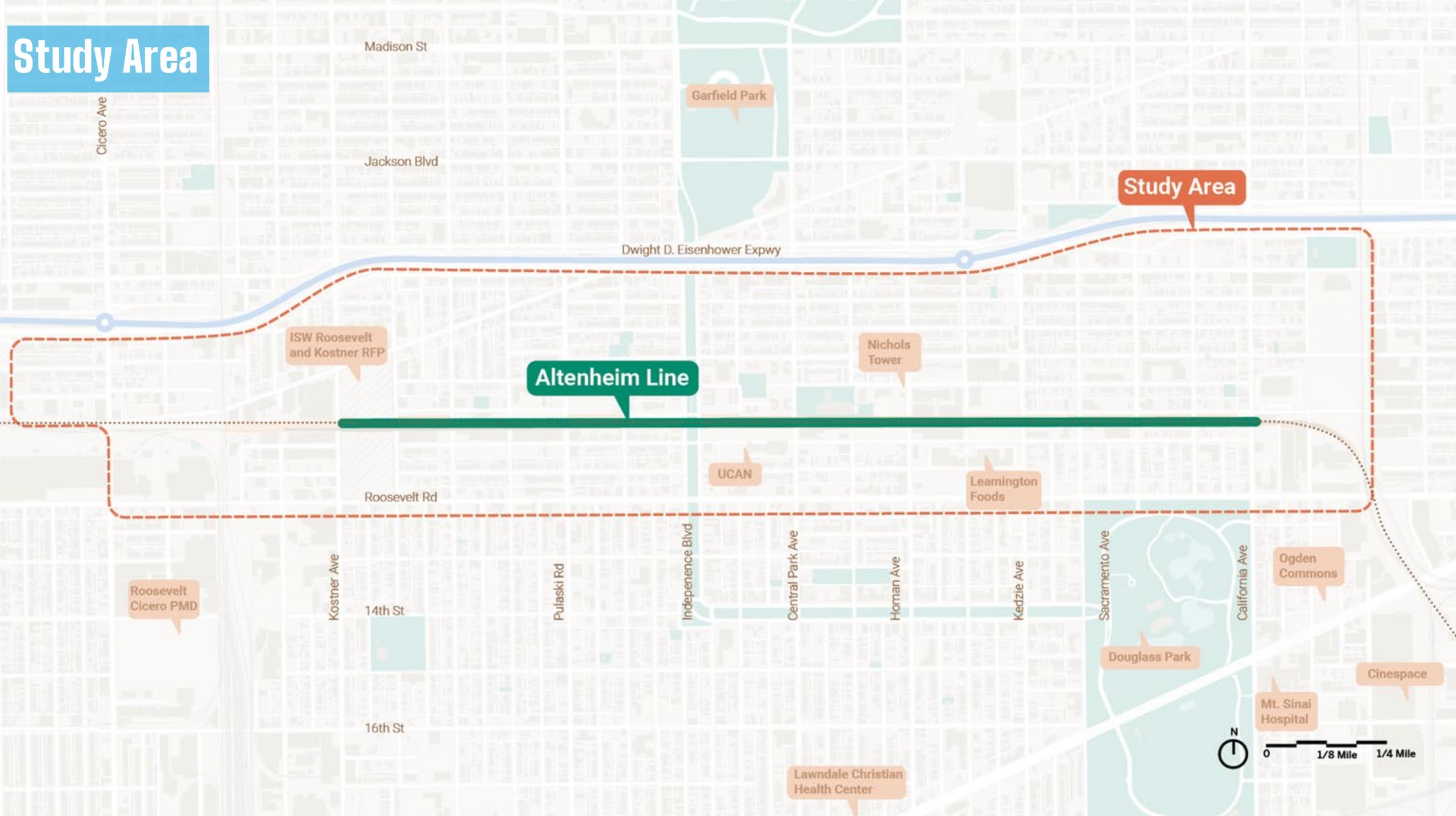
★ Community Area Profile

NORTH LAWDALE:

- 34,794 residents (2020)
 - 3.1% decline from 2010-20
 - 16.7% decline from 2000-10
- 85.8% Black, 9.6% Latino, 3.6% White (2019)
- Educational attainment: 32.1% high school graduate, 25.3% some college, 23.2% less than high school
- Median household income: \$28,327
- Housing: 75.4% renter-occupied, 24.6% owner-occupied



Study Area



Cicero Ave

Madison St

Jackson Blvd

Dwight D. Eisenhower Expwy

ISW Roosevelt and Kostner RFP

Altenheim Line

Nichols Tower

UCAN

Leamington Foods

Roosevelt Rd

Roosevelt Cicero PMD

Kostner Ave

14th St

Pulaski Rd

Independence Blvd

Central Park Ave

Homan Ave

Kedzie Ave

Sacramento Ave

California Ave

16th St

Douglas Park

Ogden Commons

Lawndale Christian Health Center

Cinespace

Mt. Sinai Hospital



0 1/8 Mile 1/4 Mile

Study Area

project goals

- Exploring recreational opportunities for the line itself
- Identifying the highest-and-best-use of industrial and commercial parcels
- Building a sense of community ownership and control
- Supporting local economic growth
- Developing strategies for equitable investment and anti-displacement

Timeline



Community Meeting #1
Douglass Park Fieldhouse



Community Meeting #3
Virtual Meeting via zoom



Community Meeting #2
DRW College Prep



Community Meeting #2
Virtual Meeting and Survey

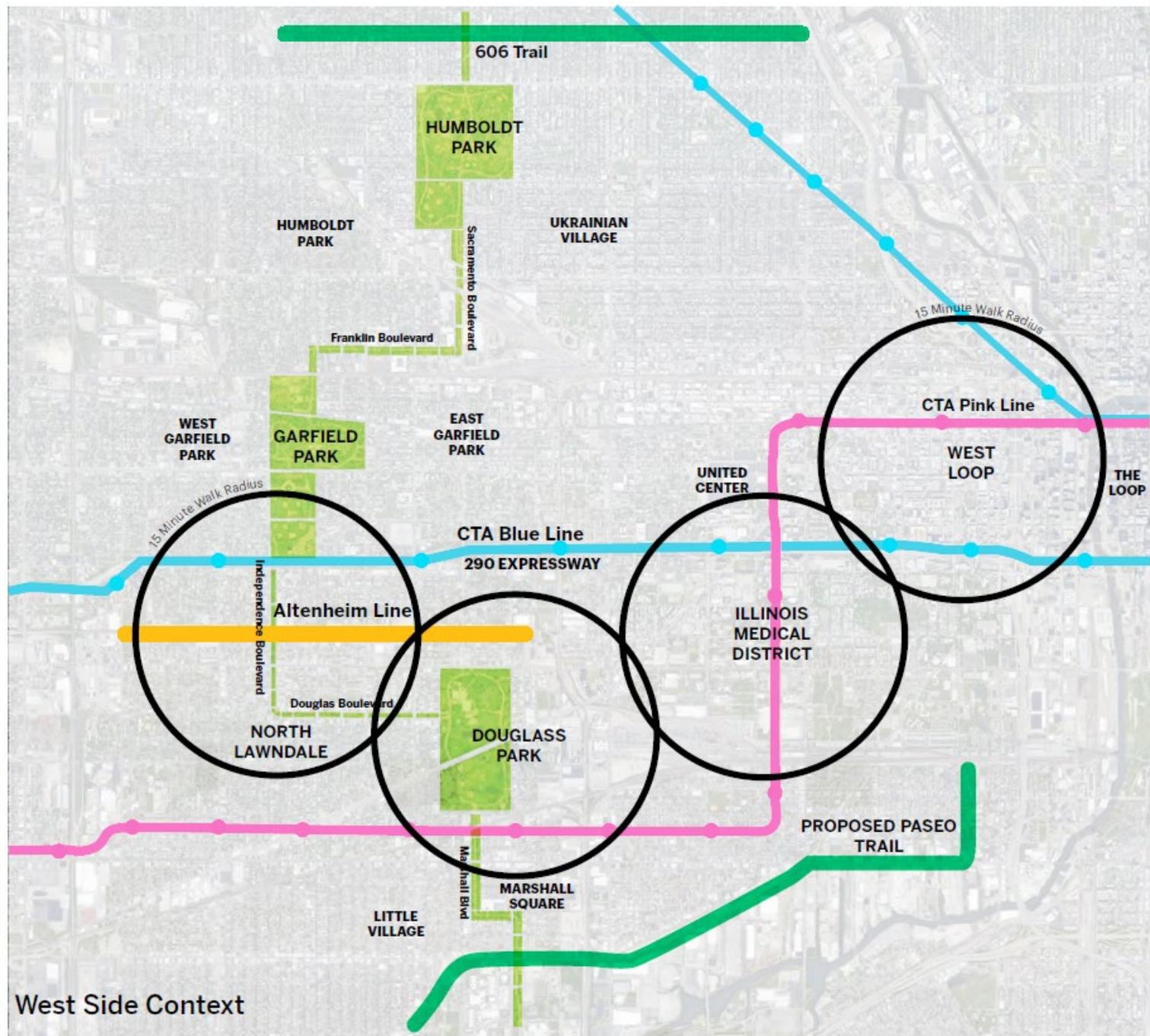


Main Components

1. **Executive Summary**
2. **Planning Context:** Existing Conditions and Market Analysis
3. **Equitable Investment and Anti-Displacement Framework**
4. **Elevated Trail Plan**
 - a) Existing conditions analysis
 - b) Rails with trails case studies
 - c) Trail design: access points, programming and landscape design
 - d) Design Guidelines
5. **Redevelopment Focus Area Plans**
 - a) Vision and existing conditions
 - b) Development opportunities
 - c) Conceptual redevelopment plans and renderings
 - d) Supporting public realm improvements
 - e) Design guidelines
6. **Implementation Plan:** Actions and assignments for equitable investment framework, trail and open space plan, redevelopment focus area plan

Planning Context

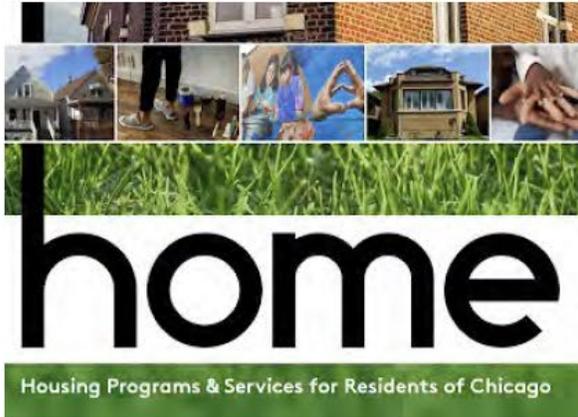
1. Community history & demographics
2. Invest South/West projects
3. Previous plans
4. Existing conditions:
 - a) Land use
 - b) Mobility
 - c) Open space
5. Market analysis:
 - a) Housing
 - b) Commercial
 - c) Industrial



Equitable Planning Pillars

Support Existing Residents

Prices had been rising in the area along the 606 before it was installed. With only a limited number of housing policies in place, the continued increase in housing values along the line negatively impacted some longtime residents as rents increased beyond an affordable level.



Renovate and Reactivate

There are a large number of existing buildings that can be reactivated as housing and commercial space. We have seen this recently with Nichols Tower and DRW College Prep. The existing character of the neighborhood can be preserved through re-use of heritage buildings.

This provides the opportunity to reactivate residential units as well as explore reuse or conversion of existing commercial and retail buildings to build capacity in the neighborhood without only relying on new construction.



Leverage City-owned Land for Long-term Affordability

City-owned land gives the community significant leverage over the future of these sites and the strategic disposition of city-owned land within the study area because the City can prioritize development that advances community goals and priorities.

This land has the potential to support a range of investment to achieve the overall vision, and preserve long term affordability within the study area.



Focus on Equitable Development and Job Generating Uses

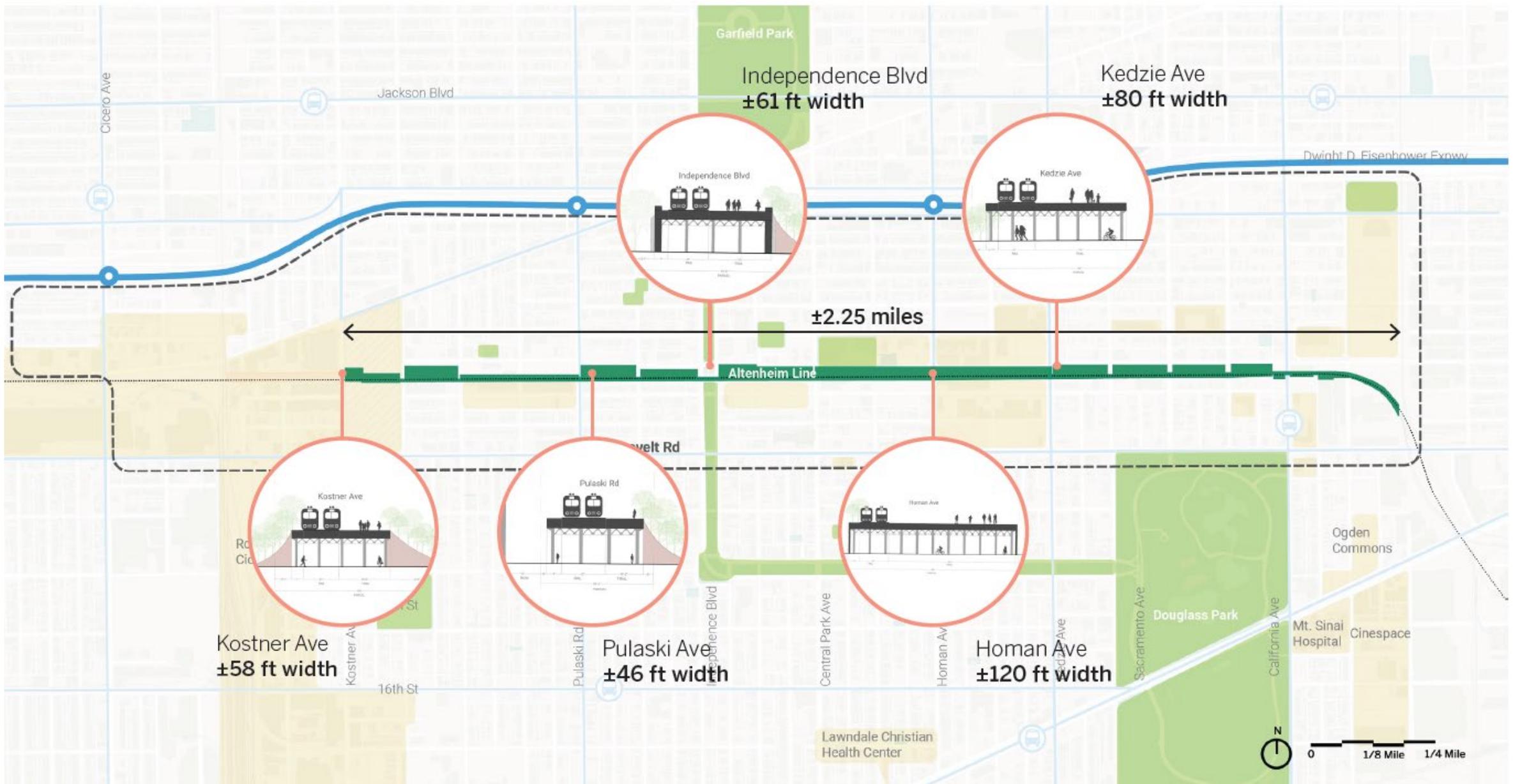
Job creation for residents and supporting local economic development is key to this plan having a positive impact on this community and anti-displacement.

This plan looks to create more opportunities for small businesses to scale-up and supports efforts like Tulsa 1920 and North Lawndale Employment Network to build black-owned and local businesses in the community.

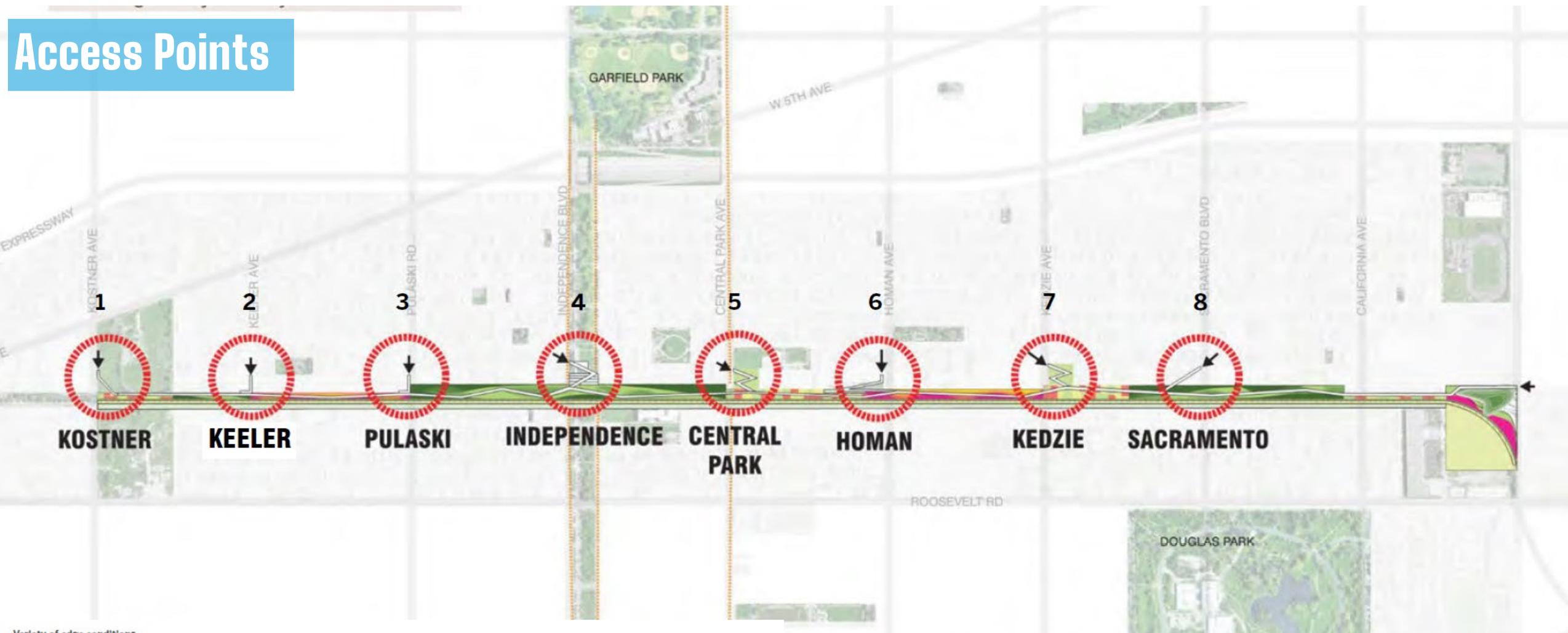


Trail and Open Space Plan

Elevated Trail Plan



Access Points

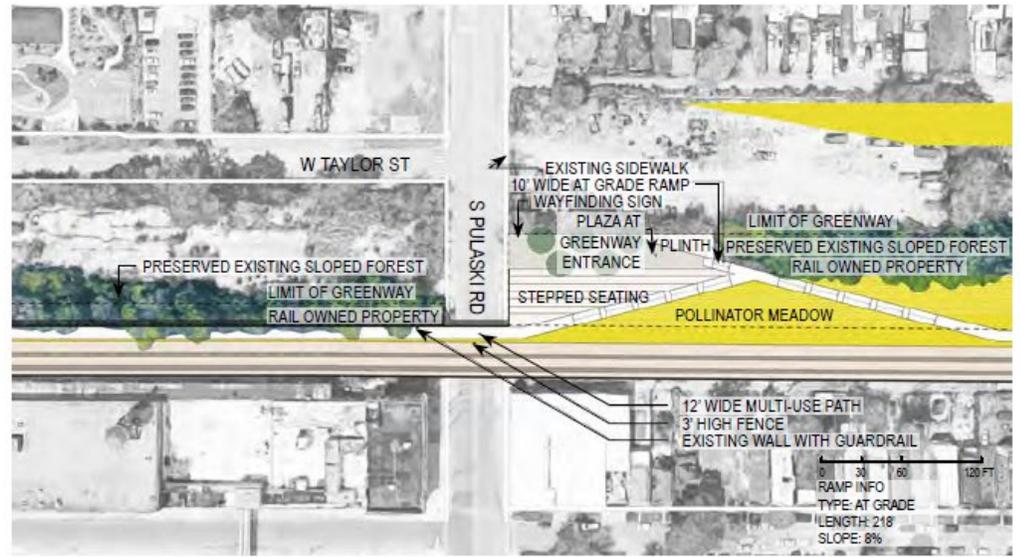


Variety of edge conditions

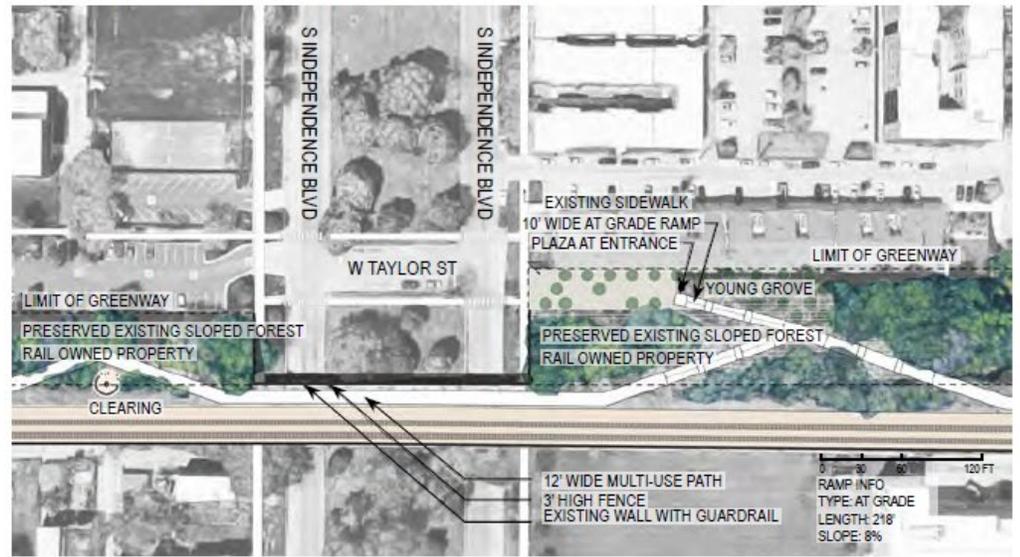


Access Point Design Concepts

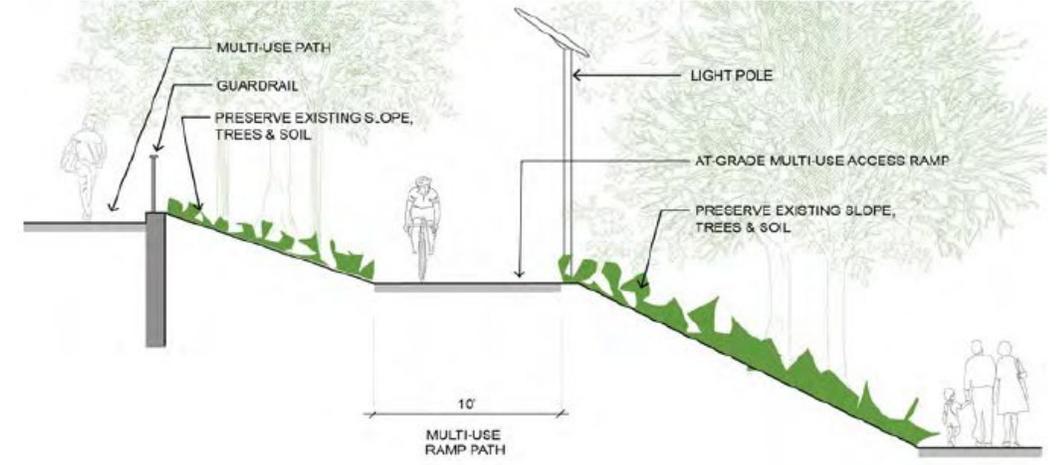
3 Pulaski Road Access Point



4 Independence Boulevard Access Point

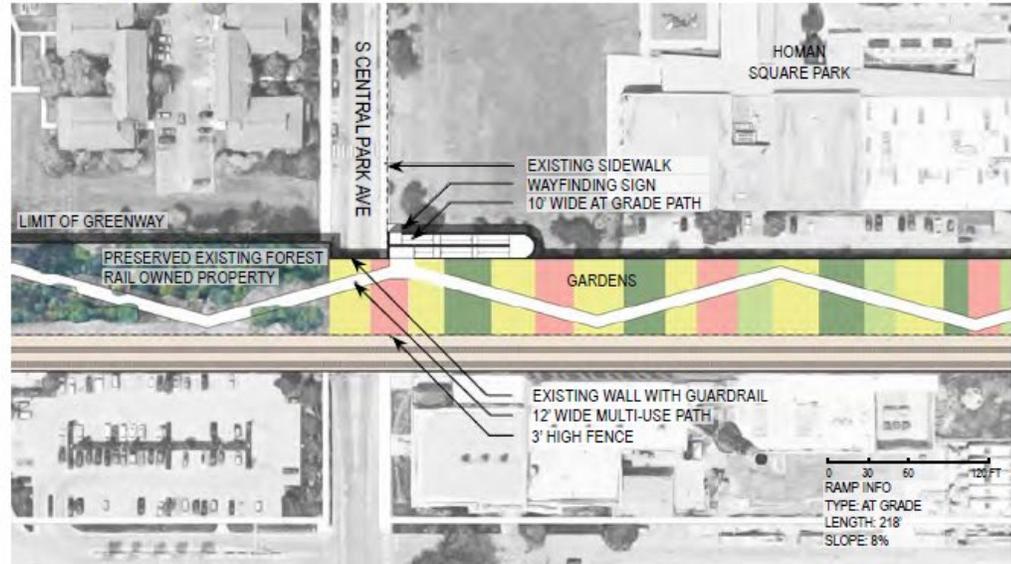


Embankment Ramp Access

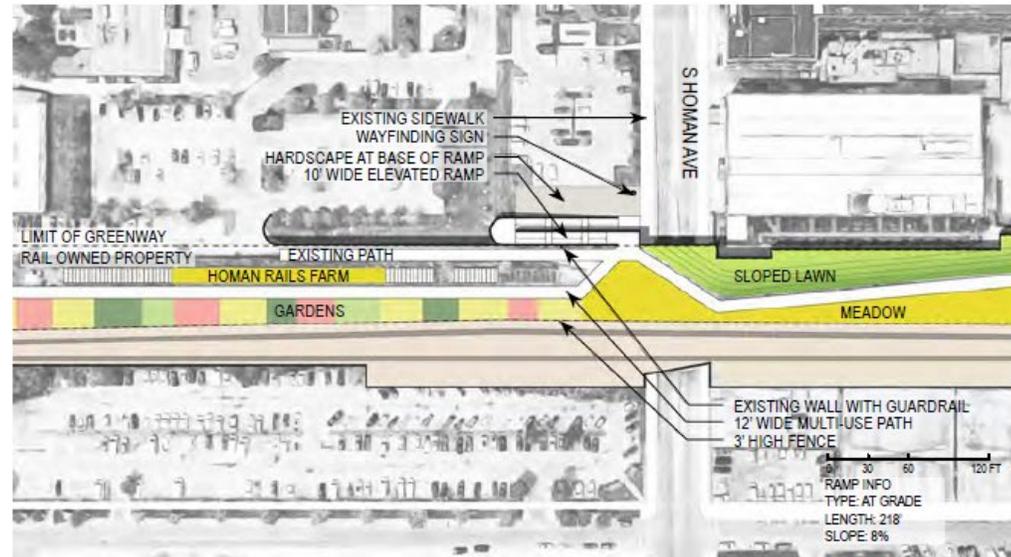


Access Point Design Concepts

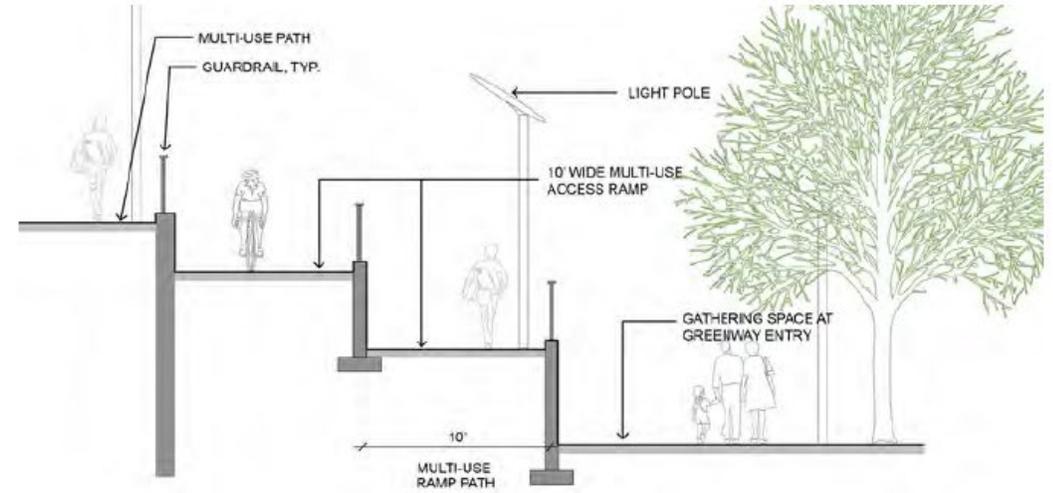
5 Central Park Avenue Access Point



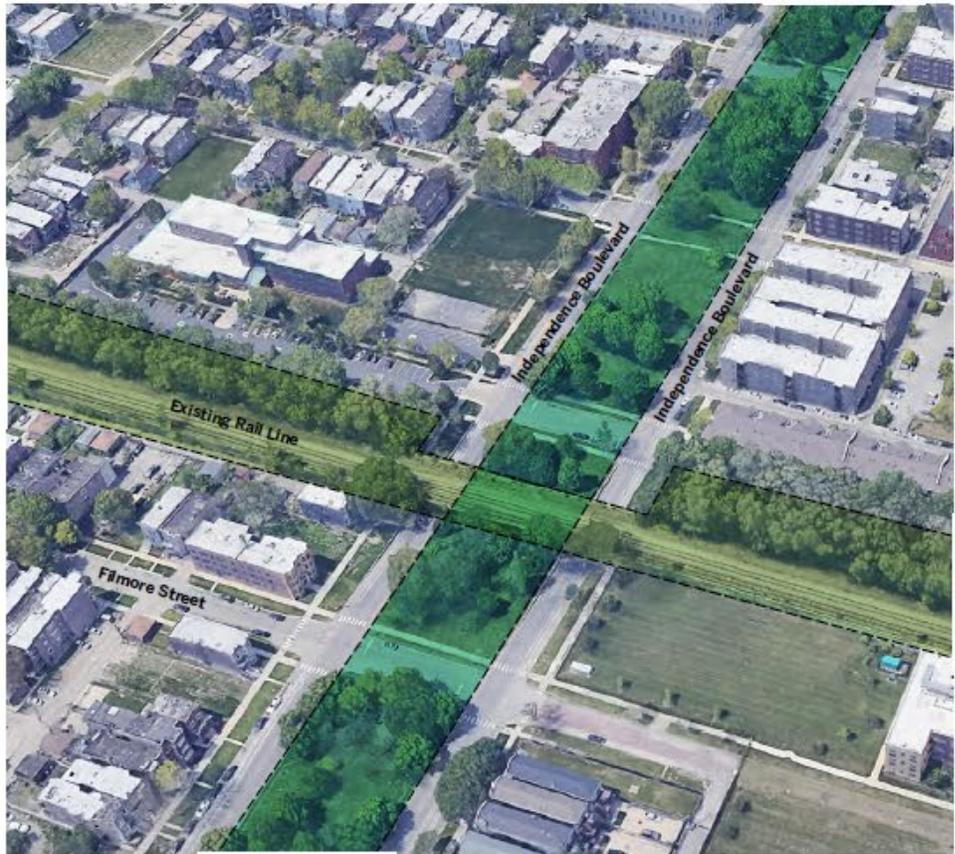
6 Homan Avenue Access Point



Switchback Ramp Access



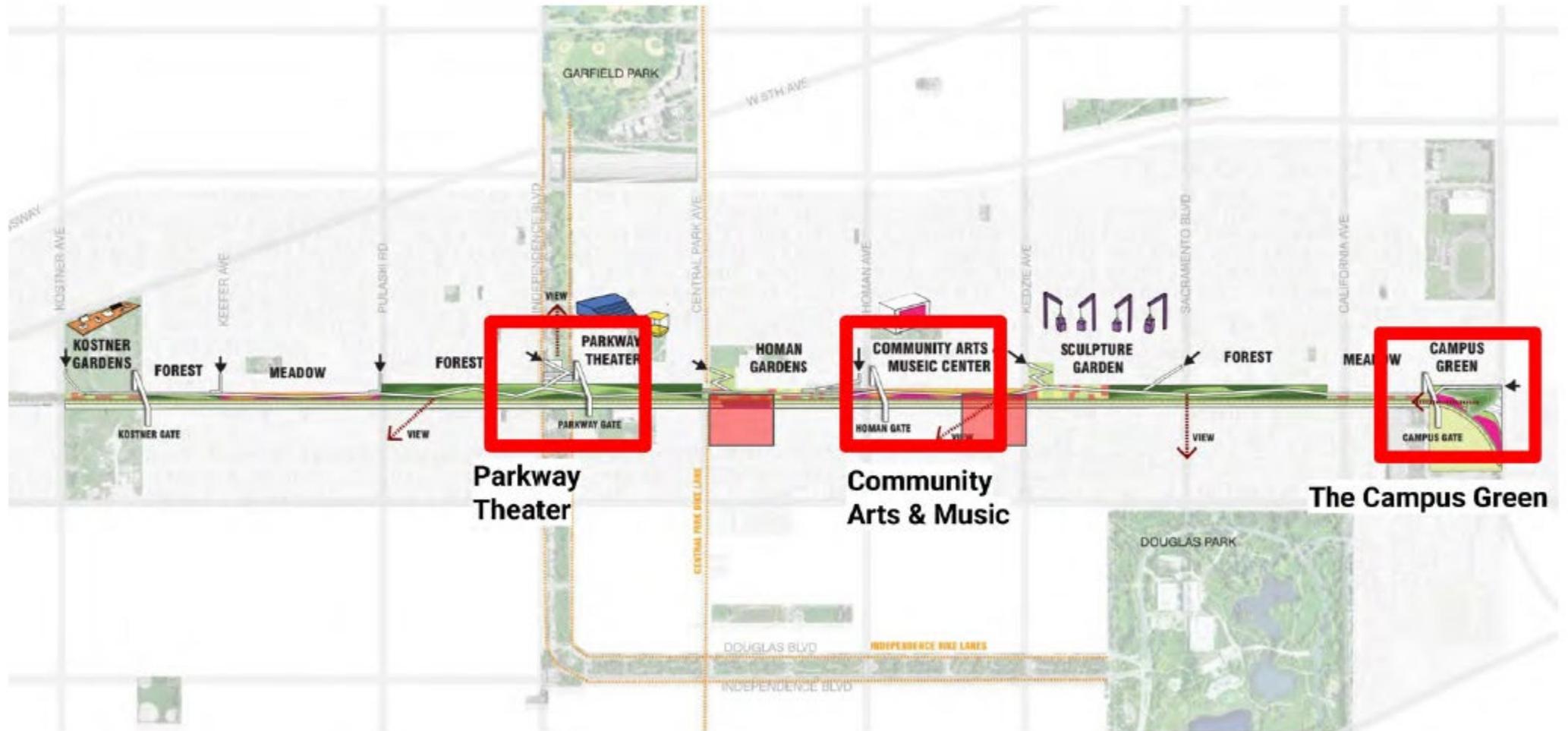
Trail Focus Areas: Parkway Theater



Trail Focus Areas

The following focus areas along the trail system are high visibility opportunities with good access and other anchor activities nearby. They can create a diverse collection of park rooms along the

continuous trail network. Responding to the unique site conditions and surrounding context each focus area creates a distinct place for community events, gathering, and play.



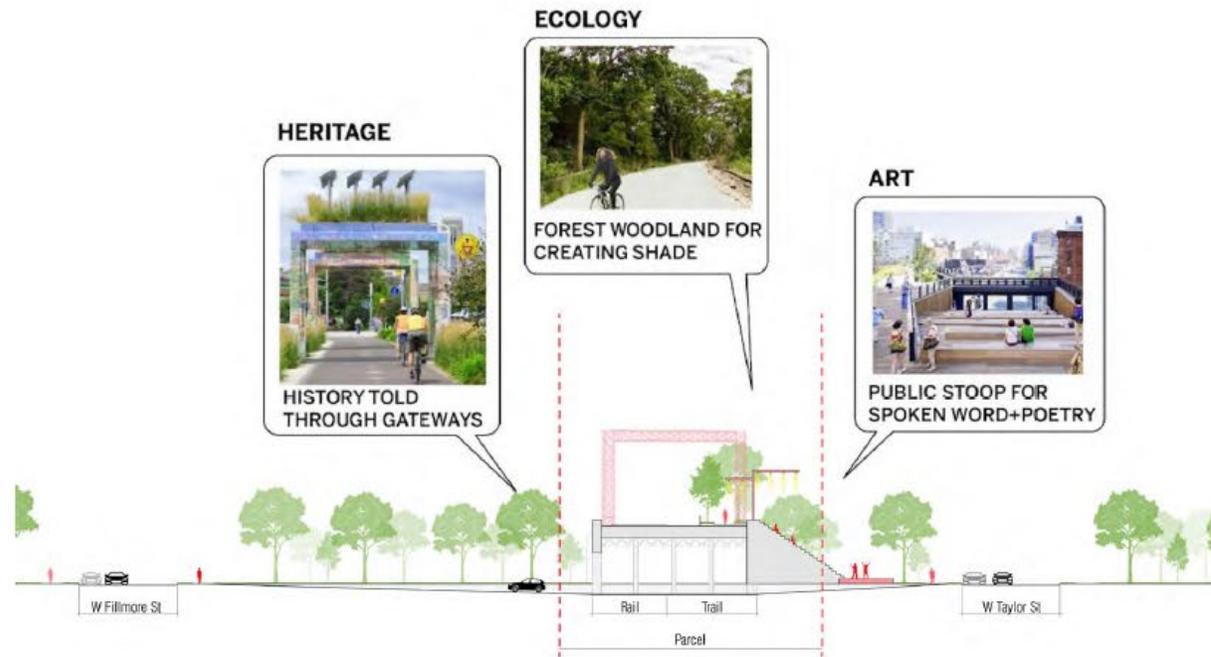
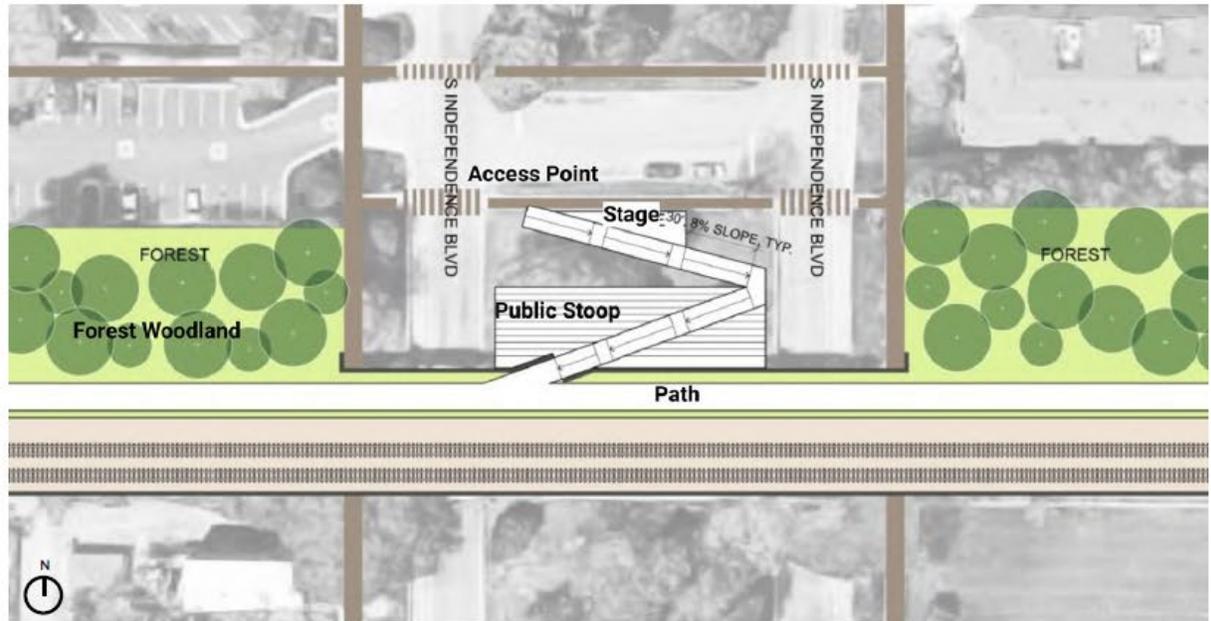
Trail Focus Areas: Parkway Theater

- Intersection with boulevard system at Independence
- Flexible outdoor performance space with public art



The Parkway Theater connects the City's green boulevard network into the raised trail system with a series of steps and ramps linking the elevation changes with a flexible public gather place.

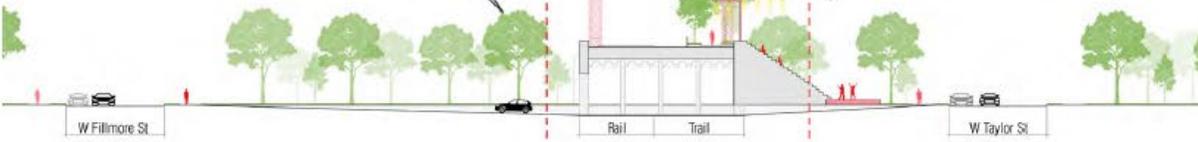
Because the trail is narrower at the road crossing, utilizing space within the boulevard provides the opportunity to incorporate accessible ramping between the two park spaces.



HERITAGE
HISTORY TOLD THROUGH GATEWAYS

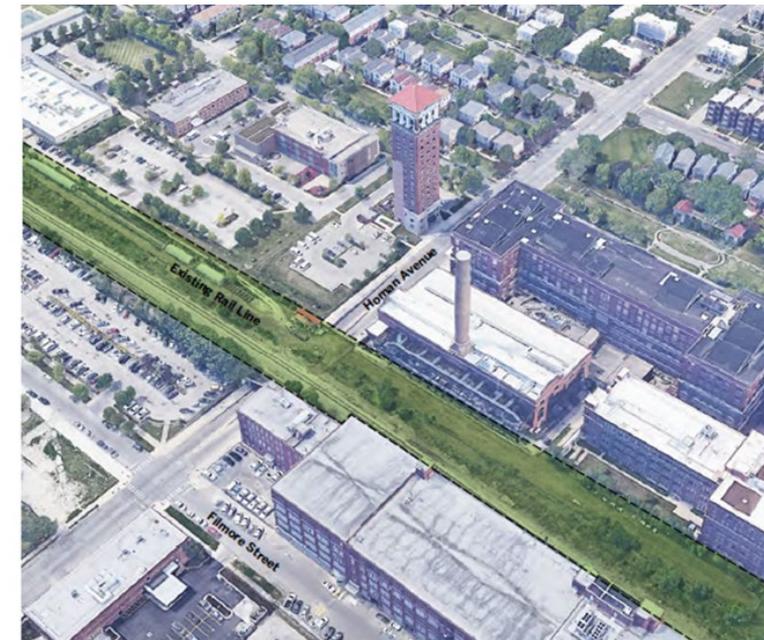
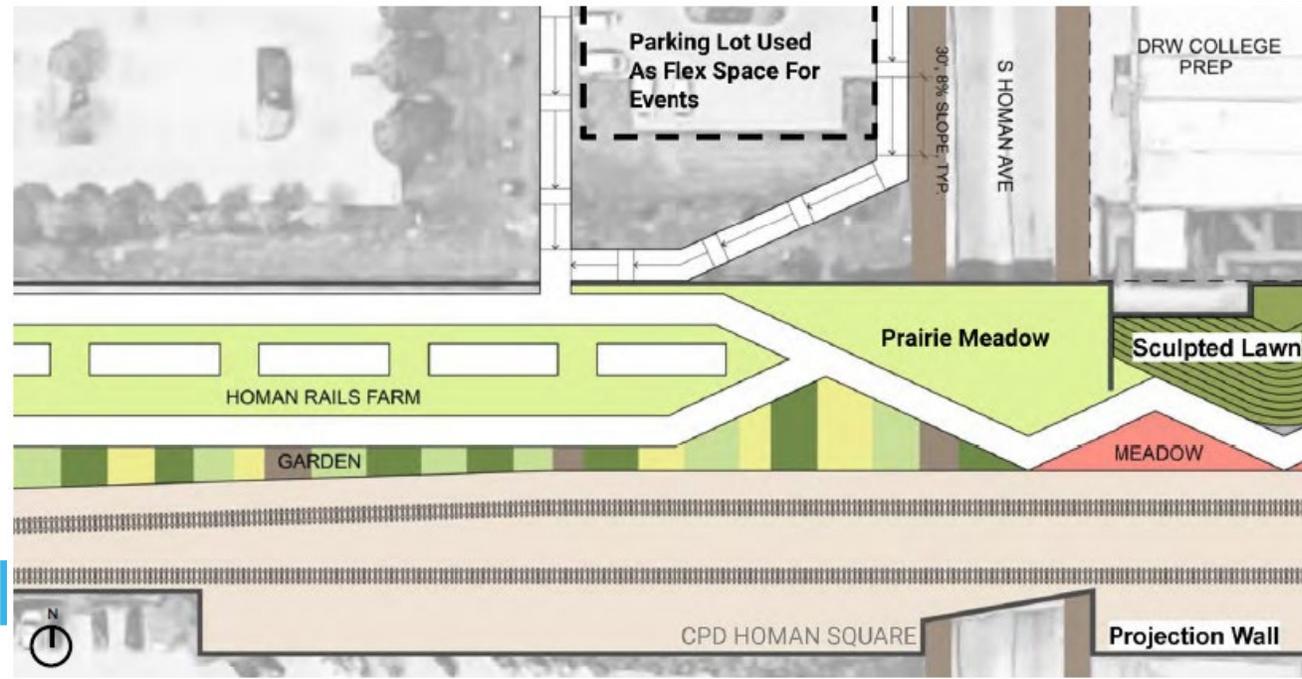
ECOLOGY
FOREST WOODLAND FOR CREATING SHADE

ART
PUBLIC STOOP FOR SPOKEN WORD+POETRY



Trail Focus Areas: Community Arts

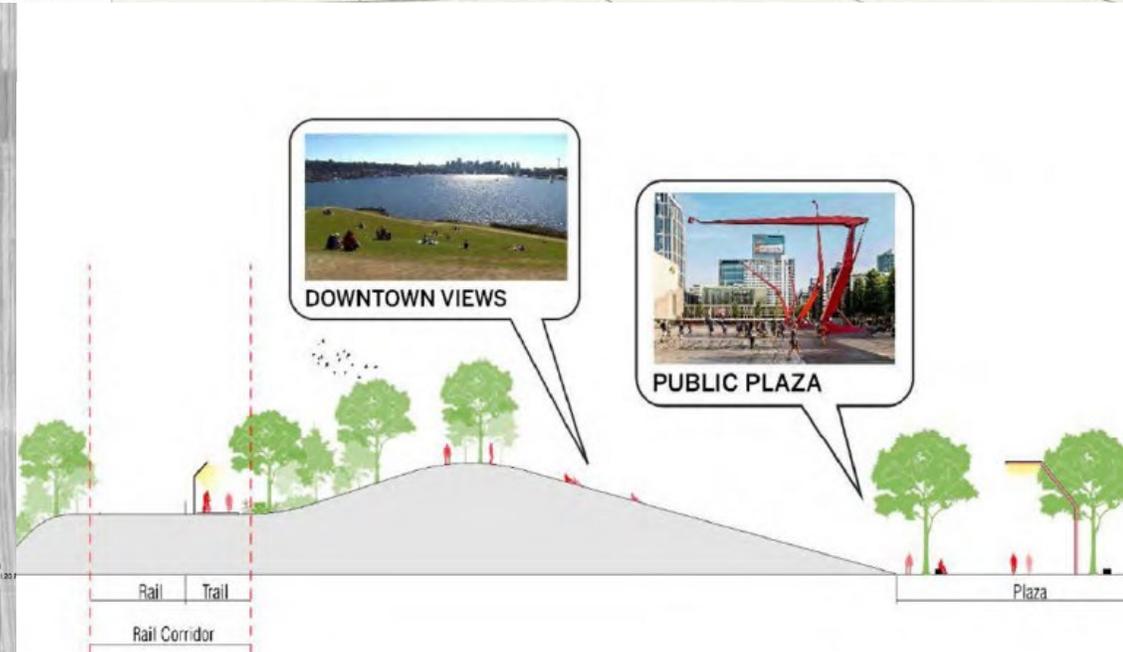
- Intersection with Homan Square campus
- Adjacent to Homan Rails Farm
- Activates existing lawn by creating an outdoor viewing space for movies and digital art



Trail Focus Areas: Campus Green

- Potential eastern terminus of trail
- Proposed on City-owned site
- Ties in to athletic facility to north of Taylor: Hope Academy

The Campus Green creates a multi-season recreational area serving as the eastern gateway to the trail. The primary feature of the green is a large sloped lawn providing seamless access from a new park space and the raised trail system.



Trail & Open Space Plan-Design Guidelines

1. Access Points

- a) Responding to context
- b) Create a consistent aesthetic through design
- c) Lighting and visibility

2. Trail Design

- a) Path width and curvature
- b) Addressing ROW bottlenecks
- c) Gateway site activation

3. Supportive Open Spaces

- a) Transitioning between trail and street
- b) Programming and public art

4. Trees and Vegetation

5. Stormwater

6. Seating and Lighting

7. Signage and Fencing



Redevelopment Focus Area Plans

Six Redevelopment Focus Area Plans

FOCUS AREA PLAN FORMAT

1. Vision
2. Existing conditions and market analysis
3. Development opportunities
4. Concept plan
5. Supportive public realm improvements



Roosevelt Kostner: A Working Community



Homan Square: Live and Work



Campus Green: Economic Gateway



Pulaski Ave: A Place to Live
and Development



Central Park Theater: Active Destination



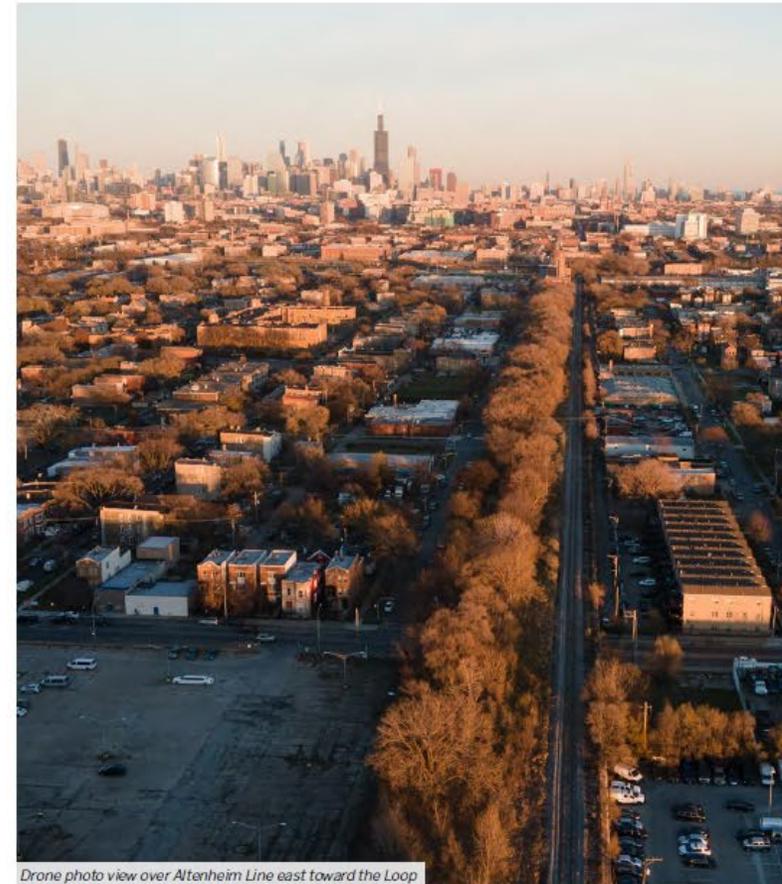
Lawndale Plaza: Retail & Economy

Focus Area Plan: Homan Square

VISION

Homan Square Focus Area

Anchored by the historic Sears campus, the long-term transformation of the Homan Square neighborhood will be complemented by investment in the trail, with the re-use of existing structures like the former Sears Administration and Allstate buildings, and new development of surface parking lots. Housing and loft office spaces will create an environment where residents can live, work and shop. Direct connections to the elevated trail at Central Park Avenue, Homan Avenue and Kedzie Avenue will provide new recreation, wellbeing, arts and culture, and connectivity resources for current and future residents. Homan Square will also be joined to the nearby Focus Areas at Lawndale Plaza and Central Park Theatre.



Drone photo view over Altonheim Line east toward the Loop

HOMAN SQUARE FOCUS AREA



View on Homan Ave north toward Nichols Tower



View on Homan Ave south toward Roosevelt Rd

The Homan Square Focus Area is centered around the historic former Sears campus, and offers building renovation and site intensification and development opportunities.

The long-term transformation of this Focus Area will continue, with the re-use of major historic office buildings, and new development intensifying the use of surface parking lots. Housing and loft office spaces will bring residents and workers to the area. Direct connections to the Altonheim Line will provide a recreation and healthy living resources for current and future residents.

Focus Area Plan: Homan Square

EXISTING CONDITIONS & OPPORTUNITY SITES



- Asset Map**
- | | |
|--------------------------------|---------------------------------------|
| 1. Homan Park | 6. Nichols Tower |
| 2. Homan Community Center | 7. Sunken Gardens |
| 3. YMCA | 8. DRW College Prep |
| 4. Holy Family Ministry School | 9. Chicago Police Department |
| 5. Homan Rails Farm | 10. North Lawndale Employment Network |



- Sears Administration Building** - Interviews and prior plans suggest this building is best suited for an adaptive re-use to multifamily residential. A combination of historic tax credits, low-income housing tax credits, and tax increment financing could be used to fund property improvements.
- Allstate Building** - The larger office floorplates make it suitable for office, non-profit or other institutional users. Development should engage foundations active in North Lawndale including the Foundation for Homan Square and the Steans Family Foundation.
- Allstate Building Surface Parking Lot** - This large site could accommodate a mix of townhomes and multifamily development. Densities should be highest adjacent to the 11-story Allstate building and step-down in height closer Kedzie Avenue, with up to six units of two to three flats. This area accommodates a 200,000 SF five-story multifamily development with up to 50 units at 1,200 SF each.
- Allstate Parking Structure** - The 1,100 space existing parking structure has the potential for reuse as parking for renovated Allstate building and surrounding future investment. Re-cladding the facade or using murals as well as integrating sustainable technologies such as solar panels on the roof and integrating EV charging could allow the parking structure to serve the future users, visitors and residents.
- Chicago Police Department Parking** - This small site is well-suited for townhome development. The southern lot accommodates about 16 townhomes, 2,400 SF each. Townhomes align with the overall community priority of increasing homeownership and the development community's desire for opportunities to improve multiple sites concurrently. Adjacent to the line allows for taller 3-story multifamily residential development with an estimated 24 units each, at 1,200 SF each. New retail

Focus Area Plan: Homan Square

CONCEPT PLAN



New homes and a vibrant street scene on W. Arthington



Aerial of the Homan Square Focus Area

Street Improvements

1. Improved landscaping and sidewalk trees along Arthington St from Homan Ave to Kedzie Ave
2. Improved viaduct condition at Homan Ave underneath Altonheim Line for pedestrian access to neighborhood plaza with improved viaduct and pathway toward access point

Proposed Altonheim Line

3. Improved vehicle access path
4. New pedestrian access path
5. Native meadows
6. Art+Sculpture Garden Access Park

Development

7. Multifamily Residential
8. Townhomes
9. Low density retail
10. Renovated Sears Administrative Building Mixed Use
11. Renovated Allstate Office Building
12. Rooftop Community Solar and Improved Parking Garage Exterior

Focus Area Plan: Homan Square

PUBLIC REALM IMPROVEMENTS

A vibrant public realm framework will connect residents via high quality streets to the Altenheim Line and a network of neighborhood public spaces. This will include:

- Access to the Altenheim Line from Homan Avenue and Kedzie Avenue.
- The sidewalk environment will be enhanced on Homan Avenue, connecting to the Altenheim Line.
- New resident, business and employee movement will increase pedestrian and bike traffic through the viaduct underpass at the Altenheim Line. The viaduct underpasses will be enhanced, with new lighting and public art.
- A new neighborhood plaza will be created at Homan Avenue south of the Altenheim Line.
- As new development occurs, publicly accessible open space will be provided at S.Kedzie and W. Arthington.

There is opportunity partner with an array of organizations to create public art installations throughout this Focus Area. Potential partners include: Nichols Tower, DRW College Prep, School of the Art Institute of Chicago and the Bloomberg Philanthropies' Asphalt Art Initiative.



Detroit's Reflector Midtown Viaduct Project imagines art and light



Bloomington Trail "606" vibrant access park



Austin neighborhood's POPCorts! intersection



North Lawndale's Walk-H Project vision of Harrison and Homan Ave intersection

Focus Area Plans–Design Guidelines

1. Industrial Development

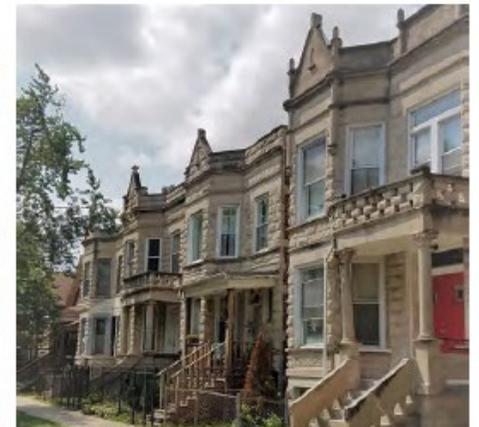
- a) Site design
- b) Architecture and building materials
- c) Sustainability
- d) Landscaping
- e) Parking

2. Renovation and Reuse

- a) Commercial projects
- b) Residential projects
- c) Historic preservation

3. New Construction/General

- a) Building materials
- b) Massing
- c) Ground floor activation



Implementation Plan

Implementation Plans

- **Specific implementation strategies for the Equitable Development Framework, Trail and Open Space Plan, and Redevelopment Focus Area Plan**
- **Assigns general timelines and relevant entities to actions identified for each section**
- **General timelines and priority for implementation strategy**

3.0 IMPLEMENTING THE TRAIL

3.1 Advance Adjacent Projects

There are several components of the overall vision for the Altenheim Line that can be advanced while access, design, funding and construction of the core trail is resolved.

Campus Green: The Lions for Hope and Hope Academy sports complex is a recreational development that complements the open space opportunity at this site and offers potential partnerships to enhance the public way and improve public safety. The viaduct at Washtenaw Ave. can also be upgraded, through cleaning, enhanced lighting and murals. This can be matched with infrastructure investments on Washtenaw Ave. to extend the roadway from Taylor St. to south of the rail right-of-way.

Potential Partners: Department of Planning & Development, Department of Transportation, Hope Academy, Chicago Lions, Cinespace

Homan Square: Ongoing activation of spaces adjacent to the trail can be continued through tactical urbanism projects. An art and sculpture garden at the southwest of Kedzie and Taylor can provide a visible destination. The viaduct at Homan ave. can also be upgraded, through cleaning, enhanced lighting and murals.

Potential Partners: Department of Planning & Development, Department of Transportation, Homan Square Foundation/IFF, DRW College Prep

Roosevelt-Kostner site: Partners can work with Related Midwest and 548 Capital to integrate the trail concept into site plans for the Roosevelt and Kostner development as a near term implementation of the elevated trail and open space network.

SECTION EXAMPLE

Potential Partners: Department of Planning & Development, site developers

General: Deployment of Divvy Bikeshare and “Divvy for Everyone” should be implemented at locations adjacent to the trail.

Potential Partners: Department of Transportation.

3.2 Advancing the Core Trail Facility.

Primary Steps

While each rails-with-trails project has a unique path to implementation, the general workflow starts at the early conceptual and engagement phase, which is encapsulated by this framework plan.

The next steps are to determine the overall feasibility of the trail from a design and engineering standpoint, to determine the best location to fit the trail alongside the tracks and establish an agreement regarding right-of-way acquisition or leasing with CSX and future ownership of the Altenheim Line.

The bulk of the implementation process entails completion of Preliminary and Final Engineering plans that are to be reviewed and approved by specific governing bodies (e.g., Chicago DPD, CDOT, CSX, etc.) Environmental review and clearance are required and these technical studies are subject to National Environmental Policy Act (NEPA) standards to fully examine the environmental consequences associated with the construction and operation of the Altenheim Line. Funding will need to be identified to further advance the construction and operation of the trail and community partnerships will need to be established to assist with maintenance and programming.





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