



WESTERN AVENUE CORRIDOR STUDY

Final Public Meeting | 10.06.2022

Meeting Goals

1. Share draft strategies and recommendations for implementation
2. Invite additional feedback to refine draft report before adoption
3. Review next steps



Visit ***chicago.gov/western*** to view
the draft and fill out the survey!

Agenda

Welcome and process overview: 6:00-6:15pm

Study recommendations: 6:15-6:45pm

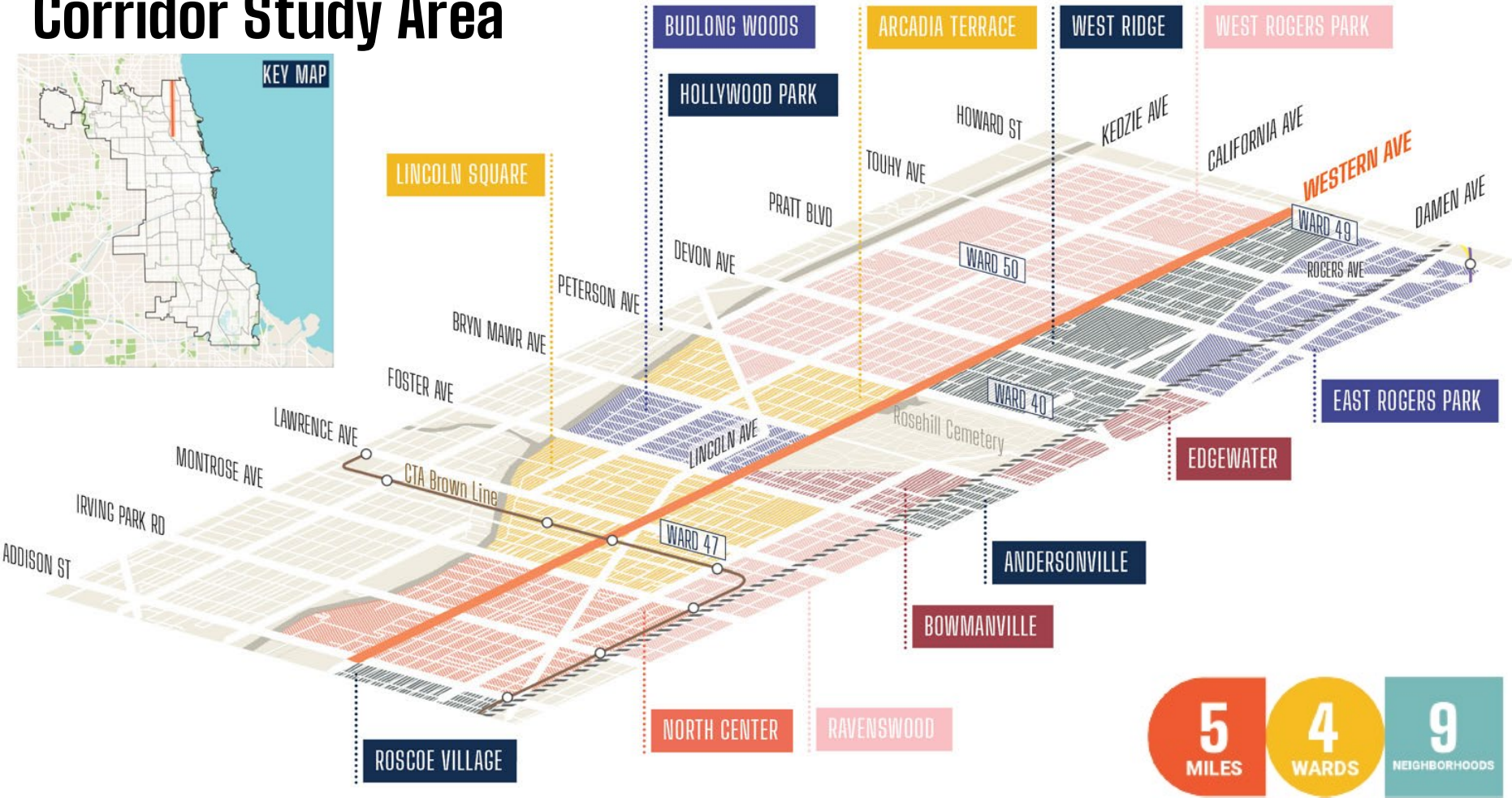
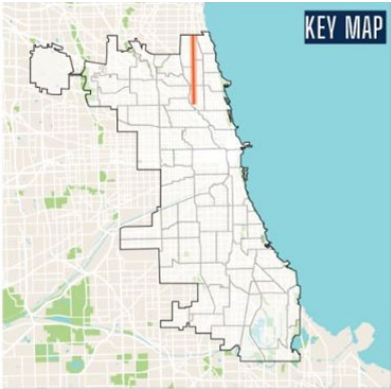
Strategic direction

Land use framework

Implementation

Next steps and Q&A: 6:45-7:00pm

Corridor Study Area

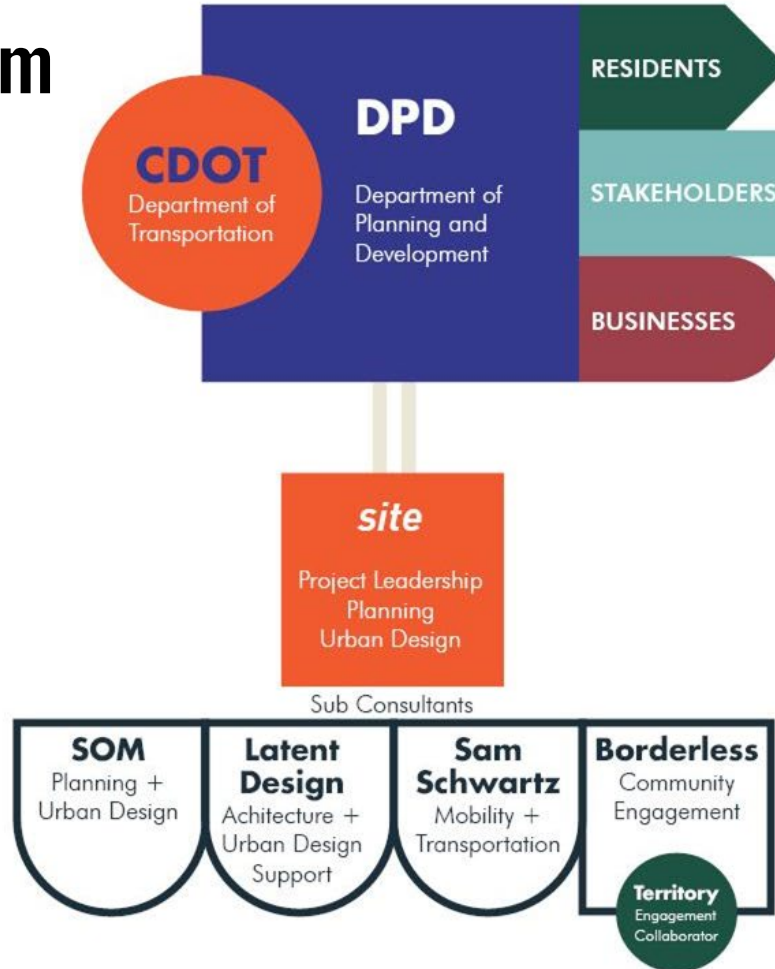


Study Deliverable: Documented Long-Term Vision

- + Policy recommendations for:
 - + **Land use**
 - + **Development**
 - + **Infrastructure**
- + **Implementation strategy** for short- and long-term projects
- + Identification of opportunity areas for:
 - + **Public realm** improvements
 - + **Transit & mobility** improvements
 - + Future **neighborhood development**



The Planning Team



Steering Committee Membership

City Departments and Sister Agencies:

- Chicago Transit Authority (CTA)
- Chicago Department of Planning & Development (DPD), Zoning
- Chicago Department of Buildings (DOB) Stormwater Review Group
- Chicago Metropolitan Agency for Planning (CMAP)

Elected Officials:

- 40th Ward, Ald. Vasquez
- 47th Ward, Ald. Martin
- 49th Ward, Ald. Hadden
- 50th Ward, Ald. Silverstein

Neighborhood Organizations:

- North Center Neighborhood Association
- Heart of Lincoln Square Neighbors Association
- West Ridge Community Organization

Chambers of Commerce / Special Service Areas:

- Lincoln Square Ravenswood Chamber of Commerce (SSA #21)
- Northcenter Chamber of Commerce (SSA #38)
- Rogers Park Business Alliance (SSA #43)
- West Ridge Chamber of Commerce

Advocacy / Expert Groups:

- Active Transportation Alliance
- Center for Neighborhood Technology
- DePaul Institute for Housing Studies

Community Engagement Overview

WORKING GROUPS

3

**STEERING
COMMITTEE
MEETINGS**

JAN & JULY 2021
AUG 2022



11

**FOCUS
GROUPS
SESSIONS**

MARCH 2021 & 2022



3

**YOUTH
COUNCIL
MEETINGS**

JAN-APRIL 2021



PUBLIC EVENTS

4

**PUBLIC
VIRTUAL
EVENTS**

JAN & (2) JULY 2021,
OCT 2022



+370

Direct
participants
via zoom

+1,000

Views via
YouTube

1

**YOUTH-LED
POP-UP EVENT**

Northtown Library
MAY 2021



1

EXHIBIT

Northtown Library
OCT 2022

OUTREACH + COMMUNICATIONS

+30,000 POSTCARDS
MAILED



+20 BUS STOP ADS
400 INTERIOR BUS ADS

+1,500
ONLINE SURVEY
RESPONSES



+40 BUSINESSES
INTERVIEWS

+2,500
FLYERS POSTED



**WEBSITE +
SOCIAL MEDIA**

Process Timeline

2021

2022

We are here

Topical




Locational

N S

Phase 1:
Review and Analysis

Phase 2:
Principles, Strategies, and Concepts

Phase 3:
Refinement and Documentation

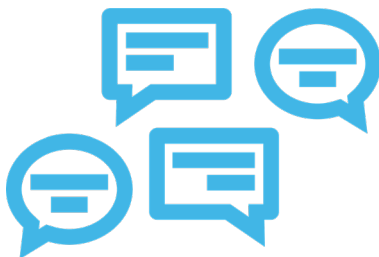
-  Public Meeting
-  Steering Committee
-  Focus Group

**Targeting Nov. 17
for Chicago Plan
Commission
Adoption**

Participation Principles: The Conversation



We will be **transparent** by sharing relevant information, ideas, and concerns with one another.



We will seek **inclusion** by **listening to as many voices as possible** while embracing productive tensions and respectful disagreements.

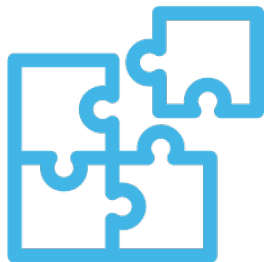


We will **communicate in good faith**, in a spirit of collaboration and mutual respect.

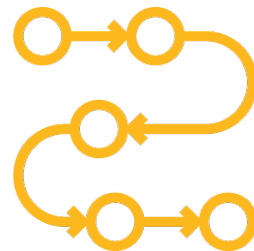
Participation Principles: The Corridor



We will **envision the long-term future** grounded in data-driven and feasible strategies.



We will create a **collective vision** for Western Avenue that acknowledges the **diverse conditions** of the entire five-mile corridor from Addison to Howard.



We will develop a **cohesive long-term roadmap** that is the first of many steps toward change. Implementation will entail future projects with their own processes.



STRATEGIC DIRECTION



Envisioning a Corridor with...



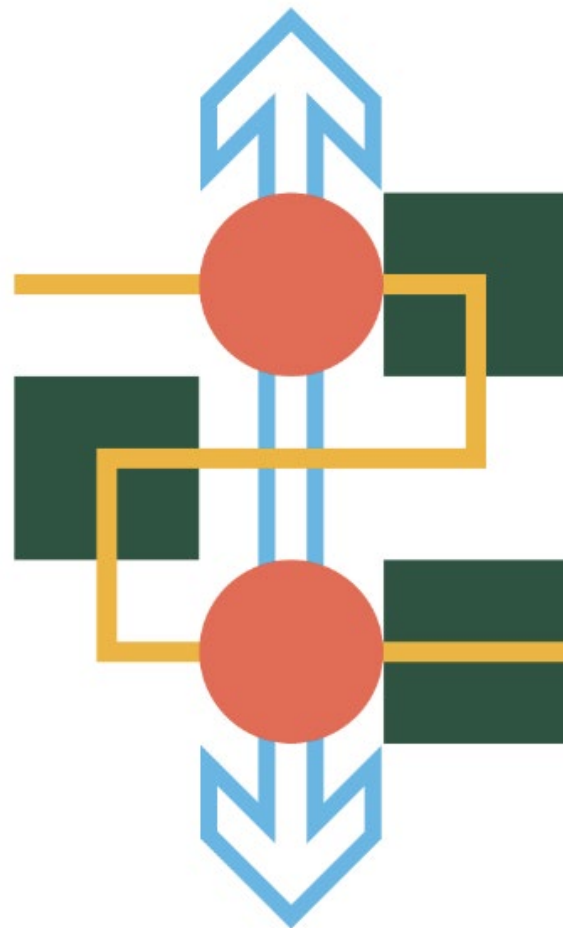
Thriving Places



Safe + Attractive Streets

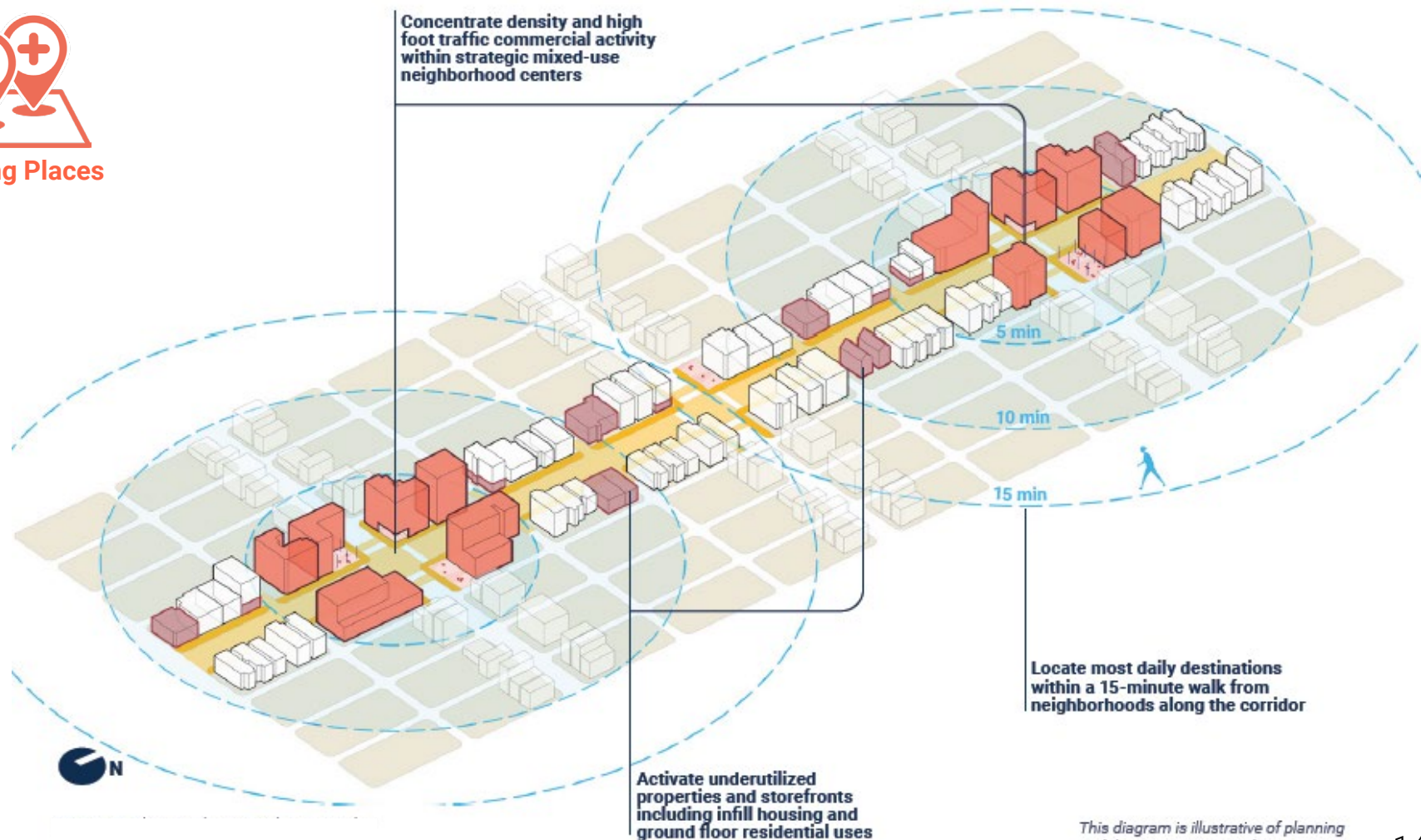


Resilient Communities





Thriving Places



This diagram is illustrative of planning and design concepts. It does not represent a specific location.



Thriving Places

Placemaking Toolkit



Enhance pedestrian environment



Activate sidewalks



Public art



Community programming



Create new public spaces

Increase range of types and affordability levels for housing along and near the corridor to increase density while protecting naturally occurring affordable housing



Support higher density mixed-use development within neighborhood centers



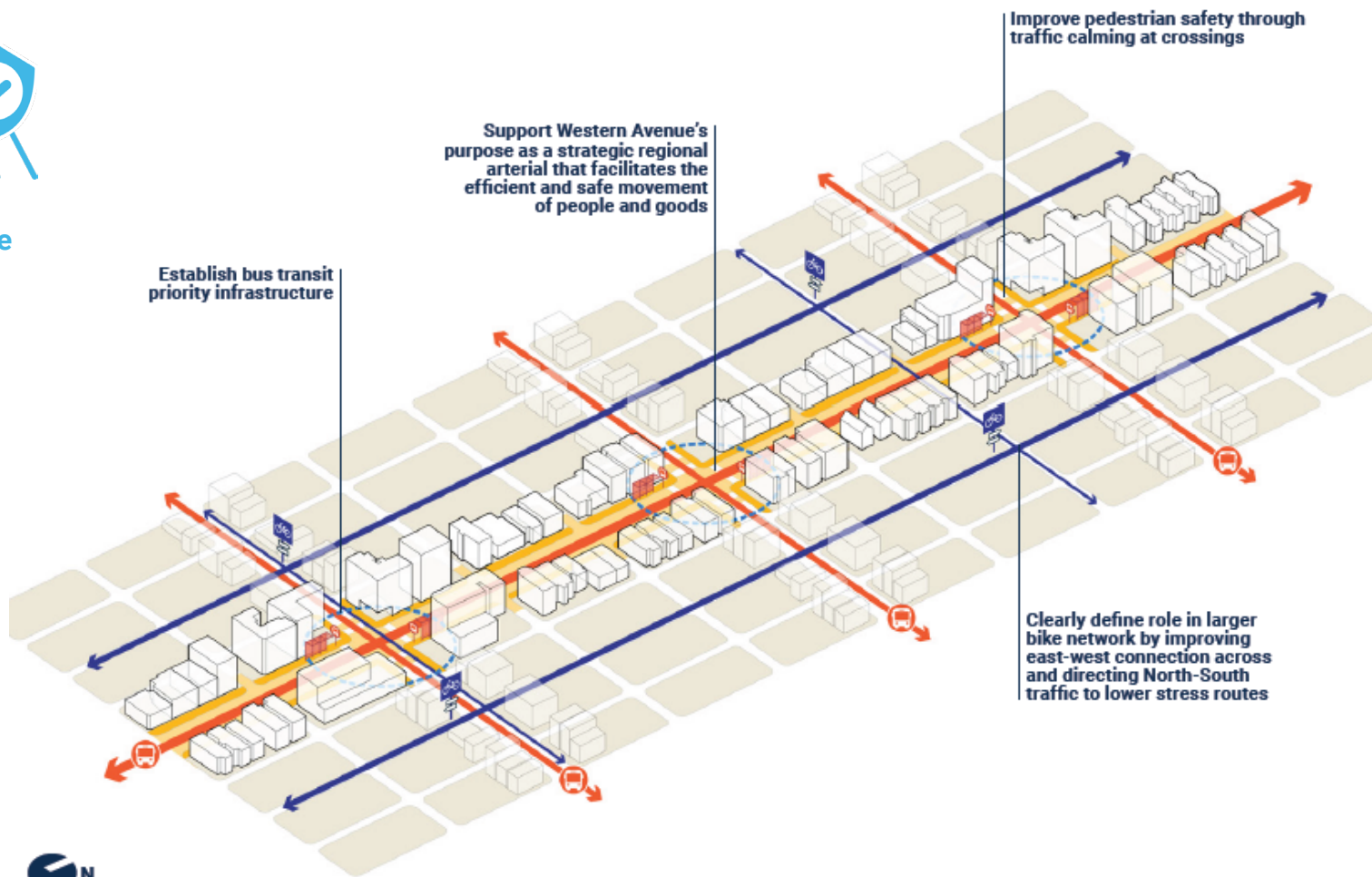
Set new buildings back along narrow sidewalks

Activate and upgrade underutilized storefronts

This diagram is illustrative of planning and design concepts. It does not represent a specific location.



Safe + Attractive Streets



This diagram is illustrative of planning and design concepts. It does not represent a specific location.



Safe + Attractive Streets

Intersection Improvement Toolkit



Multi-modal mobility hubs cluster multiple transportation modes together for convenient transfers
(Source: Intertraffic)



Bus priority infrastructure such as bus bulbs, bus lanes, and enhanced bus stops



Expand pedestrian space and shorten crossing with bumpouts and refuge islands



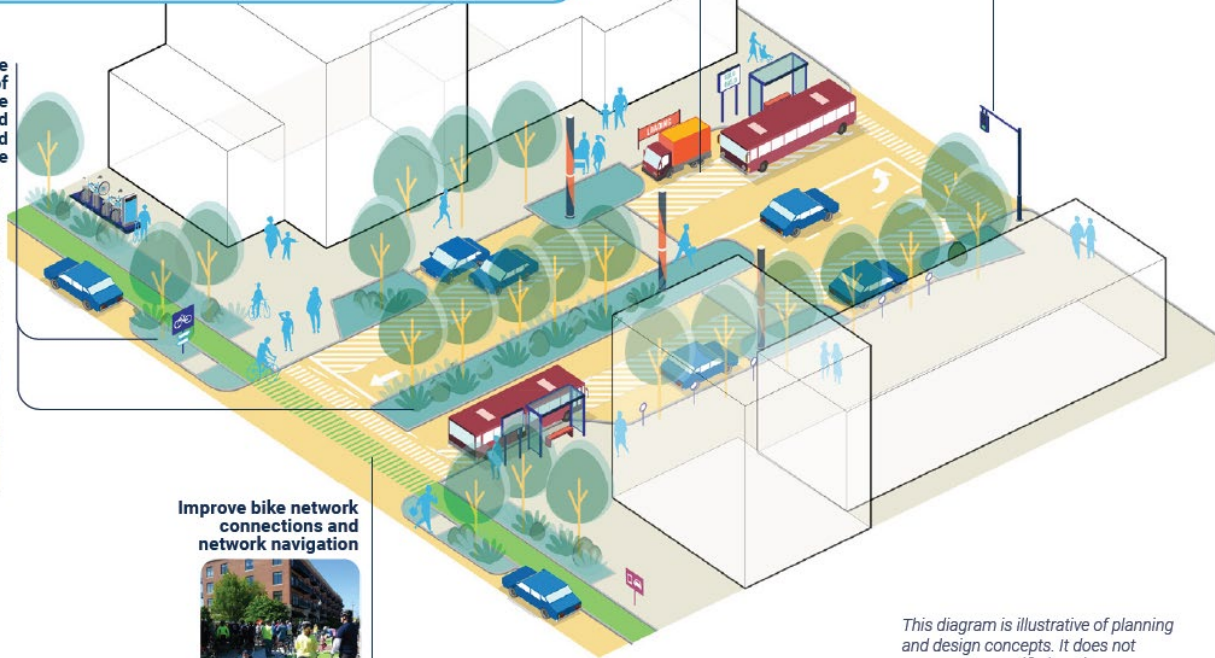
Clarify and enforce curb management restrictions for street parking, loading, and ride share zones

Optimize signal timing for bus travel and pedestrian crossings

Improve appearance and performance of the urban landscape with increased street trees and green infrastructure



Improve bike network connections and network navigation



This diagram is illustrative of planning and design concepts. It does not represent a specific location.



Resilient Communities

Environmental

- Air Quality
- Disaster Resilience
- Stormwater
- Heat Island
- Biodiversity
- Noise Pollution

Sociocultural

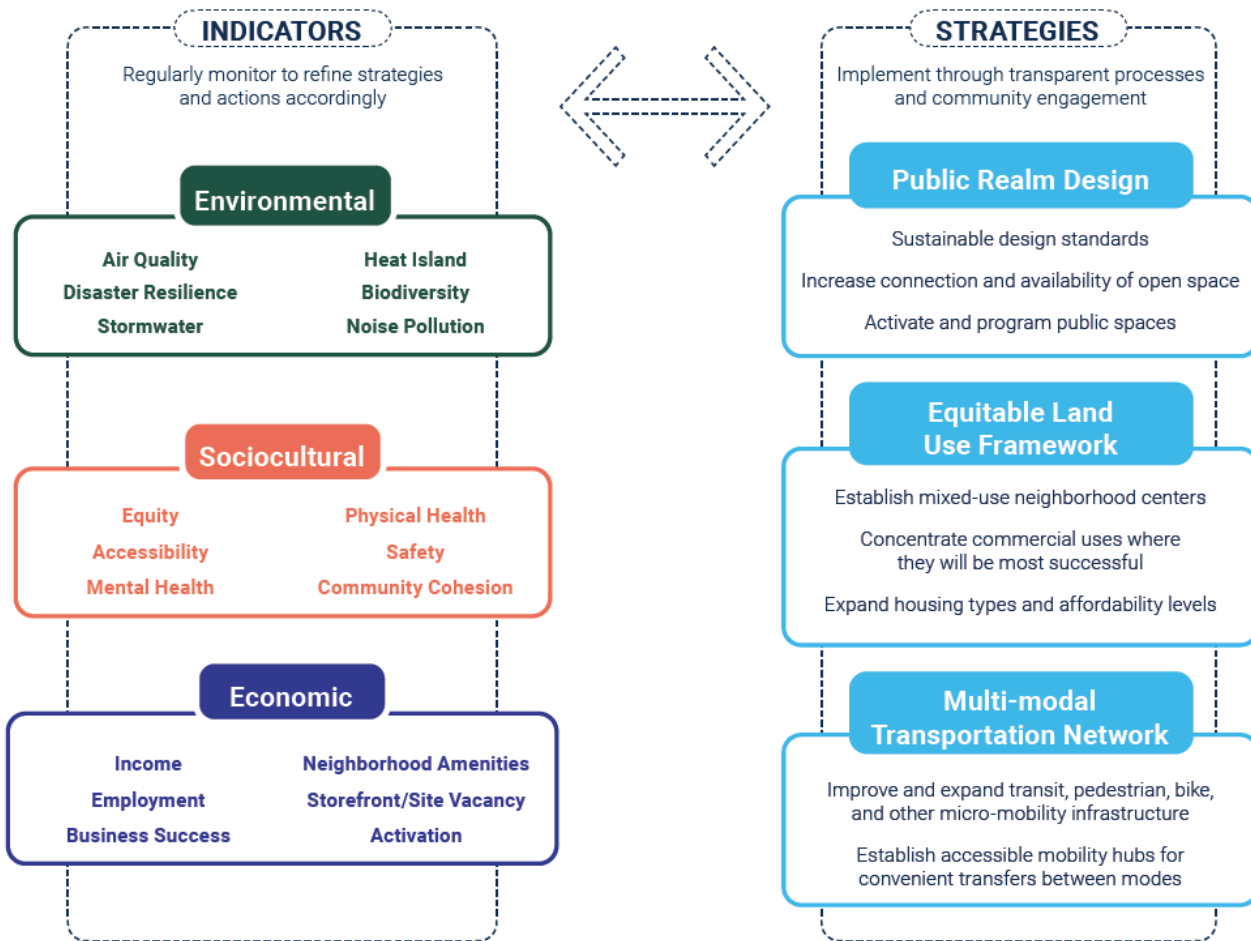
- Equity
- Accessibility
- Mental Health
- Physical Health
- Safety
- Community Cohesion

Economic

- Income Equity
- Employment
- Business Success
- Neighborhood Amenities
- Storefront/Site Vacancy
- Activation



Supporting Resilient Community Systems

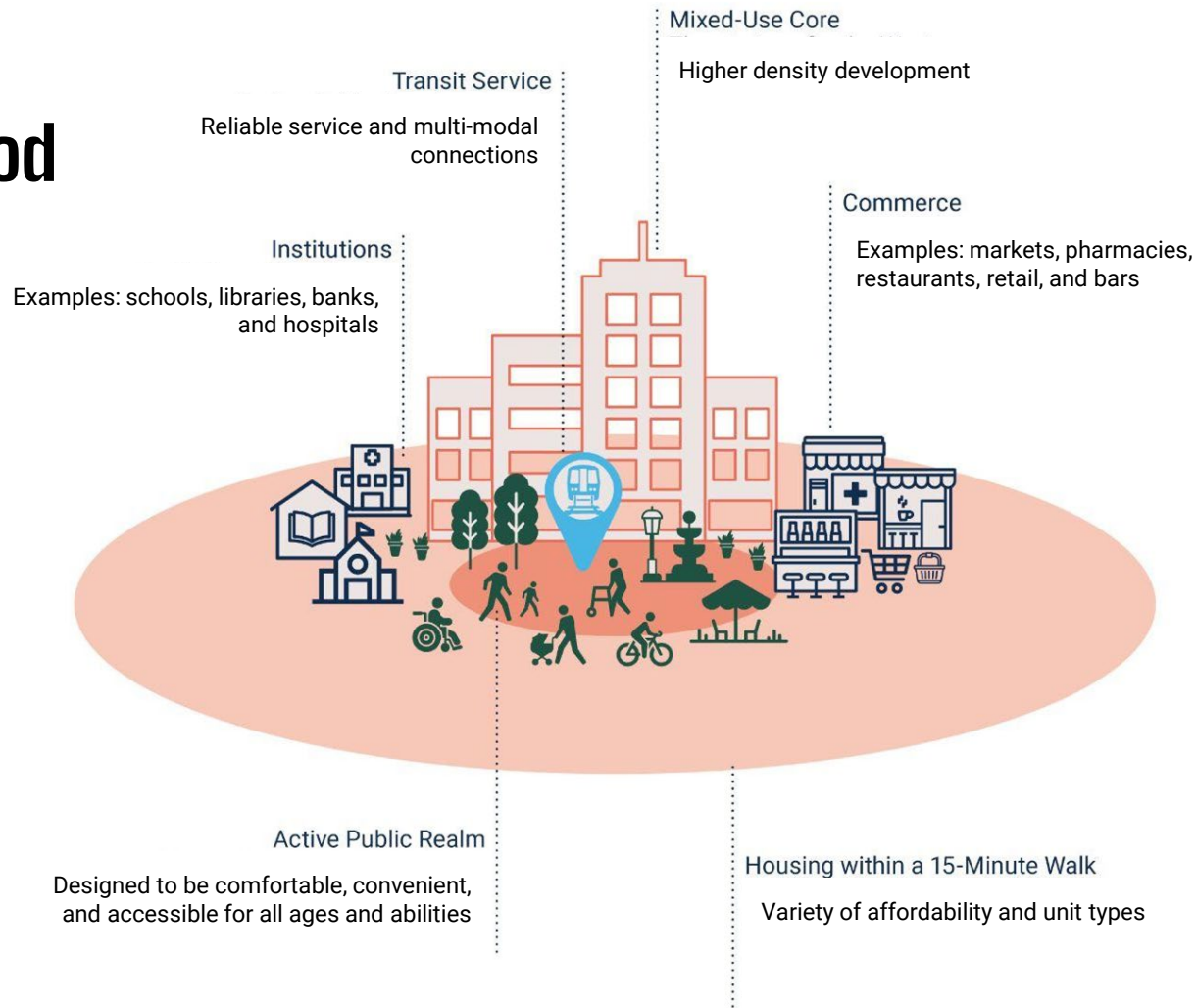




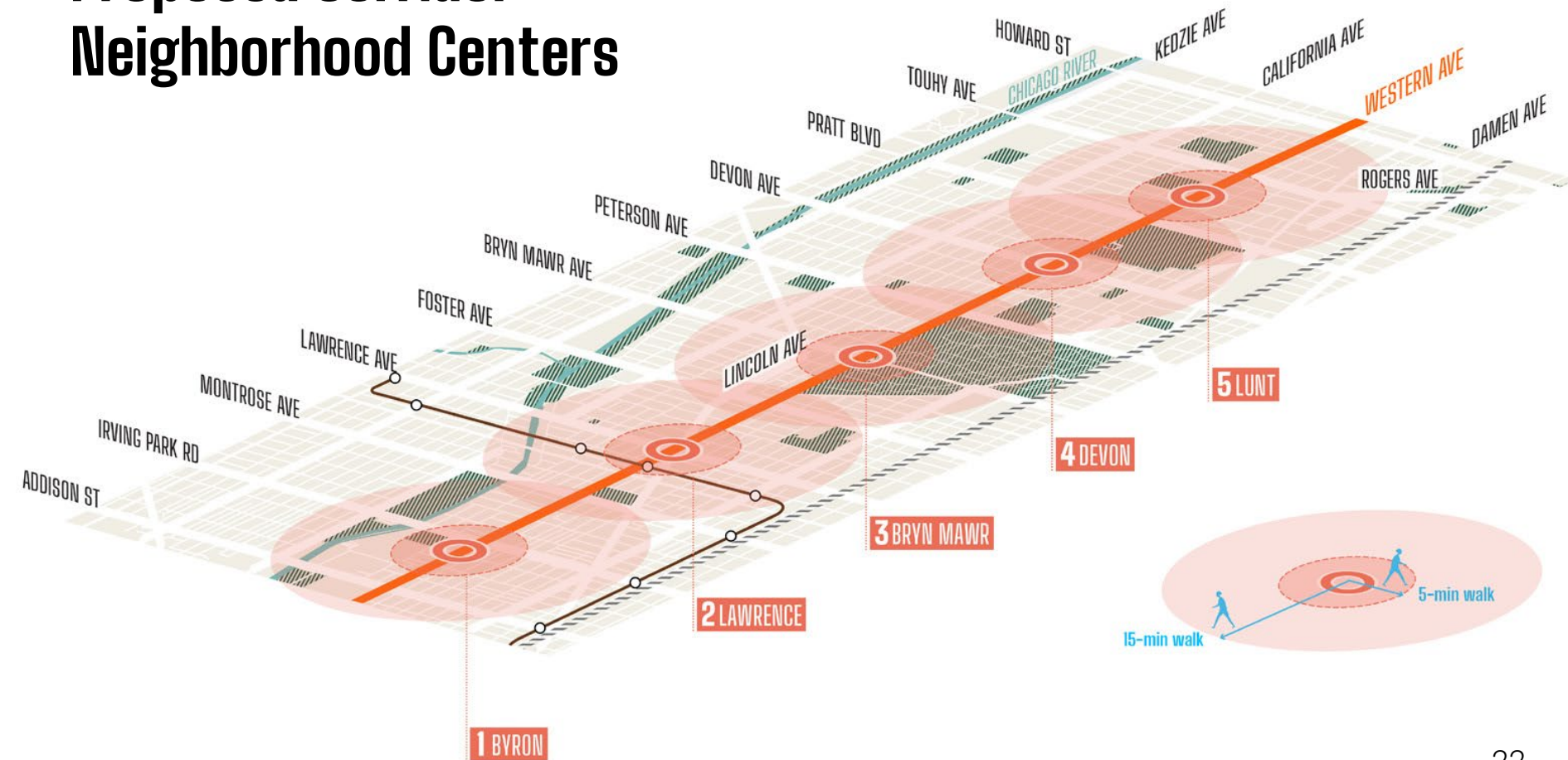
LAND USE FRAMEWORK



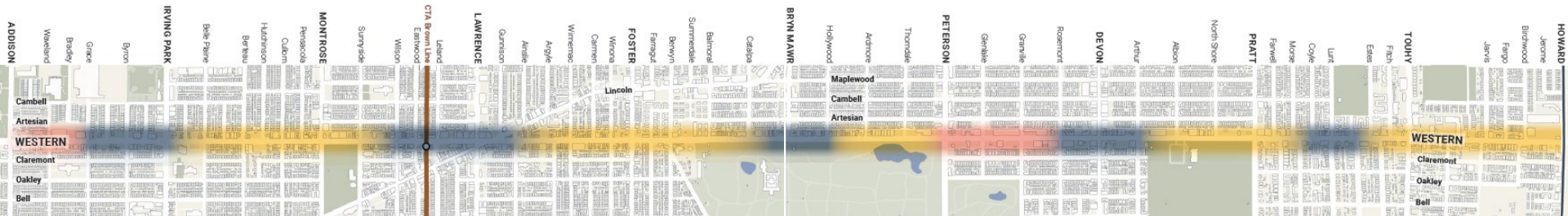
Defining a Neighborhood Center



Proposed Corridor Neighborhood Centers



Land Use Framework



Neighborhood
Center

Housing
Infill

Commercial
Transition



Neighborhood Center

Hub of concentrated mixed-use activity

Recommended Primary Uses:

Active ground floor (including commercial),
housing above the ground floor, office above the
ground floor

Recommended Density:

3-4 floor area ratio (FAR), highest of the corridor

Recommended Zoning:

Primary: B3-3

Secondary: B2-3, B3-2, B2-2



Housing Infill Segment

Prioritized area for increasing housing along the corridor

Recommended Primary Uses:

Residential uses, small-scale limited neighborhood-serving commercial (coffee shop, salon, laundromat, etc.) at the ground floor

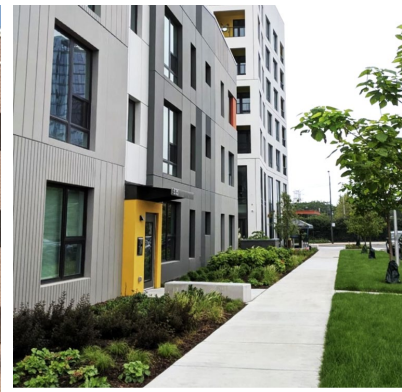
Recommended Density:

2-3 FAR, higher density at corners and areas with high pedestrian activity

Recommended Zoning:

Primary: B2-2

Secondary: B3-2, B2-3, B3-3



Commercial Transition Segment

Dominant commercial area

Recommended Primary Uses:

Commercial uses at the ground floor with potential office and/or residential above

Recommended Density:

2-3 FAR, higher density at corners and areas with high pedestrian activity

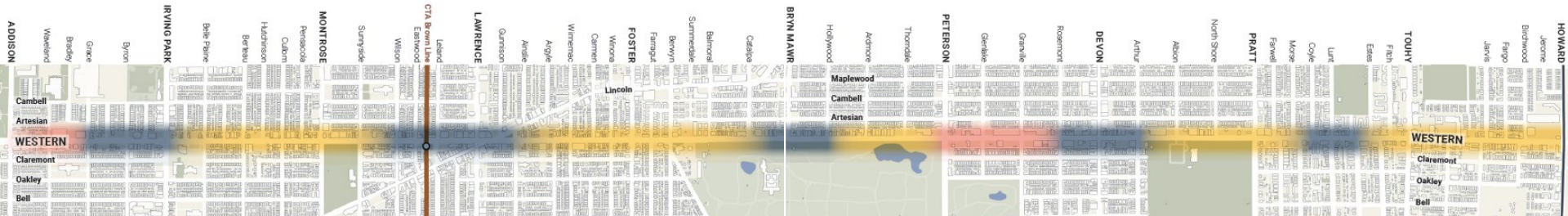
Recommended Zoning:

Primary: B3-2

Secondary: B3-3, C1-2



Land Use Framework



Neighborhood
Center

Housing
Infill

Commercial
Transition

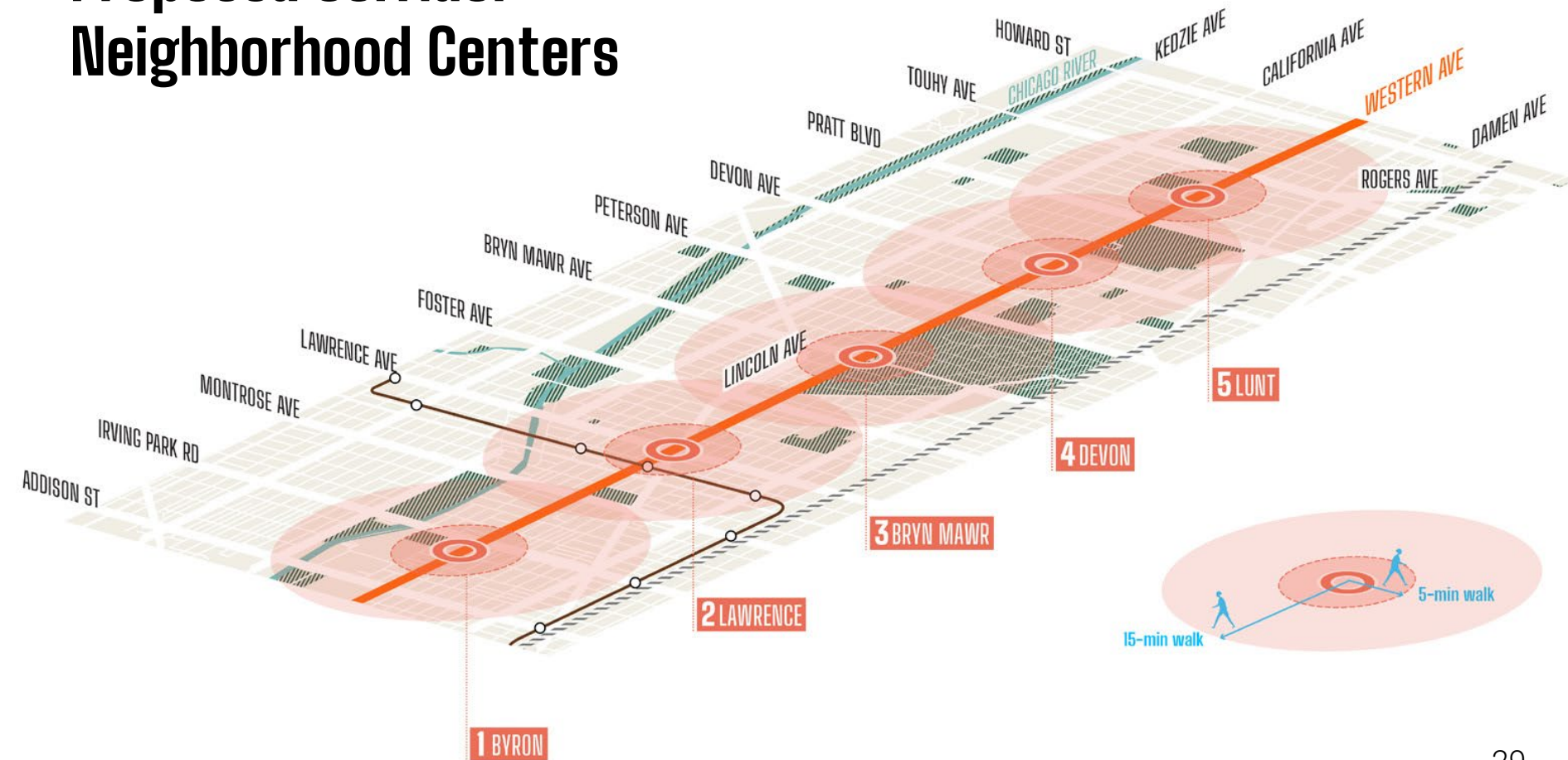




IMPLEMENTATION



Proposed Corridor Neighborhood Centers



Sample Neighborhood Center Analysis

Primary zoning & relevant districts

PRIMARY ZONING	SSA	TIF DISTRICT
B3-1 and B3-2	Lincoln Square SSA	Western Avenue North (expires 2024)

Existing Conditions

- Major crossroads with important bus connections, high ridership stops, CTA Brown Line, and high pedestrian and bike activity
- Regional destination for commercial and cultural activities
- Surrounding neighborhoods have high development pressure and increasing concerns with housing affordability

Community Priorities

- Promote a more multi-modal district with less reliance on private vehicles
- Improve pedestrian experience and connectivity, especially to and from nearby neighborhoods and the new Lincoln Avenue arts district
- Increase development density and activation, including a range of affordability levels for residential units
- Improve transit and transfer experience
- Support local businesses

High-level context and community priorities



2A Low density commercial with parking (site)



2D Low density commercial with parking (site)



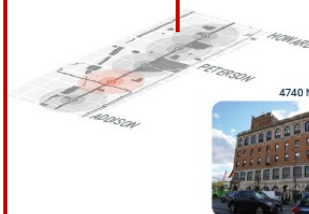
2B Parking lot (site)



2E Underutilized commercial and office building with parking (site)

Opportunity site locations and photos

Locator map

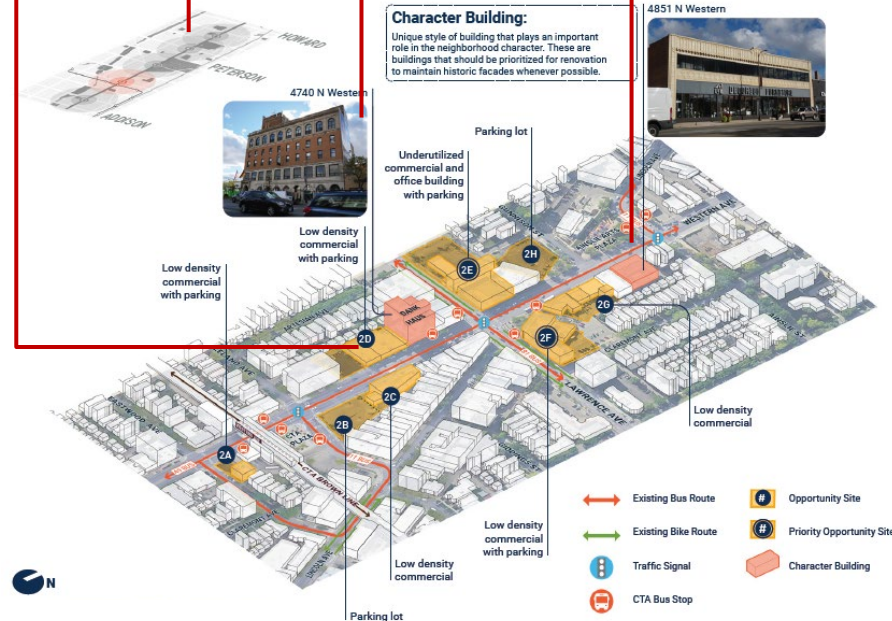


Character buildings

Character Building:

Unique style of building that plays an important role in the neighborhood character. These are buildings that should be prioritized for renovation to maintain historic facades whenever possible.

Existing transportation infrastructure



Sample Neighborhood Center Opportunity Sites

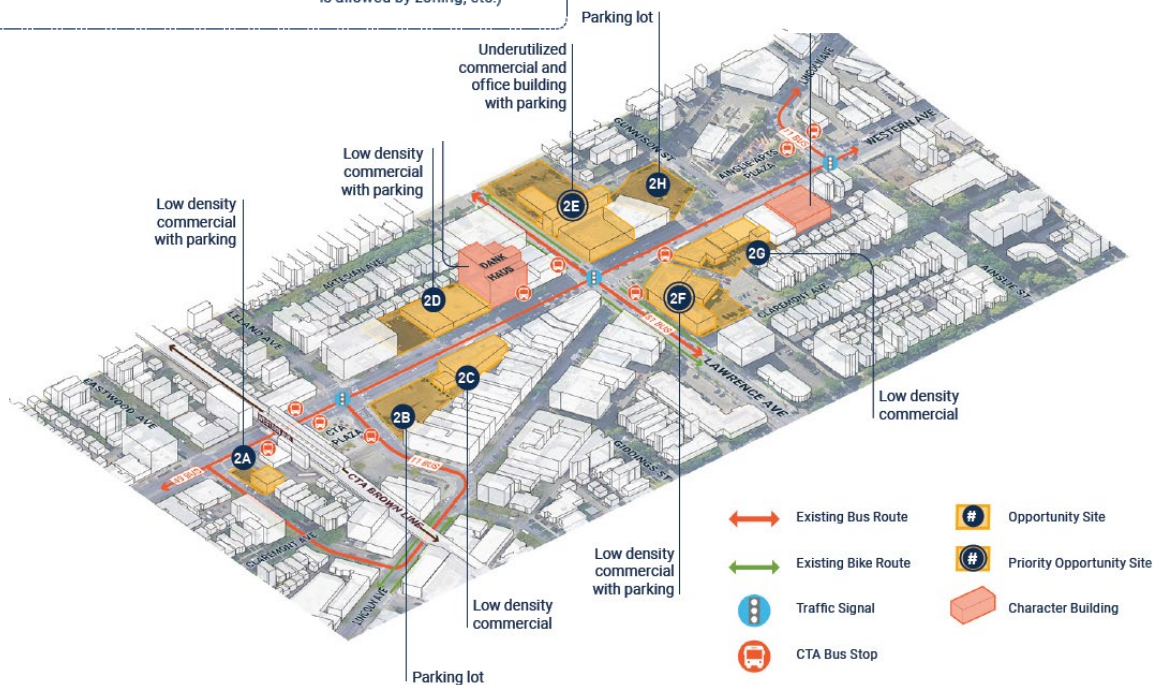
Opportunity Site Defined

Intent:

Identifying sites that may be redeveloped in the future

Criteria:

1. Current use is incompatible with the long-term future vision for this area
2. Current structure is incompatible with the long-term future vision for this area
3. Site is underutilized (vacant, square footage is significantly less than what is allowed by zoning, etc.)



Opportunity Sites

Neighborhood Center #2

	ADDRESS	EXISTING USE	APPROX. SITE AREA (SF)	ZONING (2022)
2A	4631-4637 N Western	Low density commercial with parking	5,200	B3-2
2B	4715-4723 N Western	Parking lot	18,400	B3-2
2C	4723-4737 N Western	Low density commercial	12,000	B3-2
2D	4716-4748 N Western	Low density commercial with parking	27,000	B3-2
2E	4800-4806 N Western, 2412-2432 W Lawrence	Underutilized commercial and office building with parking	55,800	B3-2
2F	2326-2342 W Lawrence, 4814-4820 N Claremont	Low density commercial with parking	32,400	B3-1
2G	4815-4851 N Western	Low density commercial	24,200	B3-1
2H	2415 W Gunnison, 4830-4832 N Lincoln	Parking lot	25,500	B3-2

Sample Neighborhood Center Implementation Recommendations

Proposed intersection improvements and mobility hub



Bus Priority Area



Interconnected Open Spaces



Placemaking Opportunities

- Proposed Bike Route/Greenway
- Existing Bike Route
- Proposed Bus Priority Area
- Enhanced Public Realm
- Opportunity Site
- Proposed Intersection Improvements

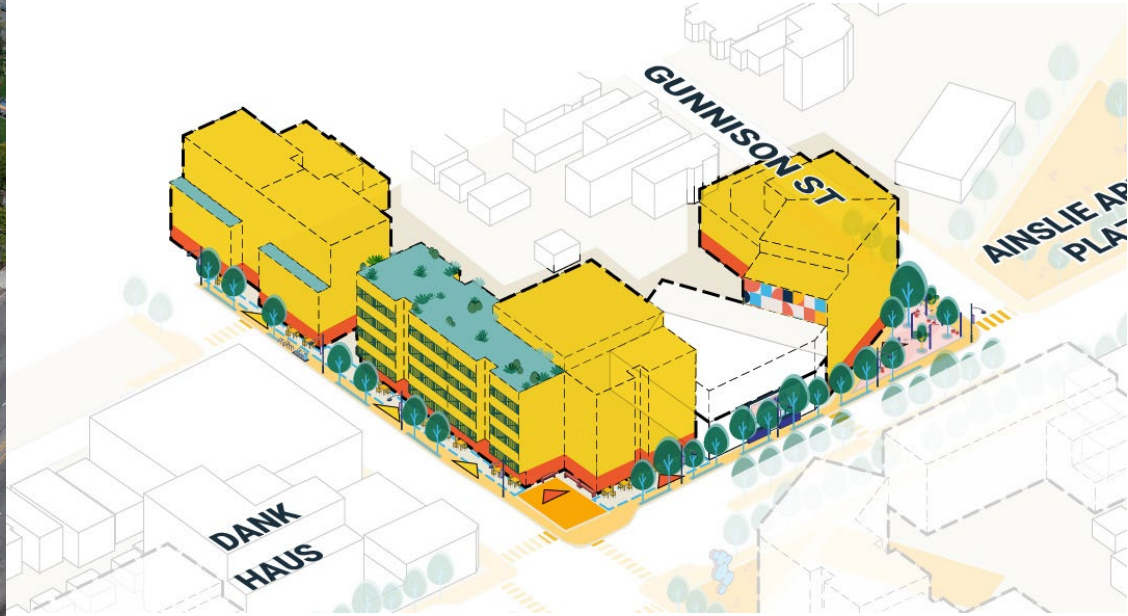
Note: Graphic is illustrative of strategies and potential recommendations that are subject to further analysis, design, and review by applicable regulatory bodies and local stakeholders. Specific locations, configurations, and design may shift when implemented.

Near Term Action Items

Neighborhood Center #2

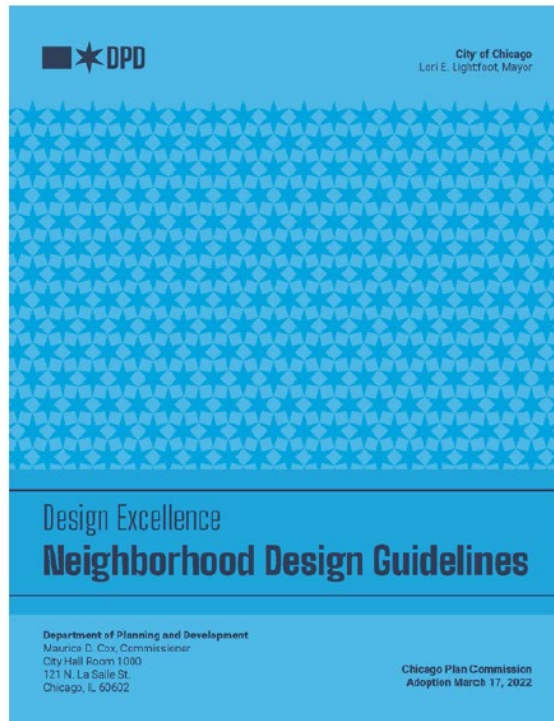
ACTION ITEM	RESPONSIBLE PARTIES	STATUS	EXPECTED COMPLETION
Public Realm and Infrastructure			
Targeted public realm and intersection improvements: pedestrian bump outs, bus stop improvements, crosswalks, etc.	CDOT, CTA	Technical analysis underway	By end of 2024
Leland greenway implementation	CDOT	Design being completed	By end of 2024
Lawrence Avenue phase two streetscape construction	CDOT	Design completed, construction to begin	By end of 2024
Lincoln Avenue streetscape	CDOT	Design being completed	By end of 2024
Ainslie Arts Plaza	CDOT	Design being completed	By end of 2024
Bus priority area improvements	CDOT, CTA	Technical analysis underway	By end of 2024
Complete parking analysis after several large transit-oriented developments have been completed	CDOT	Have not yet begun technical analysis	2025
Curb management (parking, loading, pick up/drop off, etc.) review and refinement	CDOT	Have not yet begun technical analysis	Ongoing
Establish mobility hubs by clustering multiple transportation modes near one another for convenient and accessible transfers	CDOT, CTA, Alderpersons, Chamber of Commerce/SSA	Will occur as decisions to locate bus stops, bike racks, entrances, Divvy stations, ride share pick up/drop off, and car share happen	Ongoing
Land Use and Development			
Complete affordable housing project(s) that have already begun near Lincoln Square	DOH, DPD	Undergoing review for development approvals	By end of 2024
Evaluate project proposals along the corridor using the land use framework, design guidelines, and other recommendations of this study	Alderpersons, DPD	Already using preliminary recommendations during project review	Ongoing
Complete projects according to the land use framework, design guidelines, and other recommendations of this study	Developers	Already using preliminary recommendations for project concept and design	Ongoing
Proactively share development recommendations with owners and interested buyers or developers of opportunity sites	Alderpersons, Chamber of Commerce/SSA, DPD	Already sharing draft recommendations with owners and developers	Ongoing
Programming and Activation			
Continue and expand programming public spaces such as the CTA plaza and Ainslie Arts Plaza to activate and establish them as community gathering places	Chamber of Commerce/SSA, Alderpersons	Already happening, but can be expanded or changed with upgrades to plaza spaces	Ongoing
Continue and expand public art installation	Chamber of Commerce/SSA, Alderpersons, Property owners	Already happening through the PaintWorks program	Ongoing

Sample Priority Opportunity Site

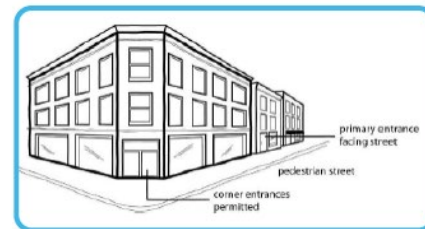
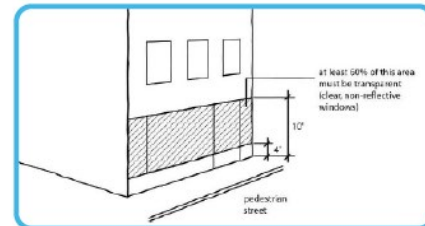
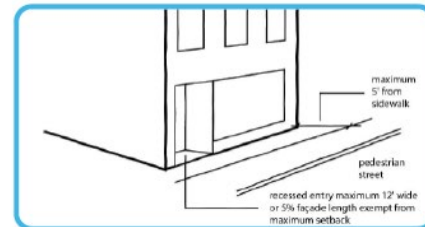


Design Guidelines

- In addition to required zoning standards and other applicable guidelines, like the Neighborhood Design Guidelines
- To gain **inspiration and identify best practices examples** for common project types along the corridor
- To **review proposed projects** along the corridor



Neighborhood Design Guidelines



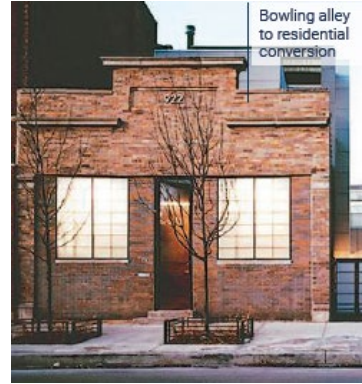
Pedestrian Street Design Standards

Design Guidelines: Adaptive re-use for existing historic buildings

Renovation / re-use

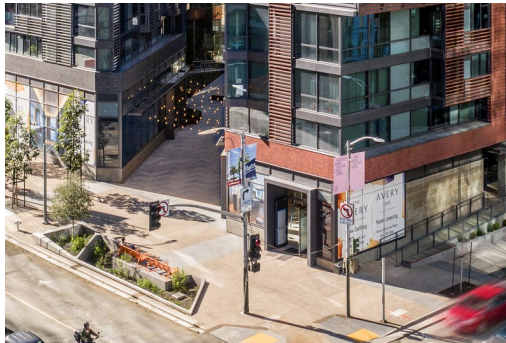


Storefront conversion to housing



Design Guidelines: Prioritize underutilized sites for new construction

Mixed use, active ground floor



Ground floor residential



It Takes a Village

We must continue to work *as a team* over the long term

PRIMARY IMPLEMENTERS

Alderspersons

City Departments /
Sister Agencies

Chambers of Commerce /
Special Service Areas

SUPPORTING GROUPS

Neighborhood Orgs

Advocacy Orgs

Neighbors

BASIC IMPLEMENTATION STEPS

Identify and allocate resources for projects based on study's recommendations

Pilot innovative policies and projects along the corridor and evaluate their impacts to refine and expand what works

Use the study recommendations and guidelines to evaluate and advocate for projects

Promote development opportunities to business/property owners and developers and assist them with navigating the processes

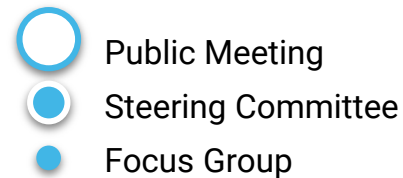


NEXT STEPS



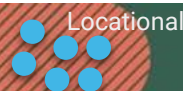
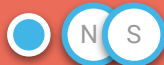
Next Steps

- + **September 30-October 31:** Draft report available for comment, survey open
- + **Targeting November 17:** Chicago Plan Commission (final adoption)
- + **Get to work on implementation!**
Help get your community involved



2021

2022



Phase 1:
Review and Analysis

Phase 2:
Principles, Strategies, and Concepts

Phase 3:
Refinement and Documentation

Feedback Survey is Live!



Visit ***chicago.gov/western*** to view
the draft and fill out the survey!

Survey Feedback Topics:

- Community engagement process
- Planning themes and goals
- Land use and development recommendations
- Mobility and public realm recommendations
- Study's application and use

8 multiple choice questions (level of agreement)

6 optional free response fields

Estimated time: 5 minutes

Survey closes October 31st

Check Out the Exhibit at Northtown Library







6800 N Western Avenue

NW Corner of Pratt / Western

Get Involved & Stay Connected

- ☐ Sign up for email updates:
<https://bit.ly/3qP5crl>
- ☐ Visit our website:
chicago.gov/western
- ☐ Send additional questions to
WesternAve@cityofchicago.org

- ☐ Stay connected!
 -  @chicagodpd
 -  @chicagowesternave
 -  @chicago.dot
 -  @ChicagoDPD @ChicagoDOT



Thank You!