

## NORTH LAKEFRONT

### Preserving, Supporting and Extending Local Retail

September 2005

**Community Area:** Edgewater (Andersonville)

***Andersonville Chamber of Commerce, Andersonville Development Corporation, Edgewater Development Corporation, Metropolitan Planning Campaign for Sensible Growth, Urban Land Institute (ULI)***

ULI was brought in by Alderman Smith (48), the Andersonville Chamber of Commerce, the Edgewater Development Corporation and the Andersonville Development Corporation to propose solutions for managing redevelopment pressures, resolving parking and transit issues, preserving local businesses and identifying appropriate commercial uses for the street. The specific focus area was Clark Street from Argyle Street to Devon Avenue.

**General Recommendations:** Create a gateway at Ridge Avenue and Clark Street; Address the space around the Jewel on Clark Street; Create a boulevard feel north of Ridge Avenue; Close street wall gaps south of Foster Avenue; redevelop Antique Mall and other key sites.

**Specific Recommendations:** Create a parking management district; Increase the parking fee for on-street parking; Change wider one-way streets to two-way streets; Adjust the signal time at Clark Street and Ridge Avenue to 3.5 seconds per foot for crossing; Involve local chambers in business incubation, possibly using the space in the Antique Mall; Put energy into nurturing local businesses instead of attempting to ban chains; Where possible, locate entrances to parking lots off Ashland Avenue.

**Plan Maps and Data References:** Recommendation summary, p. 18

**Highlighted Accomplishments:** Increased parking rates due to city-wide agreement with LAZ Parking.

**Key Unfinished Projects:** Install a gateway element at Clark Street and Ridge Avenue; Redevelop former Edgewater Medical Center; Preserve/create affordable housing; Change one-way streets wider than 32 feet to two-way streets; Encourage air rights development over existing one story structures worthy of preserving.

[Preserving, Supporting and Extending Local Retail](#)

## Commercial Corridor Plan for Howard Street and Morse Avenue

December 2006

**Community Area:** Rogers Park

*DevCorp North (now Rogers Park Business Alliance), University of Illinois at Chicago's City Design Center and Voorhees Center, Northeastern Illinois Planning Commission (now Chicago Metropolitan Agency for Planning (CMAP)), Northwestern University's Asset Based Community Development Institute*

This corridor plan was created in response to deterioration and lack of performance in two of Rogers Park's main commercial corridors despite renewed interest in the local residential sector. Fourteen studies of the area were reviewed before planning began. These studies informed the direction of the planning process and provided important context. Recommendations were divided into five categories: shopping mix, public safety, design and appearance, community development and transportation. In keeping with the Rogers Park Business Alliance's (RPBA) philosophy, the plan is focused on assets rather than problems. The planning process and plan positioned RPBA as a leader in community and economic development work in Rogers Park and has guided their work since its completion. The plan focuses on areas directly related to RPBA's mission and sphere of influence and includes detailed timetables, funding sources and accountabilities.

**General Recommendations:** On Morse Avenue, utilize the streetscape process and create design guidelines that focus it on the pedestrian scale for retail and development, increase density with transit oriented development; Position Howard Street as a cultural destination with increased festivals and street identifiers; Address problem buildings and building owners with an array of strategies; Encourage and maintain community involvement in order to achieve success.

**Plan Maps and Data References:** Detailed recommendations, p.14

**Highlighted Accomplishments:** Initiated Mile of Murals program for murals on Red line embankments from Farwell Avenue to Estes Avenue; Created Glenwood Avenue Arts District with focus on arts, food and entertainment; Produced business attraction materials to attract new, desirable businesses to Morse Avenue and Howard Street; Constructed new community center/field house (Willye B. White) at Howard Street and Ashland Avenue; Placed community gardens temporarily on vacant land at Howard Street and Ashland Avenue; Launched year-round Glenwood Sunday Market, now in its 4<sup>th</sup> year; Completed streetscape project on Morse Avenue; Developed Mayne Stage theater and restaurant on Morse Avenue; Constructed three new condo/rental buildings on Morse Avenue; Held "Movies in the Park" events at new Willye B. White park; Issued RFPs for development of vacant land at Howard Street and Ashland Avenue; Completed Phase II of Howard Street streetscape; Tracked progress on recommendations by RPBA.

**Key Unfinished Projects:** Redevelop the vacant site at Howard Street and Ashland Avenue.

[Commercial Corridor Plan for Howard Street and Morse Avenue](#)

## Discover Asia on Argyle

November 2008

**Community Area:** Uptown (Argyle from Broadway to Sheridan)

***Uptown United, Metropolitan Planning Council, Urban Land Institute (ULI)***

ULI was brought in by Aldermen Mary Ann Smith (48), Helen Shiller (46), and Uptown United to help the unique Asian/South Asian community on Argyle Street realize its full potential. Specifically, the focus was on identifying business opportunities, addressing traffic concerns, harnessing the historic cultural assets and building leadership.

**General Recommendations:** Incorporate Argyle Street into a larger Asian destination on Broadway from Gunnison to Winona; Create a community of sustainable businesses that engages and attracts area residents; Create a landmark identity reflecting the area’s diversity, appealing to a broader market; Enhance business leadership.

**Specific Recommendations:** Create Asian style “Night Markets;” Rebrand the street as “Asia on Argyle;” Install directional and location signage on major streets outside of the district; Showcase the cultures with specific cultural events; Develop a unified visual concept for the area including a gateway and streetscape; Implement land use controls to encourage street level retail over other uses; Examine parking lot at Winthrop for further development.

**Plan Maps and Data References:** Argyle Street. customer base, p. 7; Needed public improvements, p. 8; Argyle district business types, p. 9; Purchasing power of area, p. 9; Renderings of decorative elements, p. 11; General district rendering, p. 12; Argyle Winthrop development site rendering and general site information, p. 12

**Highlighted Accomplishments:** Installed permanent “Asia on Argyle” sign added to Red line station overpass; Launched Thursday evening Farmers markets events.

**Key Unfinished Projects:** Redevelop the Vietnamese Association of Illinois’ parking lot at 5013-5037 N. Winthrop Avenue; Update/upgrade signage and facades on Argyle in keeping with new district branding; Continue to offer events that support new district branding; Create clean and inviting stores by removing burglar bars, improving lighting inside and outside stores and maintaining attractive window displays.

[Discover Asia on Argyle](#)

## Edgewater Environmental Sustainability Project

December 2009

**Community Area:** Edgewater

***Edgewater Community Council (now defunct), local volunteers***

In 2007, community leaders in Edgewater identified environmental issues among the most urgent facing their community. This led to the formation of the Edgewater Environmental Sustainability Project (EESP), and a plan document was produced. While the Edgewater Community Council is no longer active, EESP continues to meet regularly and the plan process is tracked at least annually on the group's website. The goal of EESP is to make Edgewater a model green community in Chicago by 2020.

**General Recommendations:** Develop a comprehensive neighborhood master plan; Decrease energy use in buildings and transportation; Advocate for development incentives that support the growth of renewable energy in Edgewater; Decrease the use of toxic and ozone producing volatile organic chemicals (VOCs); Promote and support the creation of green teams at each of the 14 Edgewater schools; Implement a Strategic Energy Plan; Work to establish a robust green curriculum in the schools; Expand the amount of parks, green and natural spaces and public art in the community; Create a community awareness campaign to recruit volunteers to maintain and improve these spaces; Allow access to recycling for every residential building; Educate Edgewater community about proper disposal of hazardous materials; Find new and creative ways to address problem situations which continue to hamper our cleanliness initiatives; Create consistent, simple ways of communicating to the community to promote action and change based on sensible, reliable, achievable and cost effective ideas.

**Specific Recommendations:** Implement more sustainable Zoning and Land Use Plans; Create commercial development guidelines integrating previous community research that is consistent with chosen reference standards for the project; Encourage commercial infill by replacing large open parking lots with compact, multi-level parking integrated into mixed-use structures fronted by commercially active spaces; Decrease water use and stormwater runoff; Identify and remediate heat islands; Provide incentives to support owners who address problems that arise from Urban Heat Islands; Promote and assist with CFL and LED lighting upgrades; Promote LEED standards; Promote CNT's Energy Saver Program; Work with local banks to help owners finance energy efficiency upgrades.

**Plan Maps and Data References:** Edgewater Community map, p. 2; Land use, map p. 12; Cleaning the Neighborhood map, p. 31, Detailed goals, pp. 14, 18, 19, 22, 23, 27, and 32

**Highlighted Accomplishments:** Created Wiki; Drafted 48<sup>th</sup> Ward Master Plan; Offered regular trainings and workshops about energy efficiency; Advocated for geothermal and solar components in new developments, such as Edgewater Library, Loyola University buildings, Walgreens; Increased business and residential recycling rates; Increased car sharing; Increased open space and garden space with Peterson Park, Ravenswood linear park and new private gardens.

**Key Unfinished Projects:** Finalize and release the 48<sup>th</sup> Ward plan; Create additional park/open/green space in Edgewater.

[Edgewater Environmental Sustainability Project and Wiki](#)

## 46<sup>th</sup> Ward Master Plan

June 2013 (2<sup>nd</sup> Revision)

**Community Areas:** Uptown, Lakeview

**46<sup>th</sup> Ward Alderman James Cappleman's office, Andersonville Chamber of Commerce, Central Lakeview Merchants Association, East Lakeview Chamber of Commerce, Northalsted Business Alliance, Uptown United**

The 46<sup>th</sup> Ward Master Plan is a guide to help Alderman Cappleman assess opportunities related to business development, land use and the social infrastructure of the community. The plan assesses the ward's current resources and also identifies many important issues facing the ward. The plan lists some actions that have been taken to address the issues. The document is targeted towards constituents; demographic and economic data could be used for marketing of the ward.

**General Issues:** Affordability and maintenance of rental housing; Connecting social services to those in need and coordinating those services; Desire for increased utilization of parks; Improve public safety.

**Plan Maps and Data References:** Wilson Yard TIF map, p. 14; Clark/Montrose TIF map, p. 15; Lawrence Broadway Entertainment TIF map, p. 15

**Highlighted Accomplishments:** Formed the Paul Douglas Alliance, with other aldermen, whose goals include creating more affordable housing; Created a building managers group.

**Key Unfinished Projects:** This plan did not identify specific projects to be completed.

[46th Ward Master Plan](#)