

About Our Collective Work for Broadway Land Use Planning

Planning Scope

Land use and development analysis for properties along the Broadway corridor from Devon to Montrose (approx. 2.6 miles)

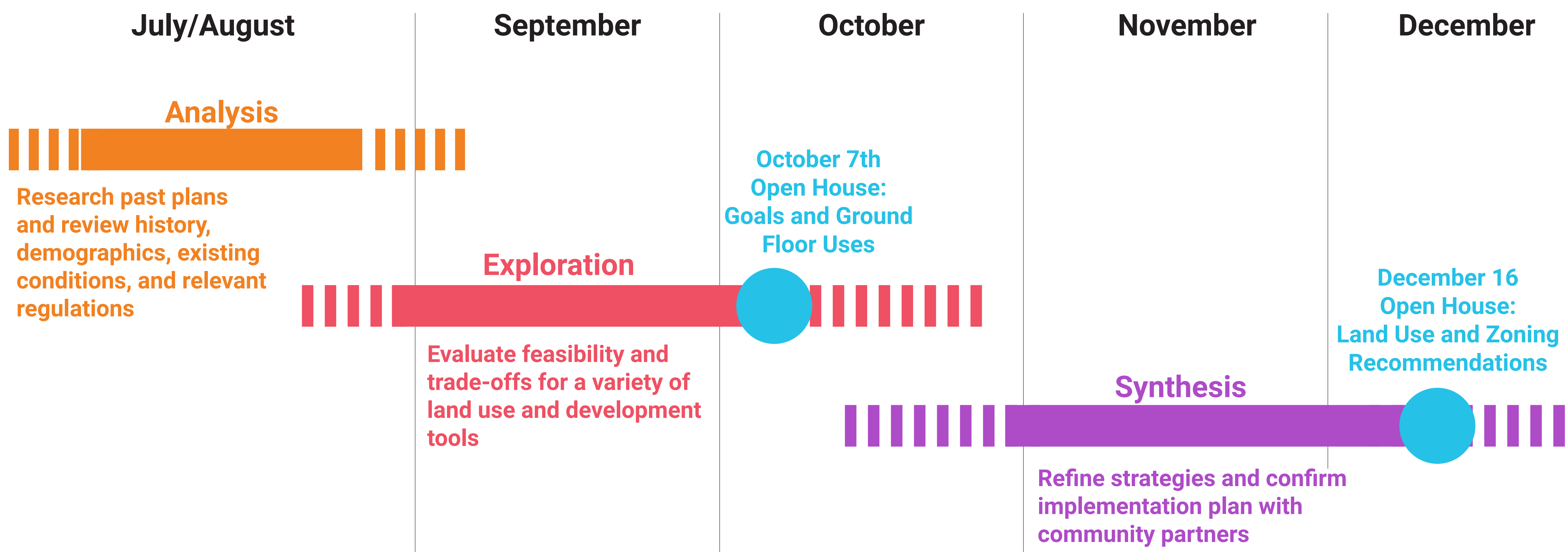
Recommendations for development and zoning based on shared community priorities

Planning Purpose

Support the community's short- and long-term needs by attracting people, activity, and investment to a critical neighborhood spine

Build upon the once-in-a-generation CTA Red Purple Modernization infrastructure work by creating more opportunities for housing and neighborhood amenities near transit

Process Timeline



Next Steps:

Early 2025: Zoning changes introduced and solicitations released to redevelop properties currently being used by CTA for construction

2026/2027: Potential construction start for CTA redevelopment sites

Past Community Visioning for Broadway



Implementing land use recommendations for Broadway builds upon past community visioning efforts for the corridor and surrounding neighborhoods

Partners

- 48th Ward, Ald. Leni Manaa-Hoppenworth
- 47th Ward, Ald. Matt Martin
- 46th Ward, Ald. Angela Clay
- Edgewater Chamber of Commerce
- Uptown United
- Department of Planning and Development
- Department of Housing

Keep in Touch!

See the project webpage for information and opportunities to stay engaged



Community Goals and Priorities for Broadway

Revised based on prior community feedback

1. Improve neighborhood housing affordability

Create and preserve a variety of housing types and for a variety of income levels
Allow building appropriate levels of density to meet demand for housing units

2. Support local business environment

Create more opportunities for people to live on Broadway, supporting businesses along the corridor
Promote a more active and walkable corridor to attract more foot traffic
Activate storefronts along Broadway throughout the day/week/year

3. Create a more livable neighborhood

Celebrate the unique history and culture of the corridor and surrounding neighborhoods
Foster a transit- and pedestrian-oriented environment by encouraging housing near transit and robust multi-modal transportation options
Encourage active uses along the sidewalk, rather than parking lots, driveways, strip centers, and drive-through facilities
Mitigate the neighborhood's carbon footprint by promoting more sustainable development patterns

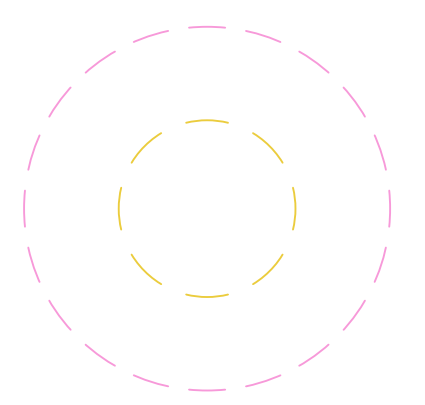
4. "Right size" approval processes to align with community priorities

Provide greater transparency and consistency on expectations for development
Reduce barriers for businesses to get licenses and activate underutilized storefronts and sites
Reduce barriers for projects that support goals and priorities
Create and enforce guardrails for projects that are incompatible with goals and priorities
Maintain opportunities for community feedback for large or impactful projects

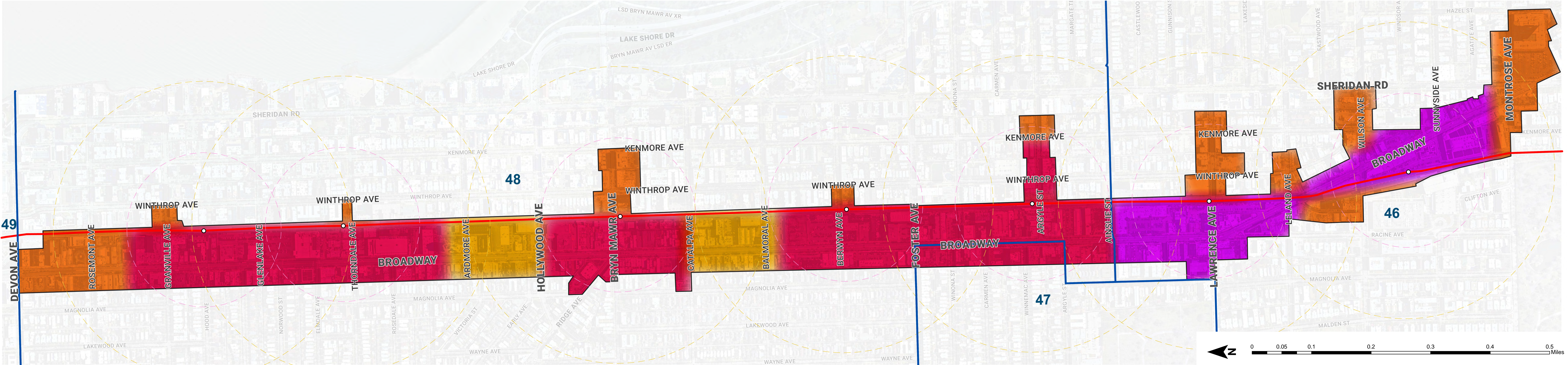
Proposed Land Use Framework



Ward boundary



1/4 mi (~5 min walk) and 1/8 mi radii from CTA station



Mid-Density, Mixed Ground Floor

Recommended Uses:

- Prioritize active ground floor uses along the sidewalk
- Primarily housing units on upper floors
- When more active uses are not viable, limited ground floor housing may be considered if designed in a pedestrian-friendly way (see design guidelines)

Recommended Density: Minimum 4 stories, 3+ FAR

Recommended Primary Zoning Districts: B3-5, B2-5

Higher Density, Mixed Ground Floor

Recommended Uses:

- Prioritize active ground floor uses along the sidewalk
- Primarily housing units on upper floors
- When more active uses are not viable, limited ground floor housing may be considered if designed in a pedestrian-friendly way (see design guidelines)

Recommended Density: Minimum 5 stories, 4+ FAR

Recommended Primary Zoning Districts: B3-5, B2-5

Higher Density, Most Active Ground Floor

Recommended Uses:

- Active ground floor uses along the sidewalk
- Primarily housing units on upper floors

Recommended Density: Minimum 5 stories, 4+ FAR

Recommended Primary Zoning Districts: B3-5, B2-5, C1-5*

*C1 only when paired with Pedestrian Street designation

Highest Density, Most Active Ground Floor

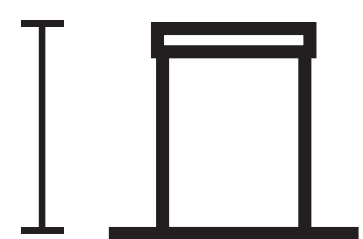
Recommended Uses:

- Active ground floor uses along the sidewalk
- Primarily housing units on upper floors

Recommended Density: Minimum 6 stories, 5+ FAR

Recommended Primary Zoning Districts: B3-5, B2-5, C1-5*

*C1 only when paired with Pedestrian Street designation



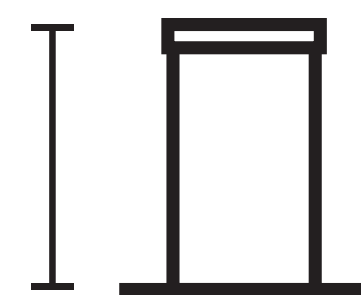
Typical heights: 4+ stories tall



Typical ground floor uses: pedestrian-friendly businesses and gathering spaces



Occasional ground floor uses: housing units, if commercial is not viable



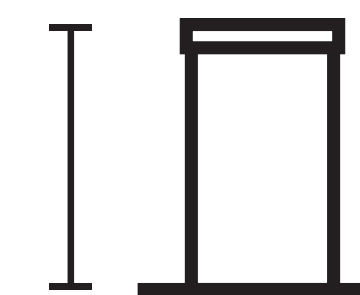
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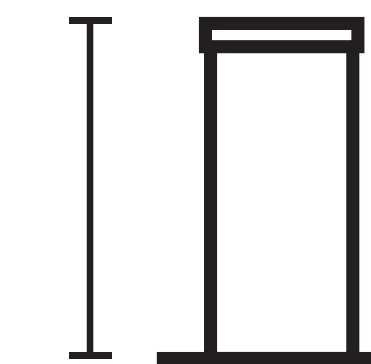
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Typical ground floor uses: pedestrian-friendly businesses and gathering spaces



Ground floor housing is typically discouraged



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Typical ground floor uses: pedestrian-friendly businesses and gathering spaces



Ground floor housing is typically discouraged

Zoning Allowances and Design Standards

Allowed Uses by District

	B1	B2	B3	C1	C2
Housing Units					
Ground Floor	S	✓	S	S	S
Upper Floors	✓	✓	✓	✓	✓
Miscellaneous Commercial Uses					
Retail	✓	✓	✓	✓	✓
Bank	✓	✓	✓	✓	✓
Dry Cleaner	✓	✓	✓	✓	✓
Laundromat	-	-	✓	✓	✓
Salon	✓/S	✓/S	✓/S	✓	✓
Wholesale	-	-	-	✓	✓
Arcade	-	-	-	✓	✓
Veterinarian	-	-	✓	✓	✓
Animal Boarding	-	-	S	✓	✓
Restaurant, Limited	✓	✓	✓	✓	✓
Restaurant, General	-	-	✓	✓	✓
Outdoor Patio (Roof)	-	-	S	S	S
Bar (Tavern)	-	-	-	✓	✓
Liquor Store	-	-	-	✓	✓
Tattoo Parlor	-	-	S	✓	✓
Massage	-	-	S	✓	✓
Cannabis Dispensary	-	-	-	S	S
Adult Use	-	-	-	S	S
Vehicle-Oriented Uses*					
Drive-Through Facility	S	S	S	S	S
Gas Station	-	-	S	S	S
Car Wash	-	-	-	✓	✓
Auto Body Shop	-	-	-	✓	✓
Auto Sales (Outdoor)	-	-	-	-	✓
Auto Sales (Indoor)	-	-	✓	✓	✓
Auto Repair Shop	-	-	✓	✓	✓
Auto Parts Retail	-	-	✓	✓	✓
Residential Storage Facility	-	-	✓	✓	✓

* Strip centers and the most vehicle-oriented uses in this table are prohibited along Pedestrian Streets
This table does not include all land uses addressed in the Chicago Zoning Ordinance

Districts included in zoning recommendations

B3-5

Specifies District + Allowed Land Uses

Specifies Density Level

Scan for complete list of allowed uses and development requirements



Chicago Municipal Code Ch. 17-3 (Business + Commercial Districts)

- ✓ allowed
- not allowed
- S requires a special use approval from the Zoning Board of Appeals

Zoning Design Restrictions

	Pedestrian Street	Transit-Served Locations
Façade along sidewalk	✓	✓
Primary entry from street	✓	✓
Transparent glass along ground floor	✓	Commercial uses only
Parking must be hidden	✓	✓
No driveway curb cuts allowed	✓	✓

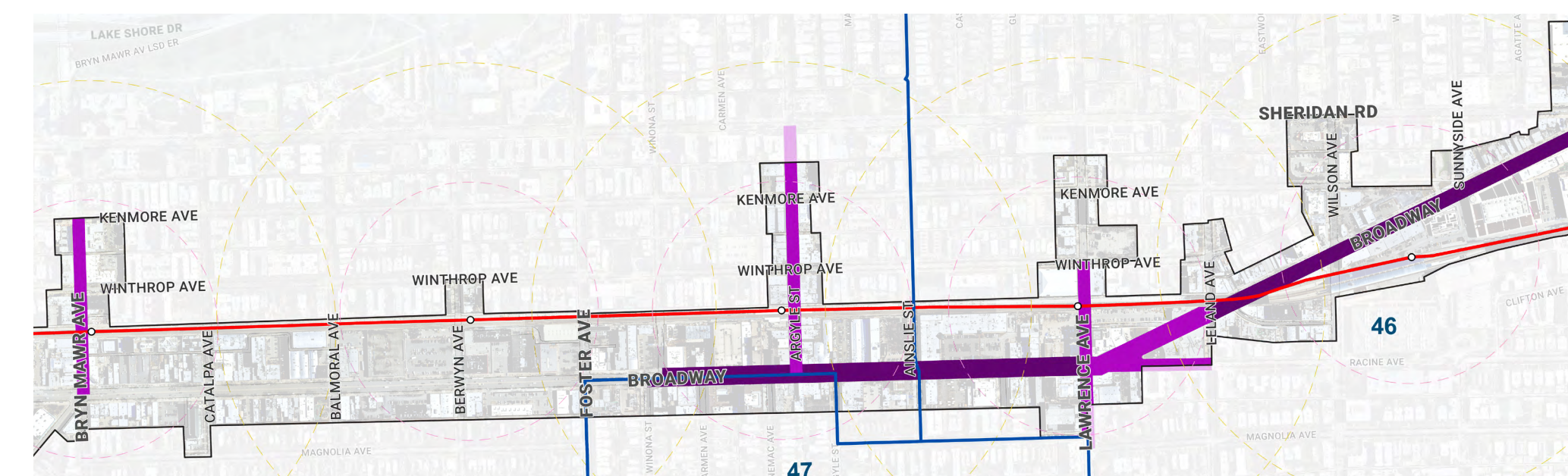
See 17-3-0308 and 17-3-0504 for more detailed information on requirements

Transit-Served Locations

The design restrictions above apply to all B and C zoned properties with 1/2 mile of train stations, which includes nearly every property within the study area.

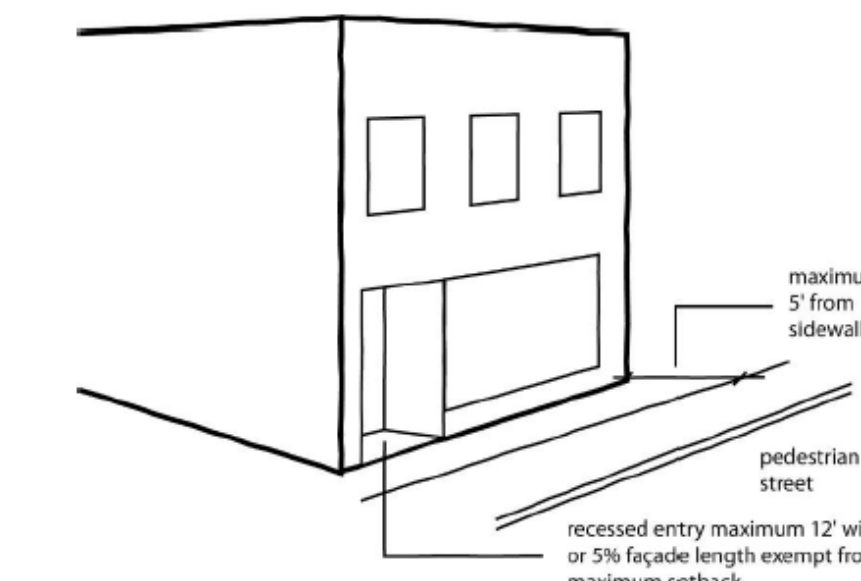
Pedestrian Streets

Pedestrian streets are designated in the zoning code and have special design and use restrictions intended to preserve and enhance pedestrian-oriented shopping districts. The above design restrictions apply for properties on designated Pedestrian Streets and certain auto-oriented uses are prohibited.

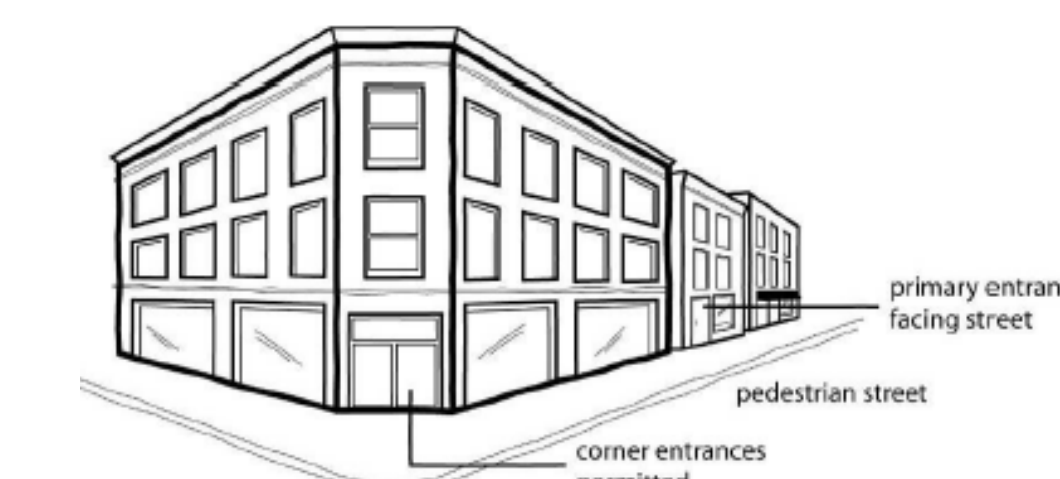


Existing and proposed Pedestrian Streets

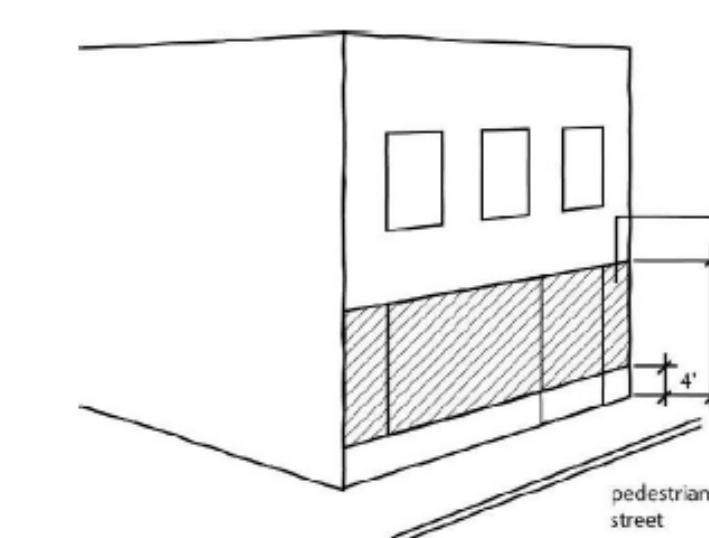
- Existing Pedestrian Street
- Proposed Pedestrian Street
- Ward boundary



Façade along sidewalk



Primary entry from street

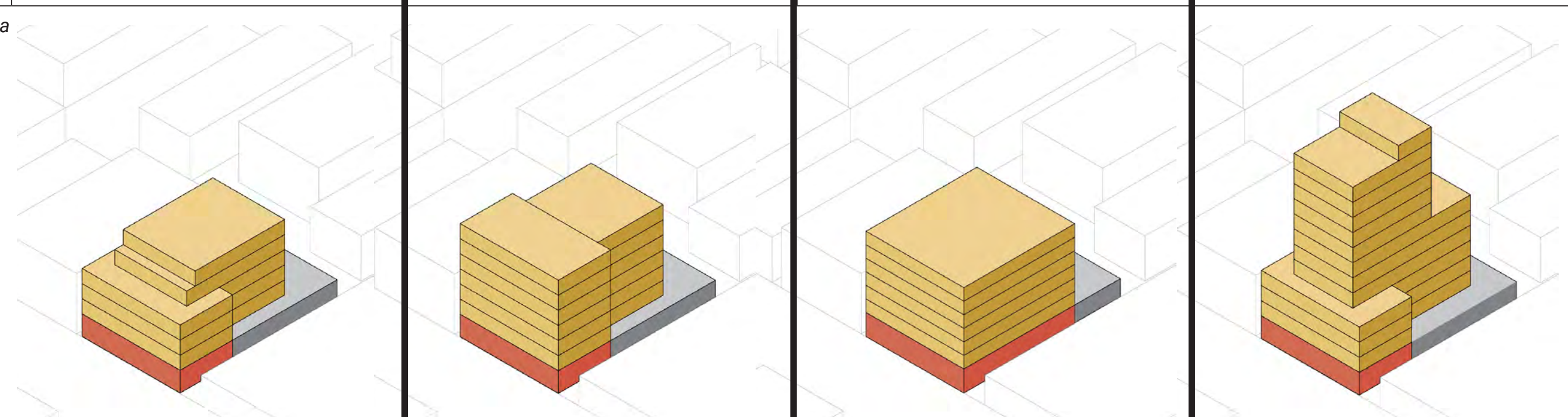


Transparent glass along ground floor

Zoning Form and Density Allowances

	-3 by right	-3 with Transit-Served Location benefits	-5 by right	-5 with Planned Development approval
Maximum Height	50-70 ft	55-75 ft	50-80 ft	-
Maximum Floor Area Ratio	3.0	4.0	5.0	5.0
Minimum Rear Setback	30 ft (dwelling units only)	can be reduced	30 ft (dwelling units only)	can be reduced
Maximum Units/Acre*	109-145	145-218	217-323	217-323
# of Units Triggering Planned Development approval	60	60	100	-

* Units/acre are derived from Minimum Lot Area requirements and are dependent on unit types



Additional approval required (City Council)

Additional approval required (Chicago Plan Commission and City Council)

Urban Design Guidelines

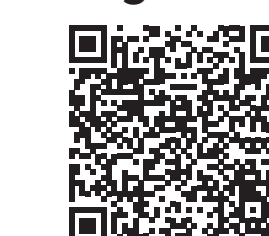
The Department of Planning and Development has adopted urban design guidelines that apply to development projects along all neighborhood commercial corridors.

The guidelines address sustainability, building program, site design, public realm, massing, and façade design.

The guidelines are published online and are available as user-friendly resources. Any projects that require additional City approvals or funding evaluated using the guidelines during their design review process.

Relevant Design Guidelines

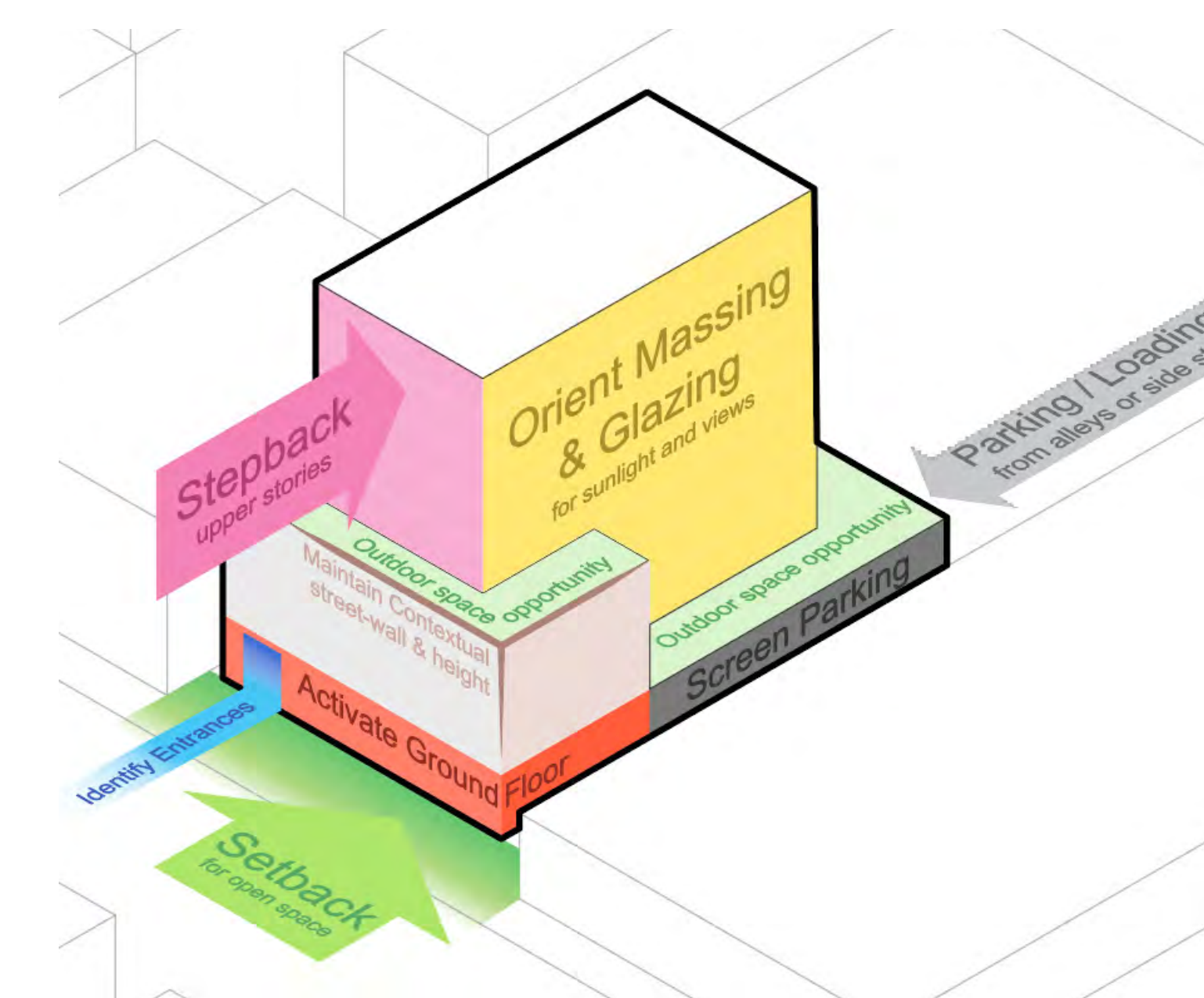
Neighborhood Design Guidelines



Ground Floor Residential Design Guidelines

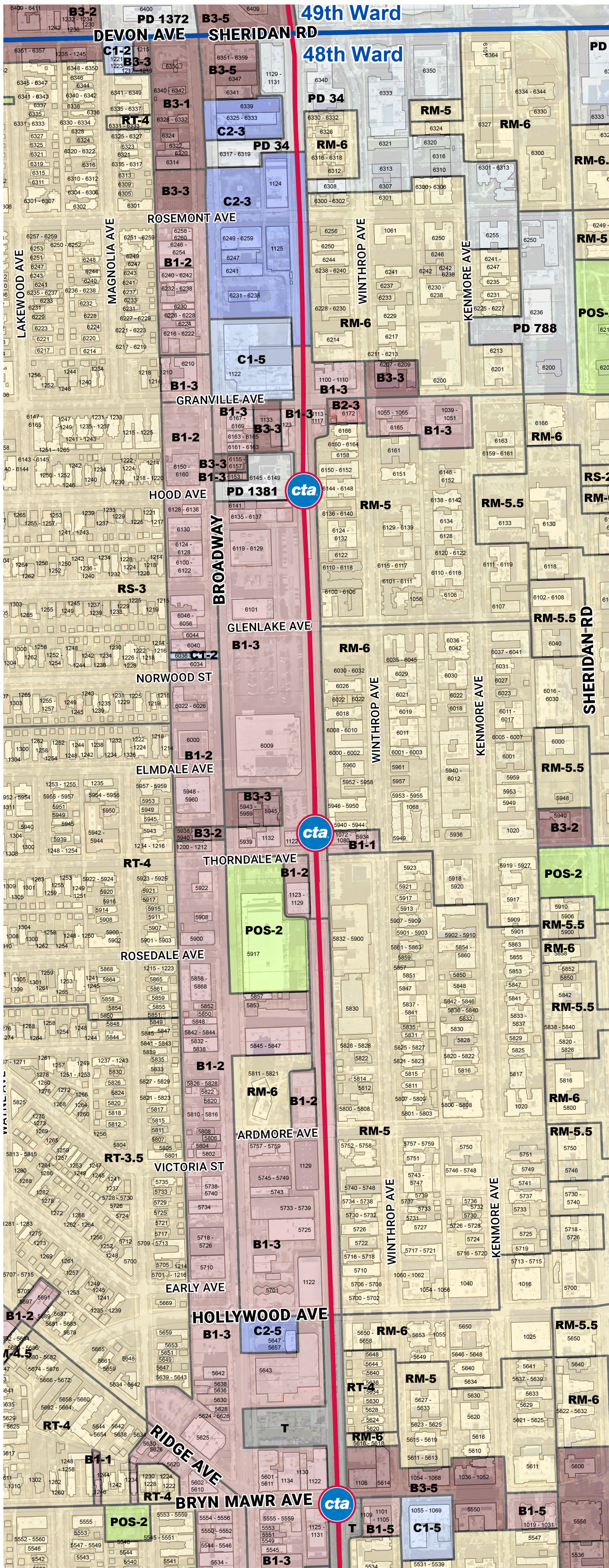


Ground Floor Commercial Design Guidelines

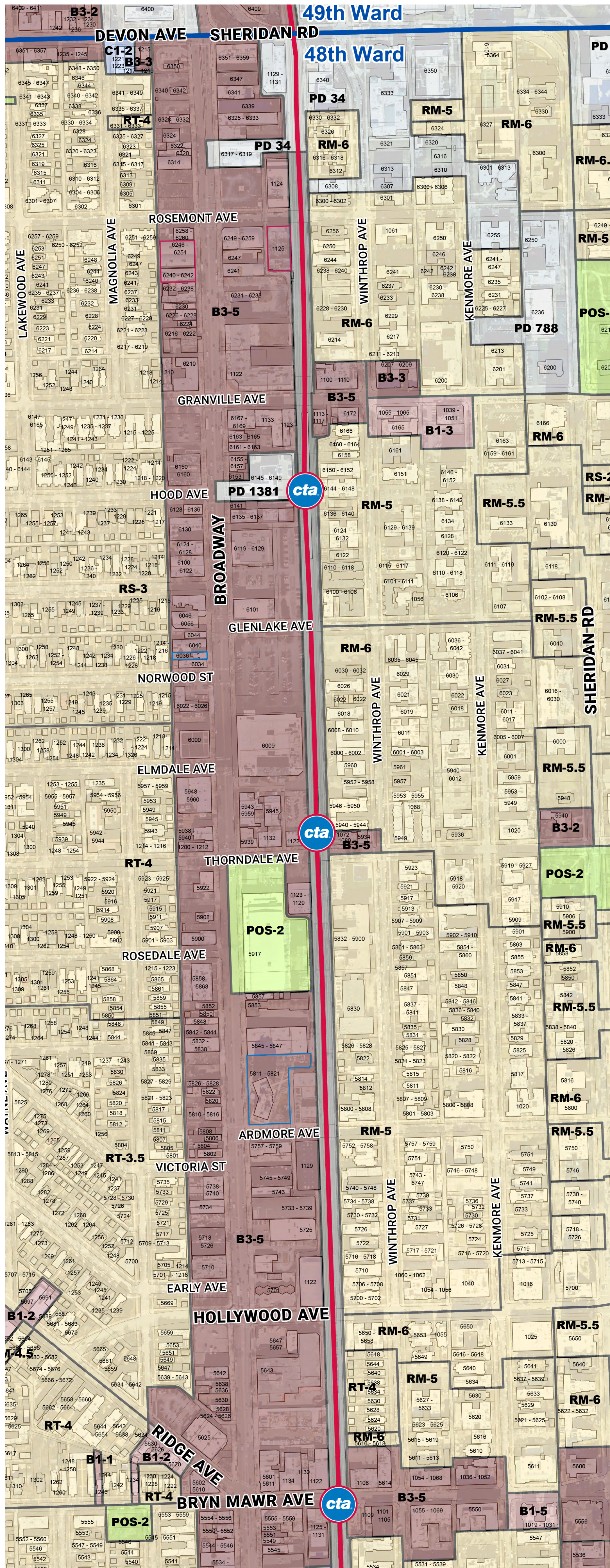


Conceptual illustration of how design guidelines can be applied

EXISTING ZONING

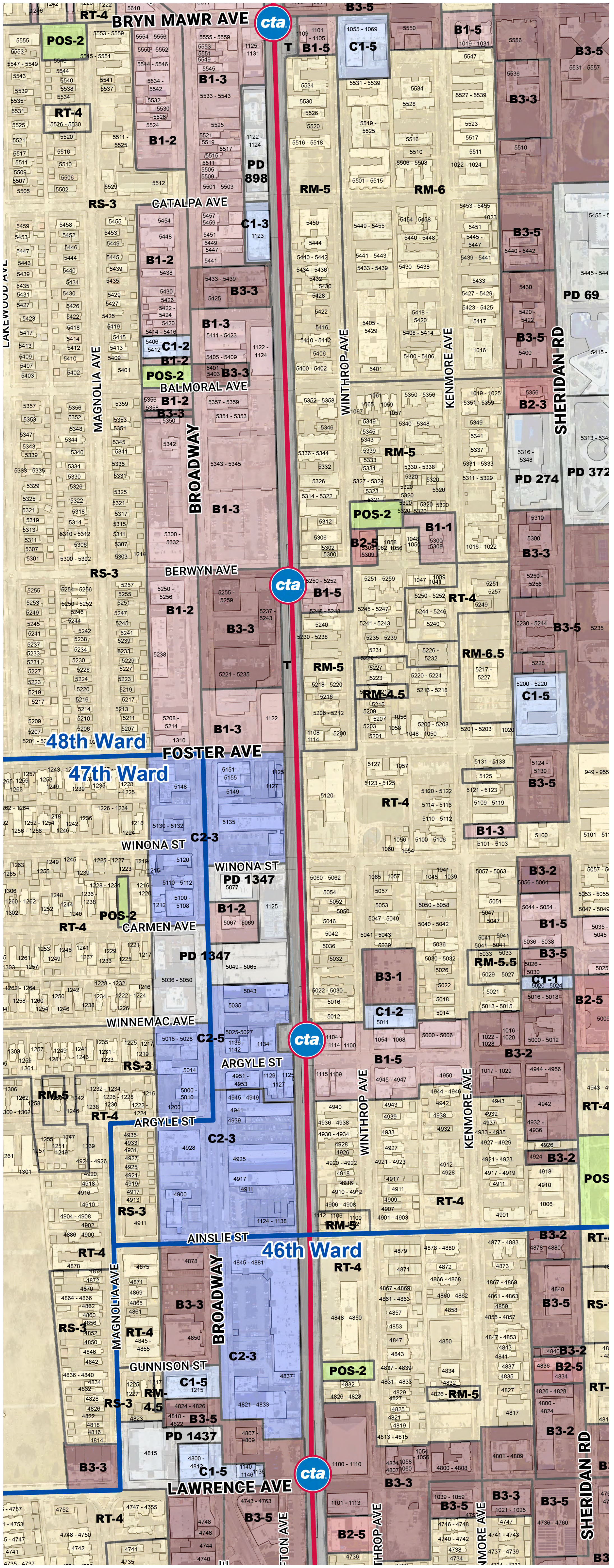


PROPOSED ZONING

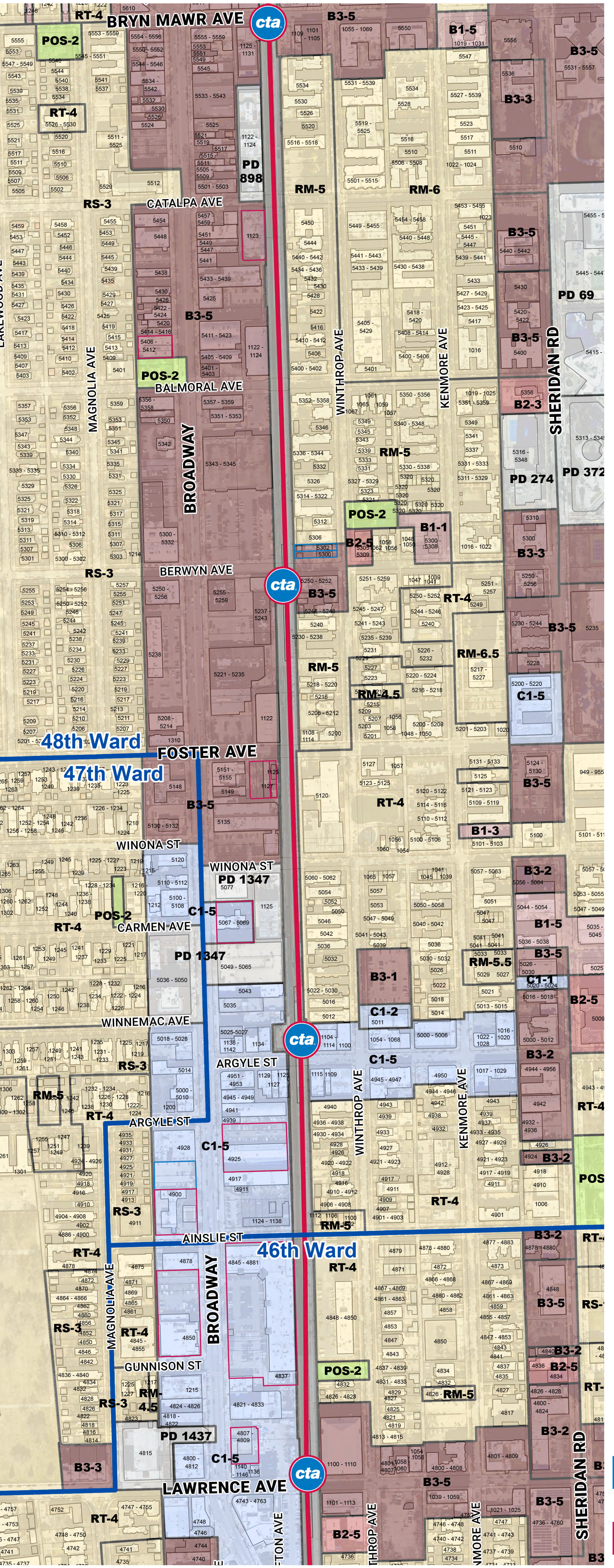


Bryn Mawr to Lawrence

EXISTING ZONING

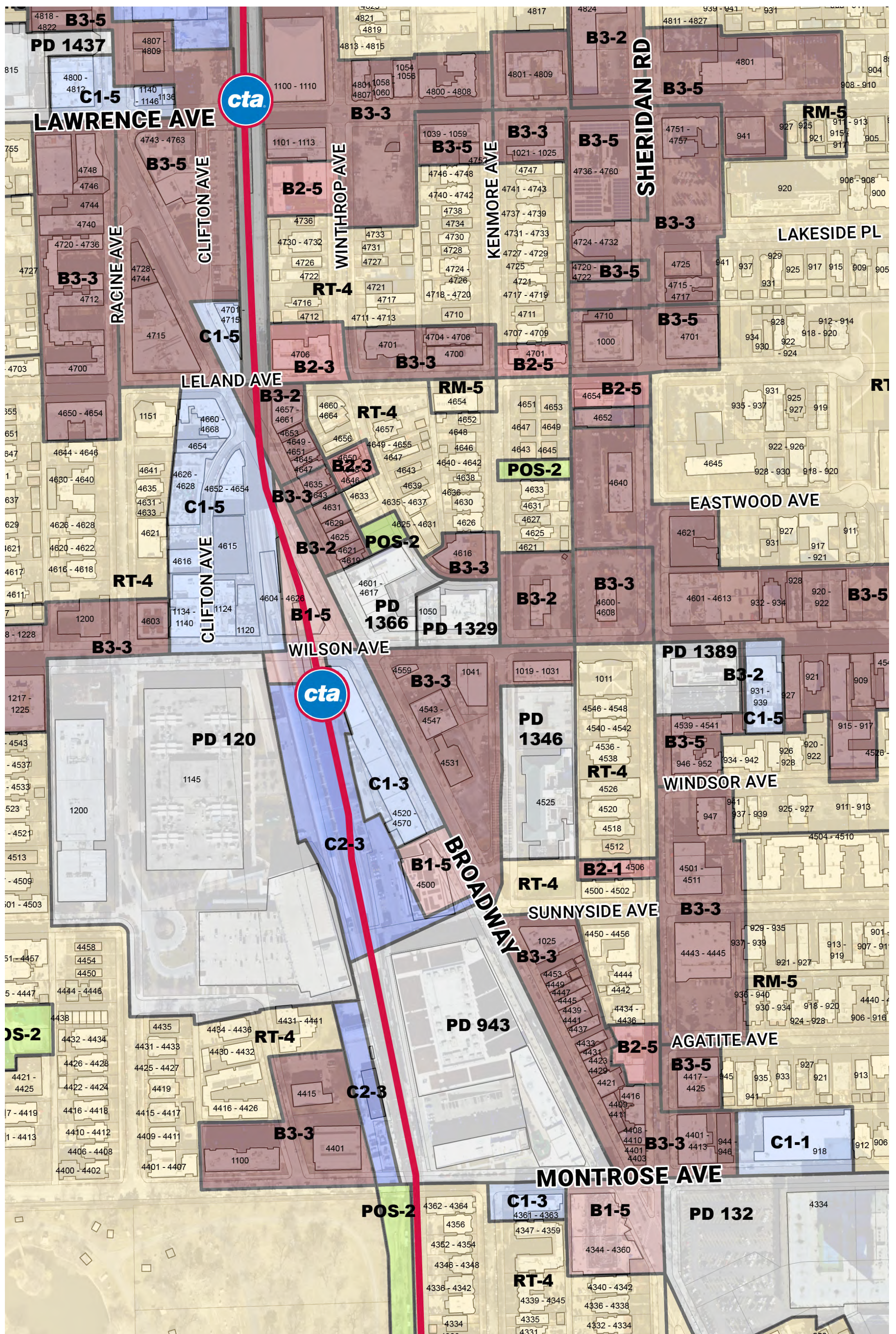


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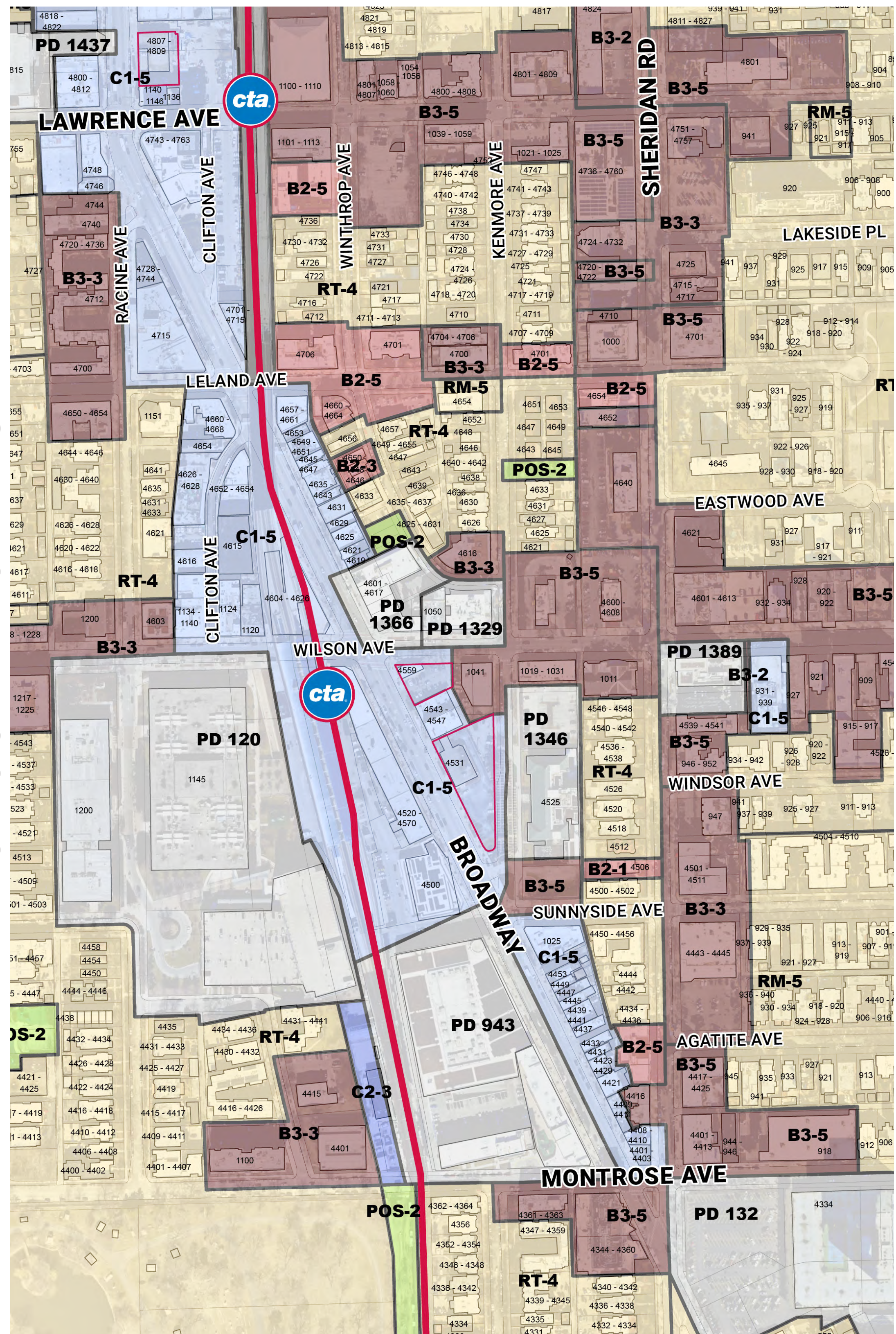


- Potential New Special Use Requirements
- Potential New Nonconforming Use Restrictions

EXISTING ZONING



PROPOSED ZONING



Potential New Special Use Requirements
 Potential New Nonconforming Use Restrictions

POTENTIAL NEW SPECIAL USE REQUIREMENTS

Business

- No impact to existing operations; no action must be taken at this time
- Special Use approval from the Zoning Board of Appeals (ZBA) may be required to expand business area
- Special Use approval will be void if use is discontinued for 6+ months

Residential At/Below Ground Floor

- No impact to existing use; no action must be taken at this time
- Ground floor/basement can be renovated and expanded up to 20% for multi-family buildings or up to 30% for single family with building permit approval
- Special Use approval from the Zoning Board of Appeals (ZBA) is required to increase unit count at/below ground floor or expand those areas more significantly

POTENTIAL NEW NONCONFORMING USE RESTRICTIONS

- No impact to existing operations; no action must be taken at this time
- Nonconforming status will lapse if it is not used or licensed for 18+ months or structure is intentionally demolished
- Nonconforming status not affected by change of ownership
- Zoning Administrator may approve shift to similar land use and expansion within existing building

