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 longterm 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

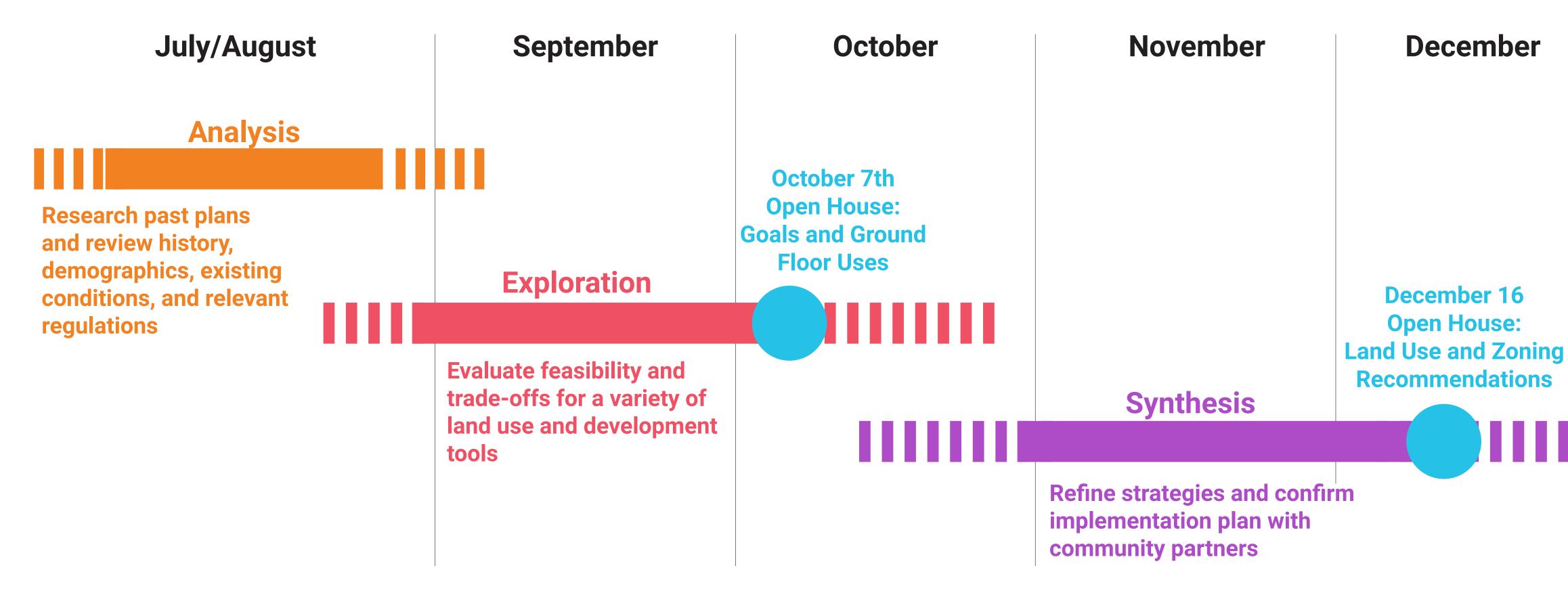
Past Community Visioning for Broadway



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

Connecting Communities on Broadway An Open House on Land Use Planning

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**

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





December



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

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Proposed Land Use Framework



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:

- (see design guidelines)

B3-5, B2-5





businesses and gathering spaces



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







if commercial is not viable

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- 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

Recommended Density: Minimum 5 stories, 4+ FAR

Recommended Primary Zoning Districts:

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



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





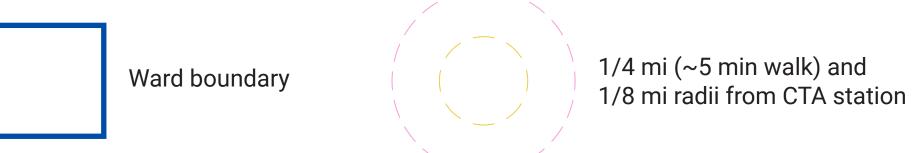


Typical ground floor uses: pedestrian-friendly businesses and gathering spaces

Typical heights: 5+ stories tall



Ground floor housing is typically discouraged



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: 6+ stories tall



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



Ground floor housing is typically discouraged





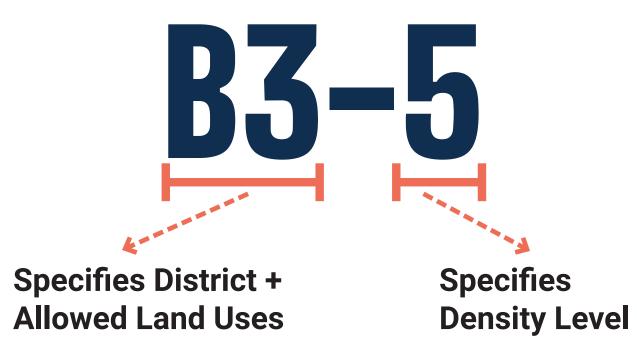




Zoning Allowances and Design Standards

Allowed Uses by Distric	t			V	
-	B1	B2	B3	C1	C2
Housing Units			1		
Ground Floor	S	\checkmark	S	S	S
Upper Floors	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
Miscellaneous Commercial L	Jses				
Retail	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
Bank	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
Dry Cleaner	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
Laundromat	-	-	\checkmark	\checkmark	\checkmark
Salon	√/S	√/S	√/S	\checkmark	\checkmark
Wholesale	-	-	-	\checkmark	\checkmark
Arcade	-	-	-	\checkmark	\checkmark
Veterinarian	-	-	\checkmark	\checkmark	\checkmark
Animal Boarding	-	-	S	\checkmark	\checkmark
Restaurant, Limited	\checkmark	\checkmark	\checkmark	\checkmark	\checkmark
Restaurant, General	-	-	\checkmark	\checkmark	\checkmark
Outdoor Patio (Roof)	-	-	S	S	S
Bar (Tavern)	-	-	S	\checkmark	\checkmark
Liquor Store	-	-	S	\checkmark	\checkmark
Tattoo Parlor	-	-	S	\checkmark	\checkmark
Massage	-	-	S	\checkmark	\checkmark
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	-	-	-	\checkmark	\checkmark
Auto Body Shop	-	-	-	\checkmark	\checkmark
Auto Sales (Outdoor)	-	-	-	-	\checkmark
Auto Sales (Indoor)	-	-	\checkmark	\checkmark	\checkmark
Auto Repair Shop	-	-	\checkmark	\checkmark	\checkmark
Auto Parts Retail	-	-	\checkmark	\checkmark	\checkmark
Residential Storage Facility	_	-	\checkmark	\checkmark	\checkmark

Districts included in zoning recommendations



Scan for complete list of allowed uses and development requirements

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allowed not allowed

* 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

Zoning Form and Density Allowances

	-3 by right	-3 with Transit-Served Location benefits	
Maximum Height	50-70 ft	55-75 ft	
Maximum Floor Area Ratio	3.0	4.0	
Minimum Rear Setback	30 ft (dwelling units only)	can be reduced	
Maximum Units/Acre*	109-145	145-218	
<i>#</i> of Units Triggering Planned Development approval	60	60	
* Units/acre are derived from Minimum Lot Area requirements and are dependent on unit types			
		Additional approval	

Additional approval required (City Council)

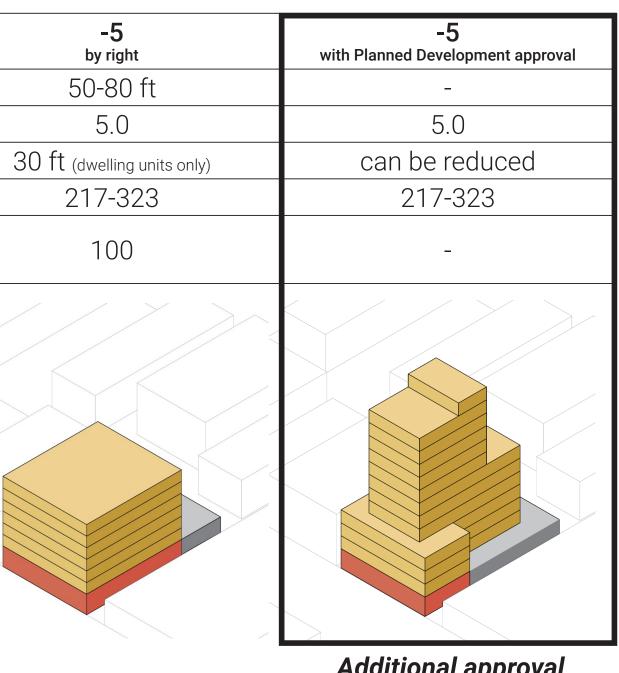
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Chicago Municipal Code Ch. 17-3 (Business + Commercial Districts)

requires a special use approval from the Zoning Board of Appeals



Additional approval required (Chicago Plan Commission and City Council)



Zoning Design Restrictions

Façade along sidewalk

Primary entry from street

Transparent glass along grou

Parking must be hidden

No driveway curb cuts allowe 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.



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

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Ground Floor Residential Design Guidelines

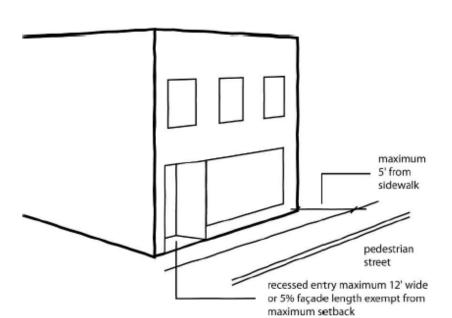


Ground Floor Commercial Design Guidelines

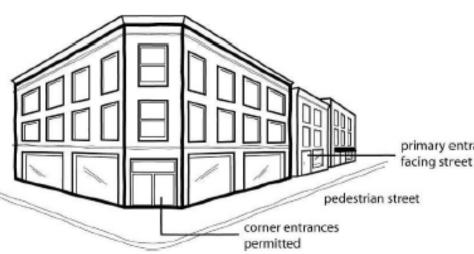


	Pedestrian Street	Transit-Served Locations
	\checkmark	\checkmark
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und floor	\checkmark	Commercial uses only
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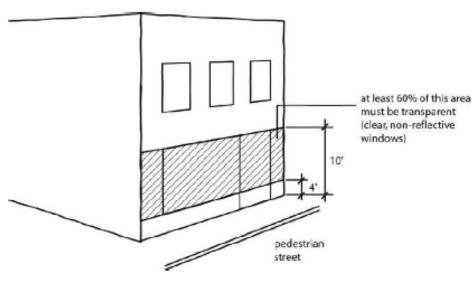
Proposed Pedestrian Street Ward boundary



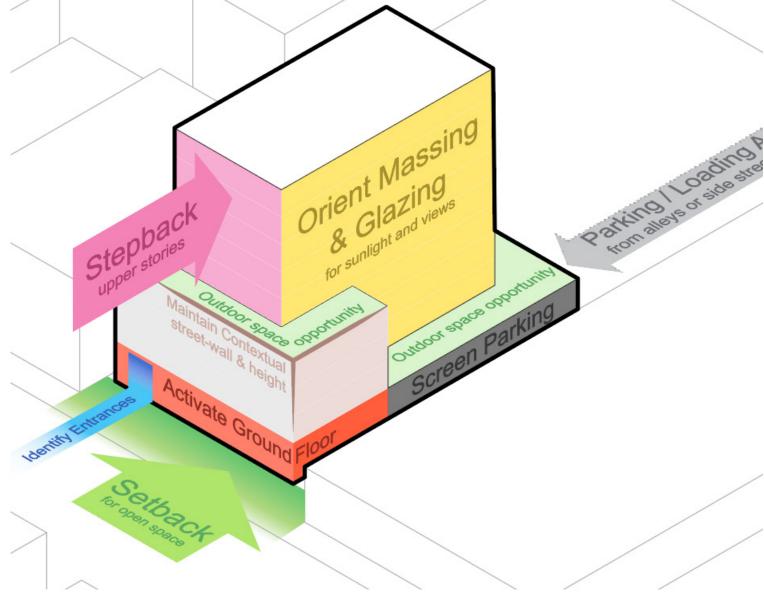
Façade along sidewalk



Primary entry from street



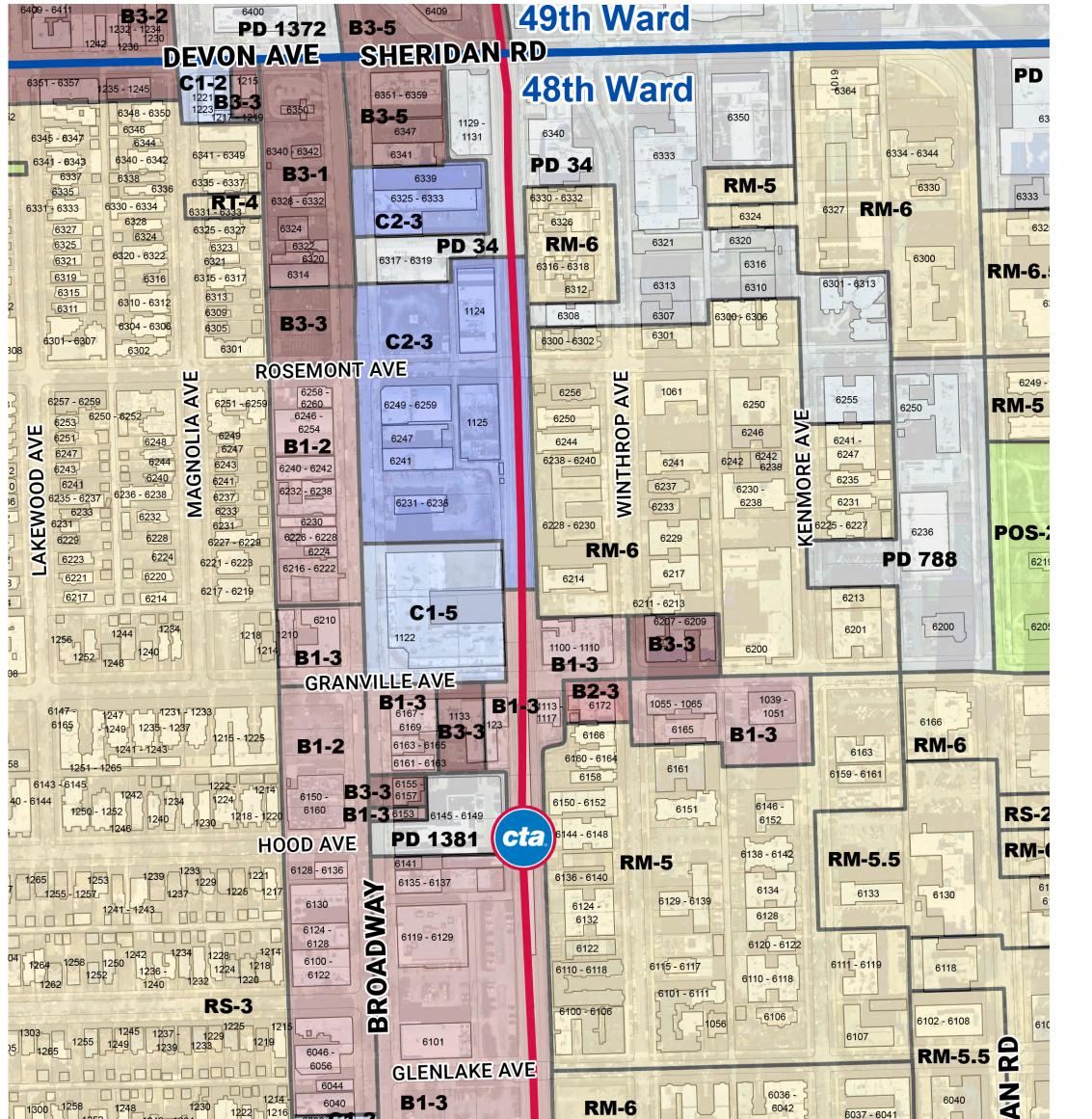
Transparent glass along ground floor

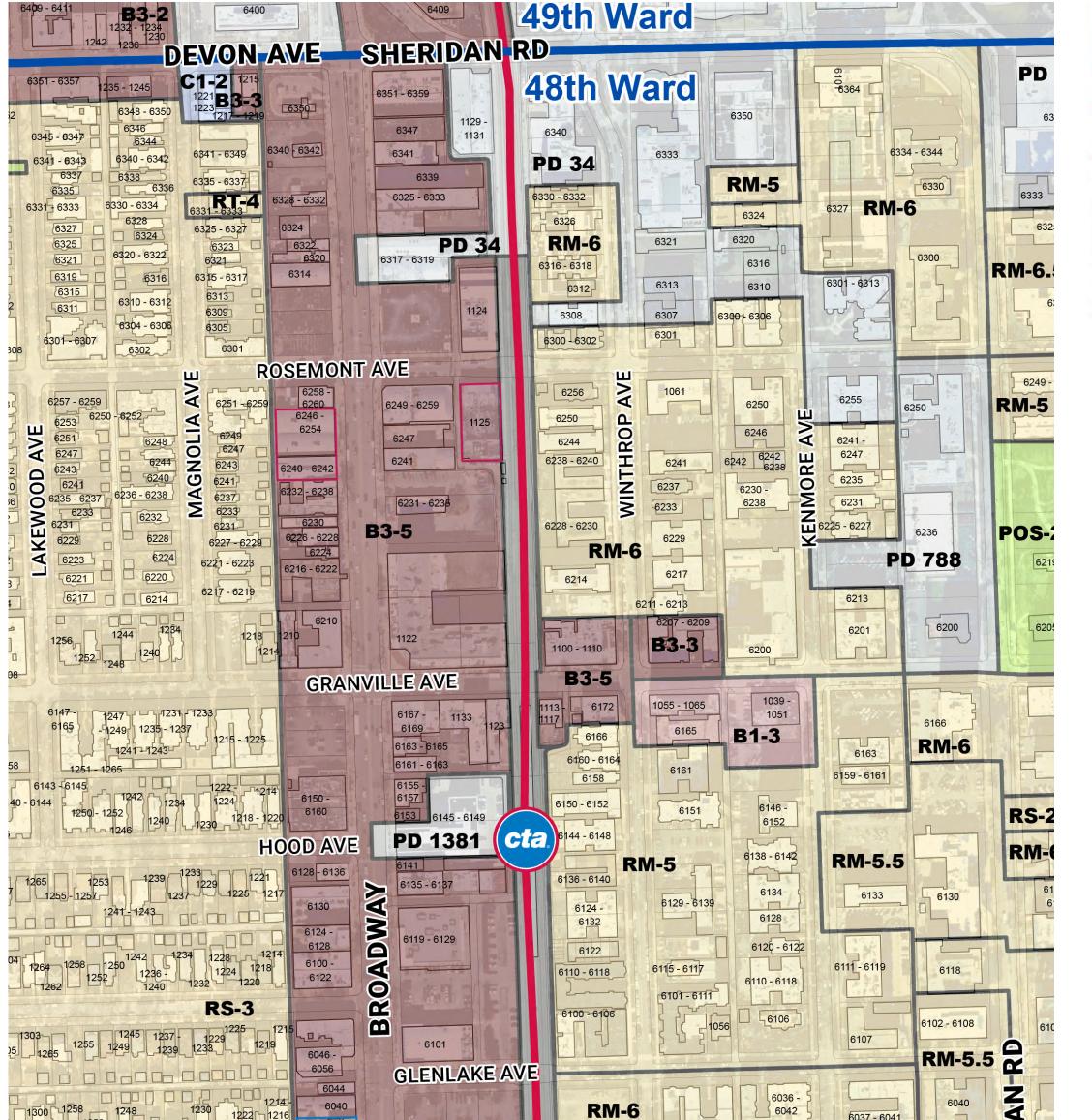


Conceptual illustration of how design guidelines can be applied



C





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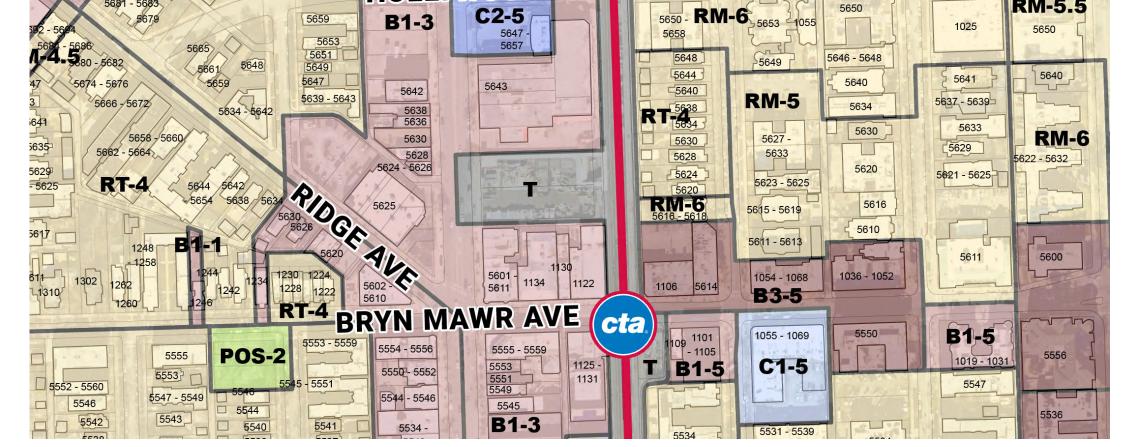
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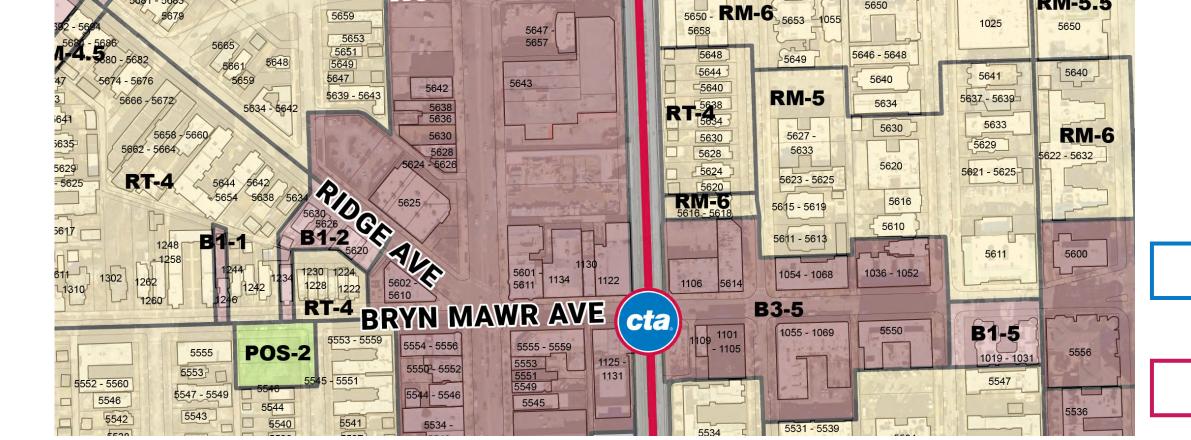


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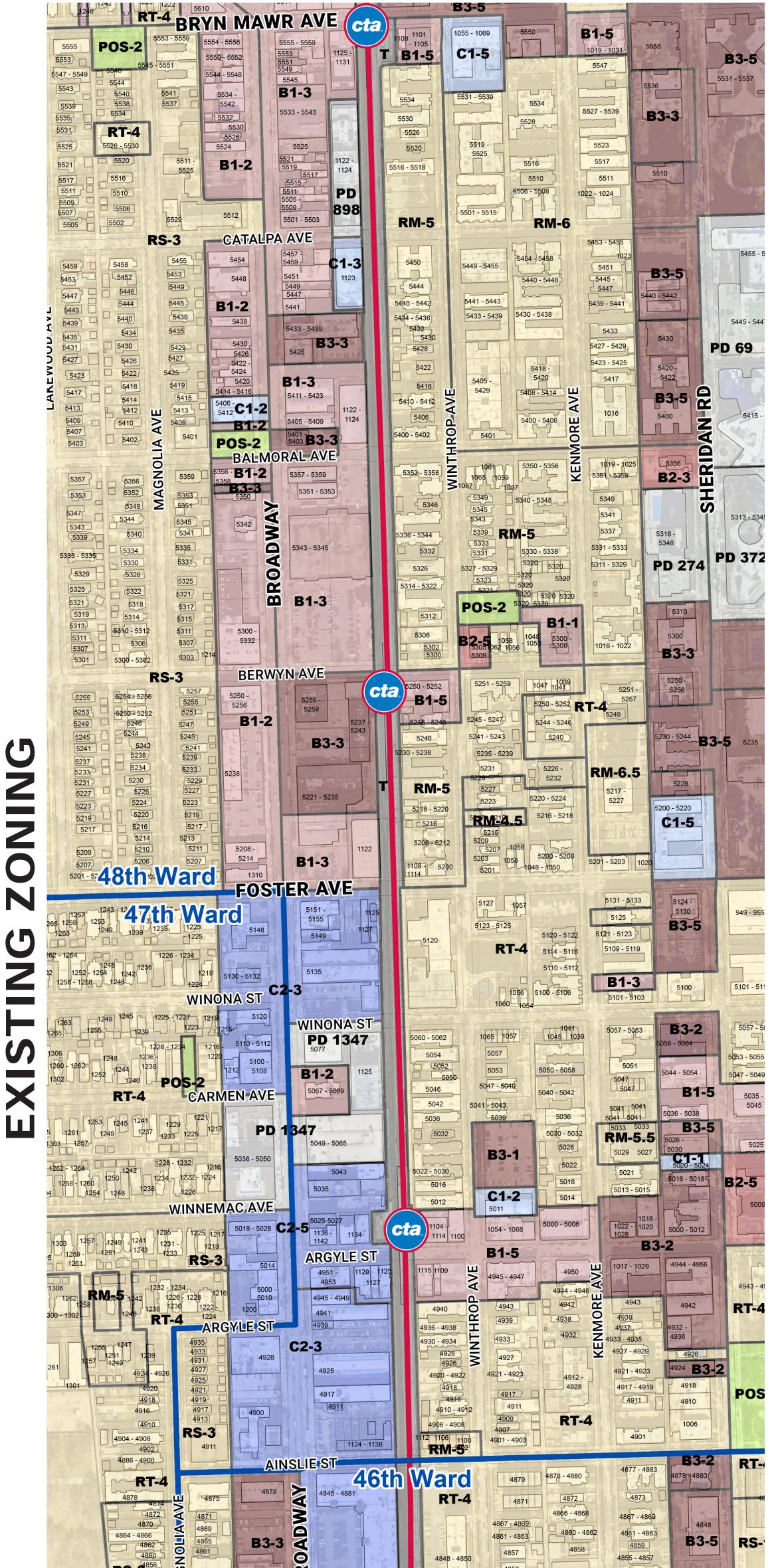


Potential New Special Use Requirements

Potential New

Nonconforming

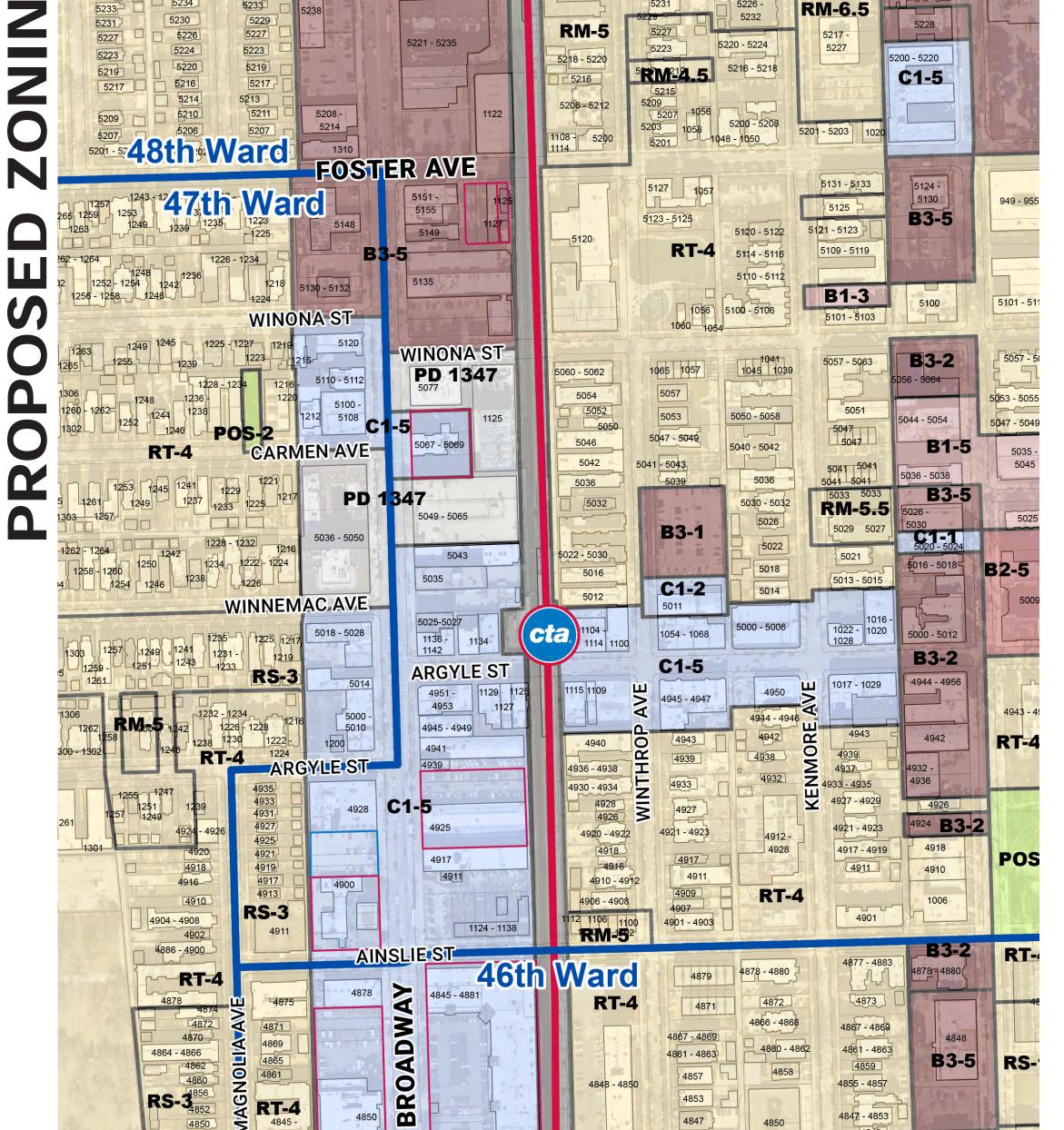
Use Restrictions

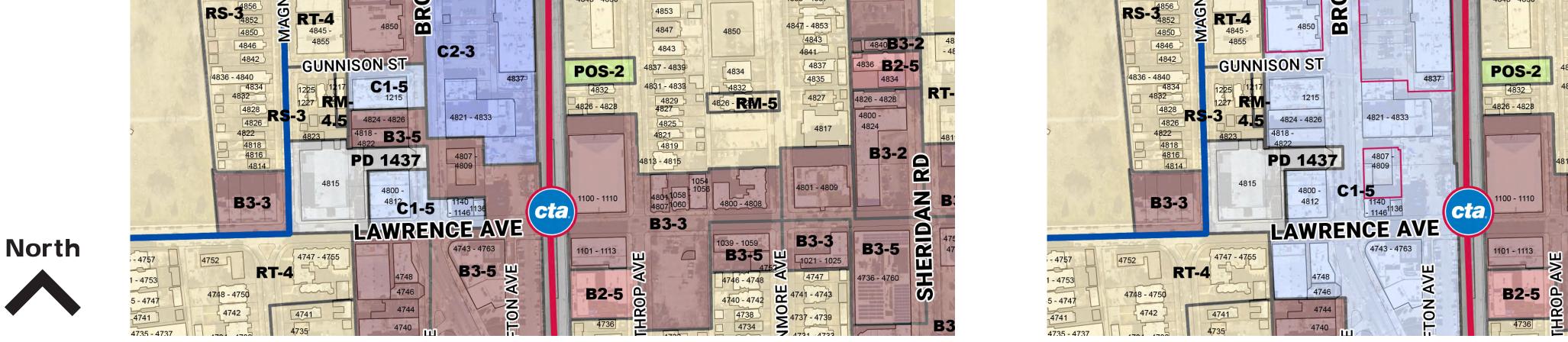




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Potential New Special Use Requirements

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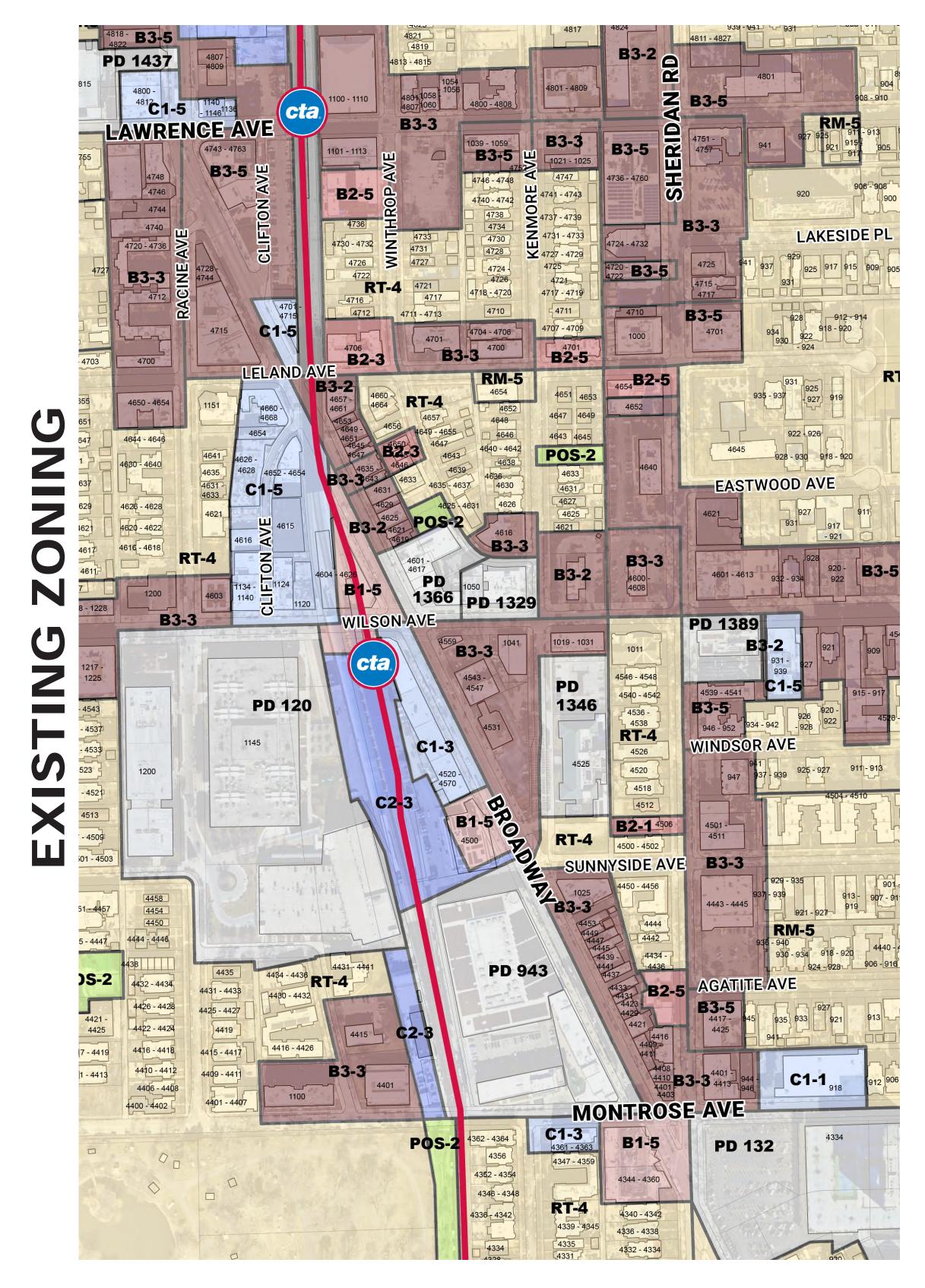
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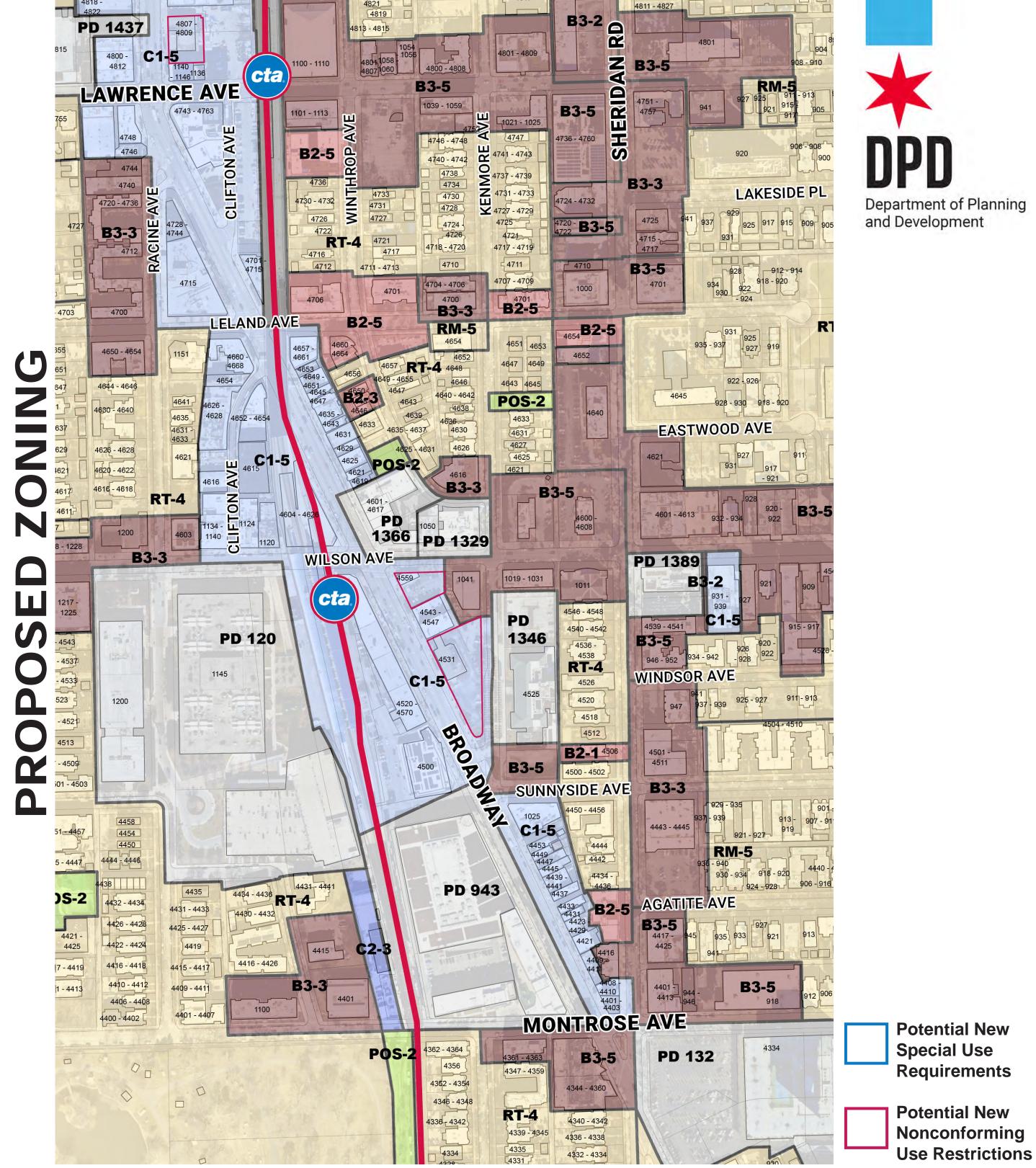
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Potential New Nonconforming **Use Restrictions**

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POTENTIAL NEW SPECIAL USE REQUIREMENTS

Business

North

- 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 status 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