

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

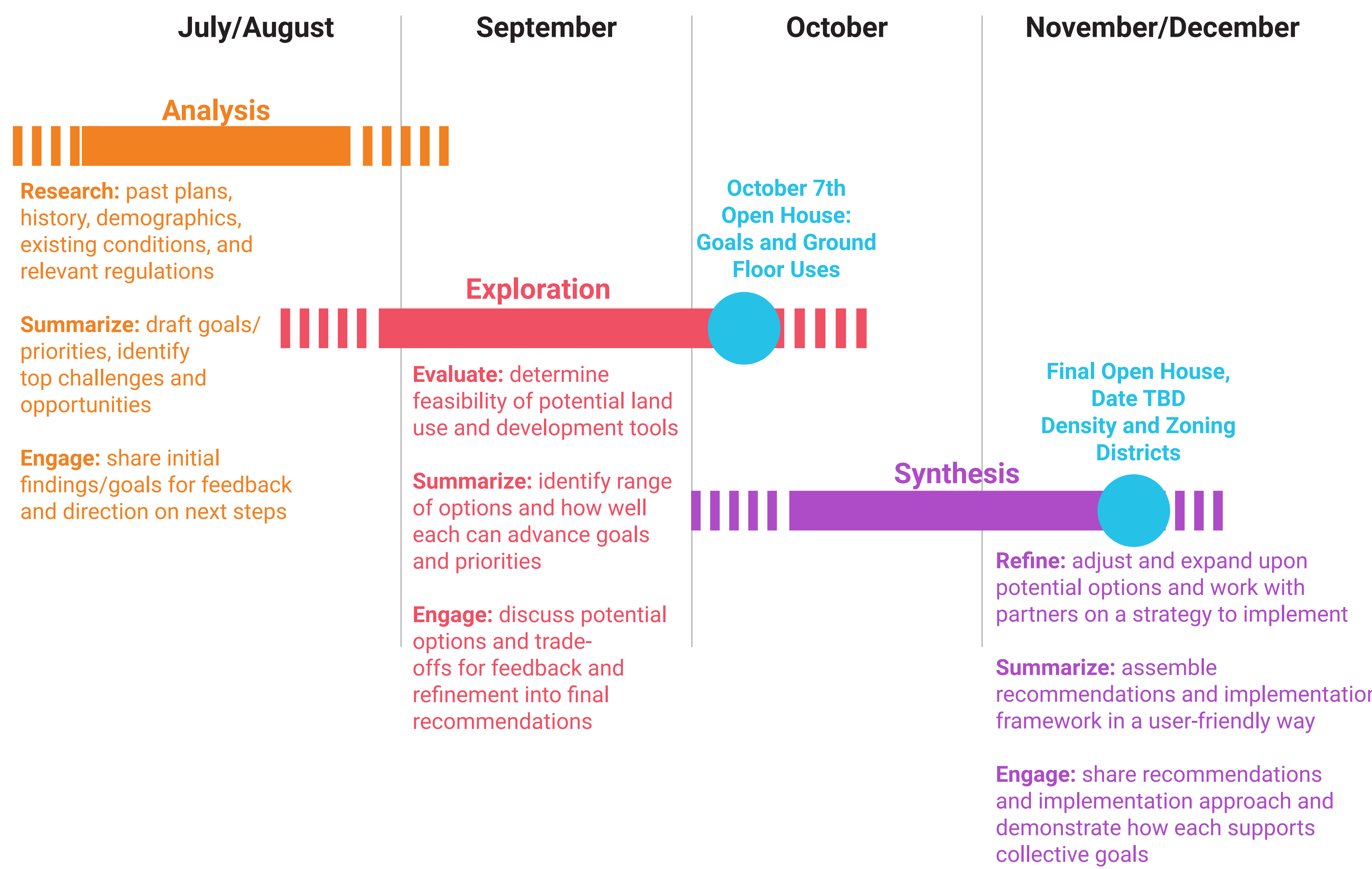
Support the community's short- and long-term needs by attracting people, activity, and investment to a critical neighborhood spine

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

Today's Open House Objectives

- 1. Share insight into the lived experience of living, working, and shopping along Broadway
- 2. Provide feedback to refine community goals and priorities
- 3. Provide feedback on how ground floor uses could be shaped to benefit the corridor

Projected Planning Timeline



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

1. Relieve housing affordability concerns

Increase neighborhood housing supply to relieve pressure on naturally occurring affordable housing
Attract development with affordable units to provide guaranteed long-term affordability

Lower Priority Higher Priority

2. Support local business environment

Activate ground floor spaces along Broadway to invite more foot traffic throughout the day/week/year
Attract more people to Broadway with quality mixed use housing options

Lower Priority Higher Priority

3. Promote sustainable development patterns

Mitigate carbon footprint by locating people near transit and incentivizing development that accomodates multi-modal transportation

Lower Priority Higher Priority

4. “Right size” approval processes to align with community priorities

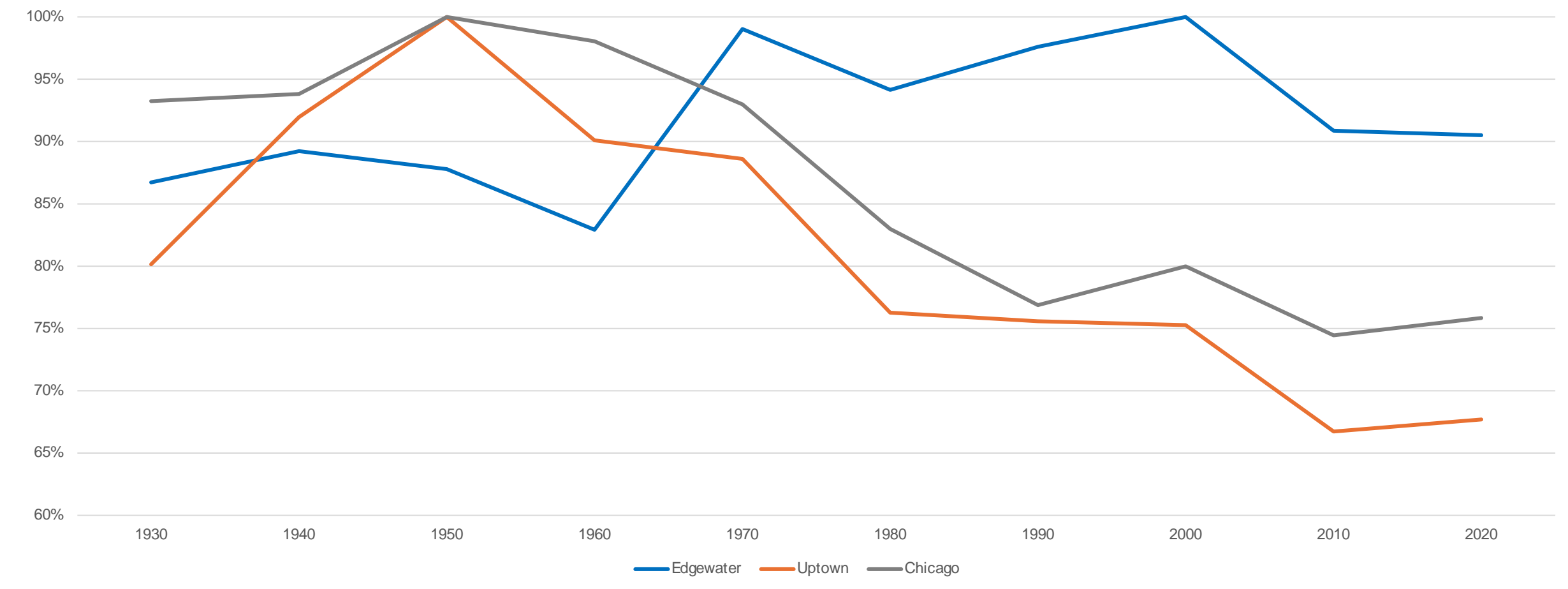
Reduce barriers for projects and businesses that support goals and priorities
Create and enforce guardrails for projects and businesses that are incompatible with goals and priorities

Lower Priority Higher Priority

Demographic Analysis

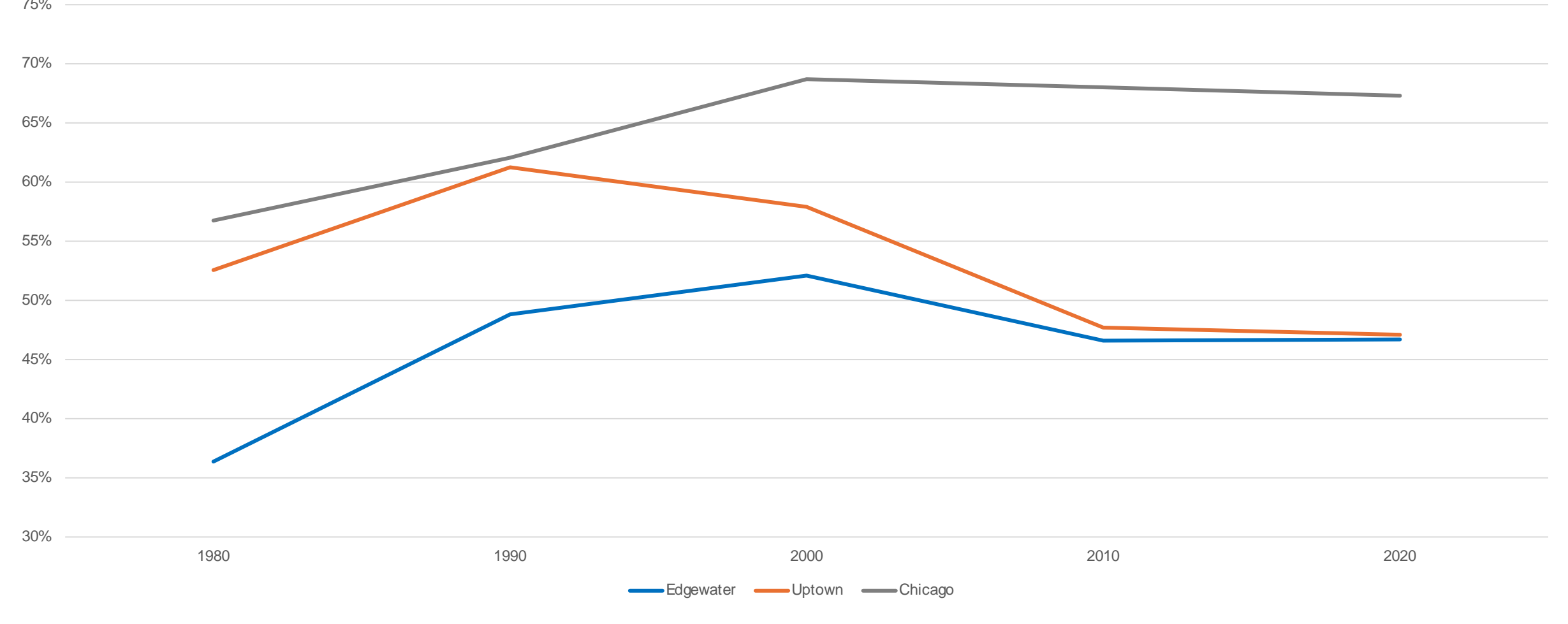
Percentage of Peak Population

US Census Population Data



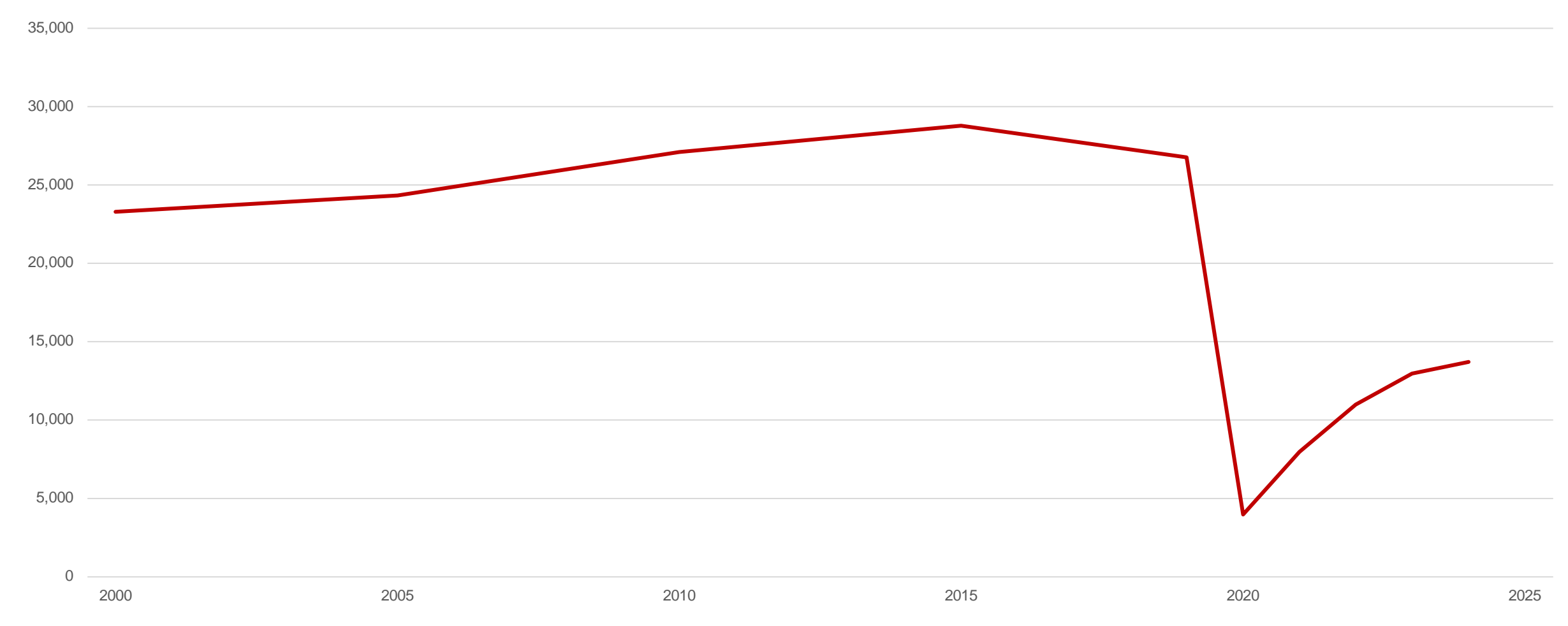
Share of Nonwhite Population Over Time

US Census, American Community Survey



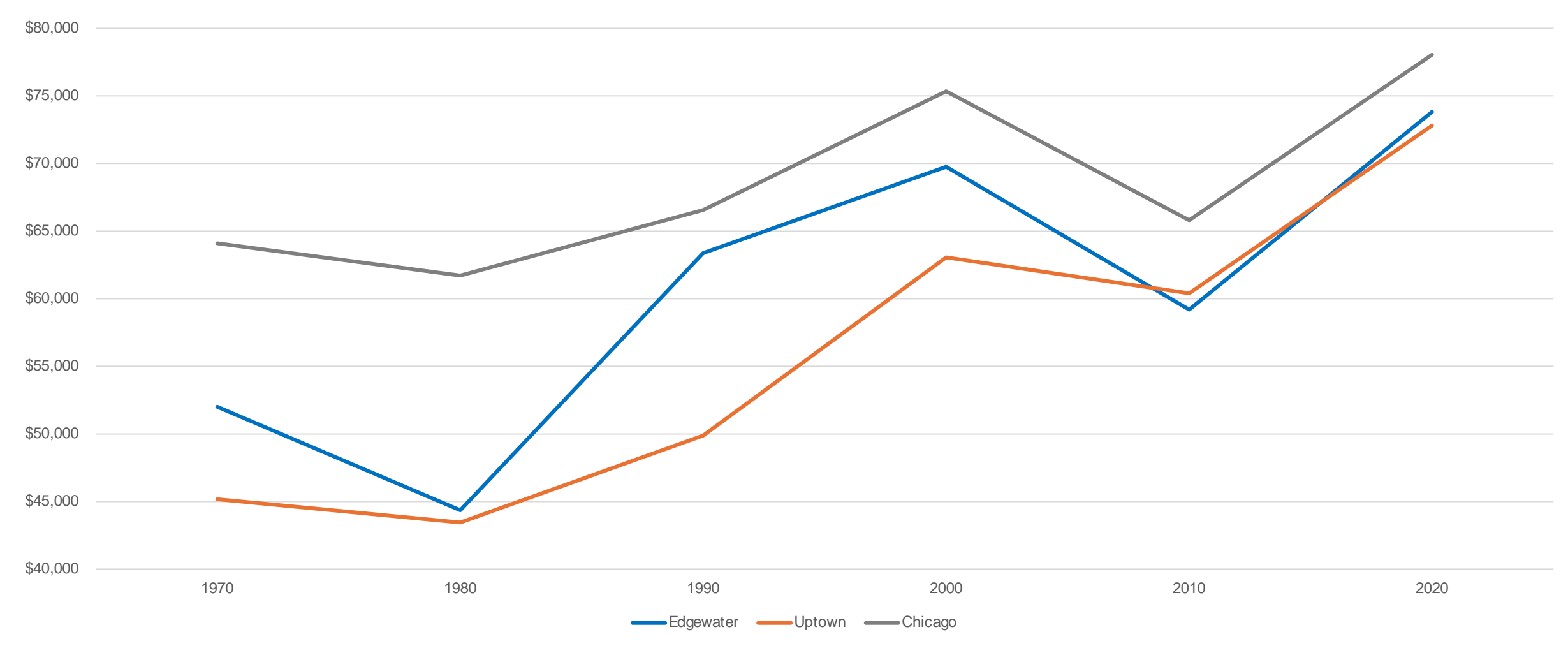
Transit Ridership within Study Area

CTA average weekday boardings in April for each year for Red Line stations in study area



Change in Incomes Over Time (in 2024 dollars)

US Census, American Community Survey, Bureau of Labor Statistics (for inflation normalization)



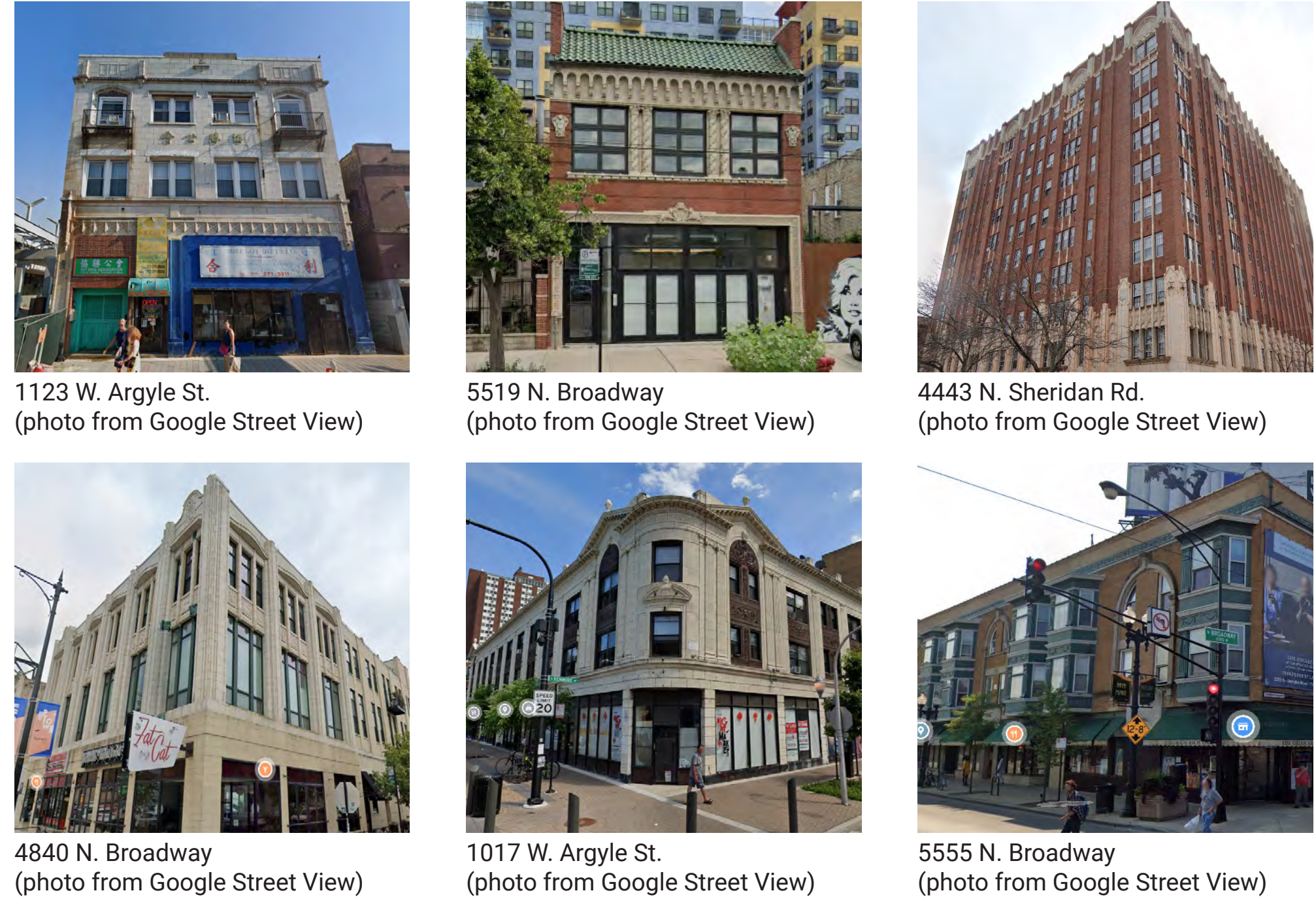
Population Density

2020 US Census

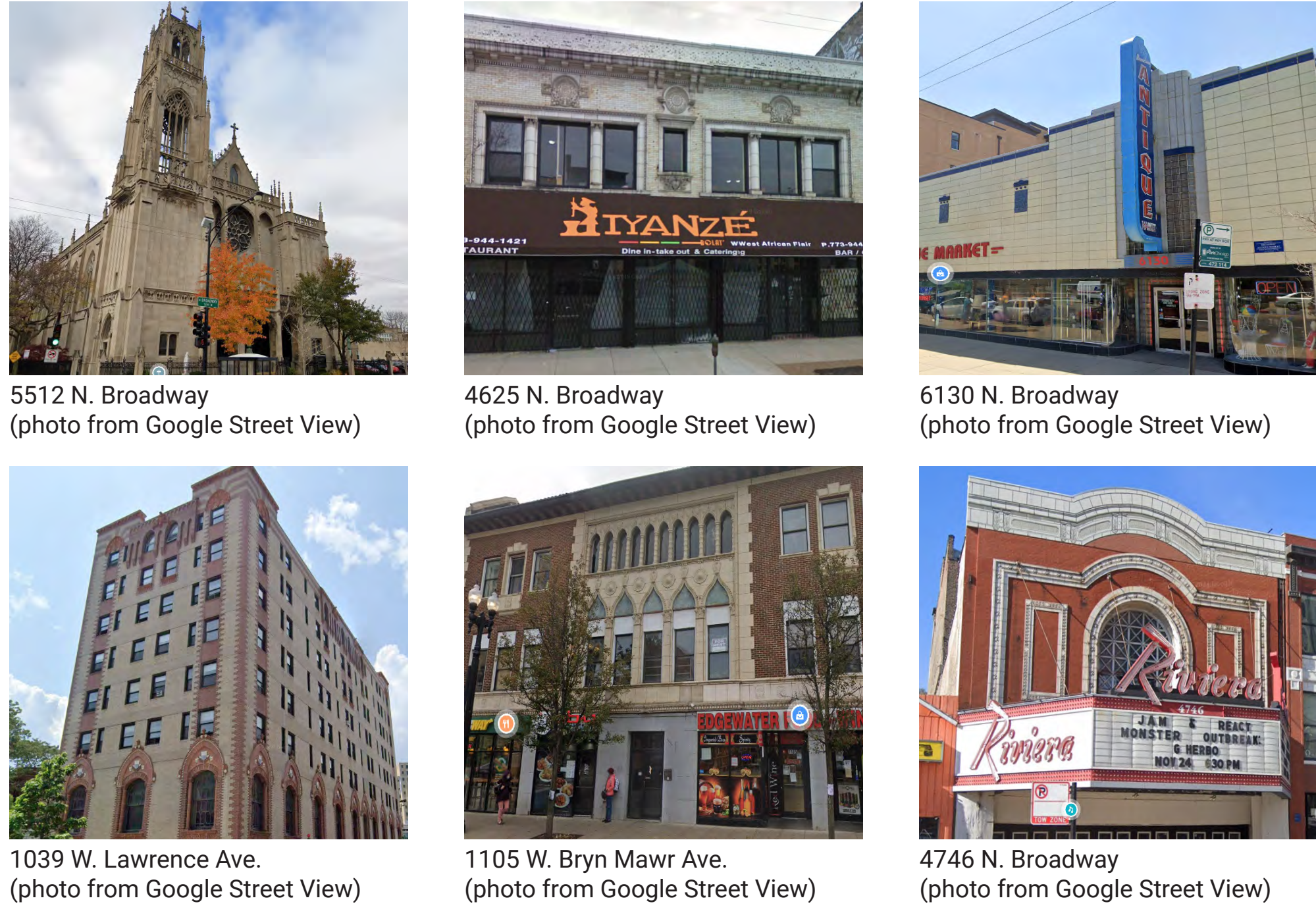


Architectural Character and Historic Resources

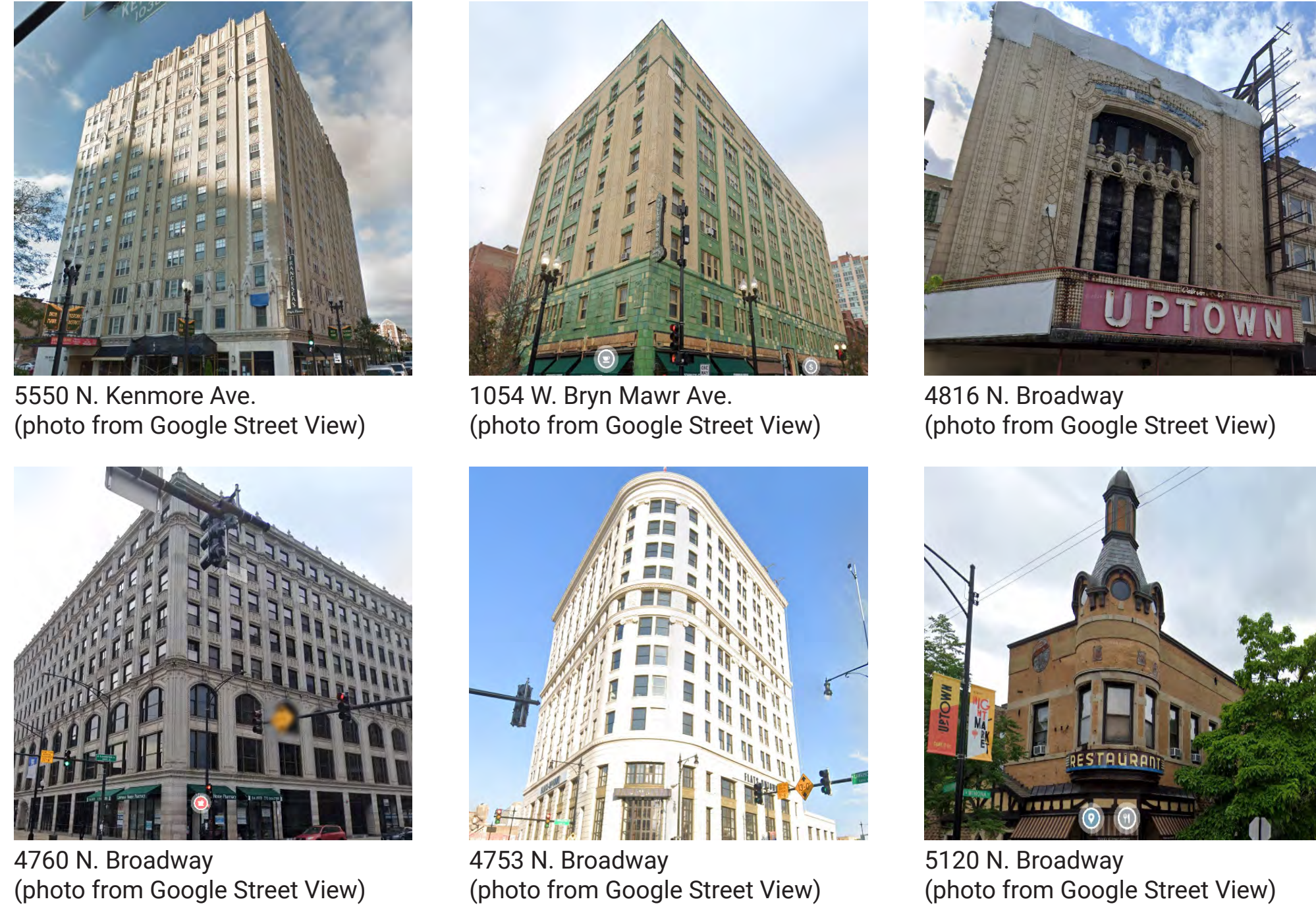
Neighborhood Character Building Examples



Orange Rated Building Examples



Chicago Landmark Examples



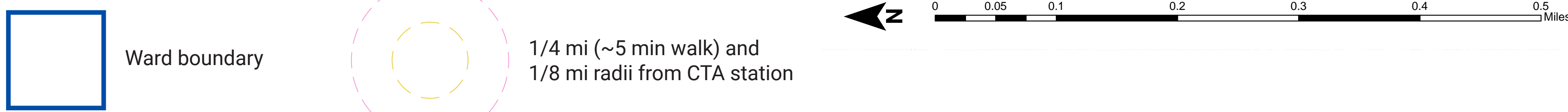
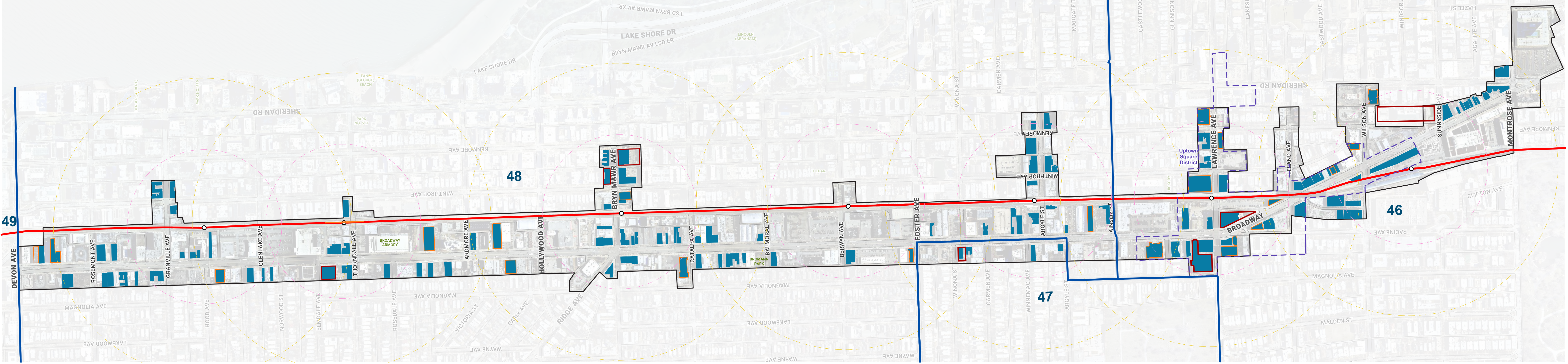
Neighborhood Character Building:
 Quality structures that as a group demonstrate the scale and design style unique to the corridor's history
 May not have any additional legal restrictions on demolition or redevelopment
 Potential opportunities for adaptive re-use and rehabilitating key building features

Orange Rated Building:
 Defined in the 1995 Chicago Historic Resources Survey as properties that possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community. They are subject to a 90-day demolition delay so the Department of Planning and Development can explore options, as appropriate, to preserve the building, including but not limited to landmark designation.

Chicago Landmark:
 Properties with demonstrated historic value that are required to comply with the Chicago Landmarks Ordinance, which means all permitted work on significant historical and architectural features as defined in designation report must be approved by the Commission on Chicago Landmarks
 Designation requires meeting two of the following seven criteria:

- Value as an example of City, State, or National heritage
- Location or site of a significant historic event
- Identification with a significant person
- Exemplary architecture
- Work of a significant architect or designer
- Representation of a significant theme
- Unique or distinctive visual feature

Chicago Landmark District:
 Collection of properties and buildings with protections and requirements as outlined in the district's designation report



Current Ground Floor Building Uses

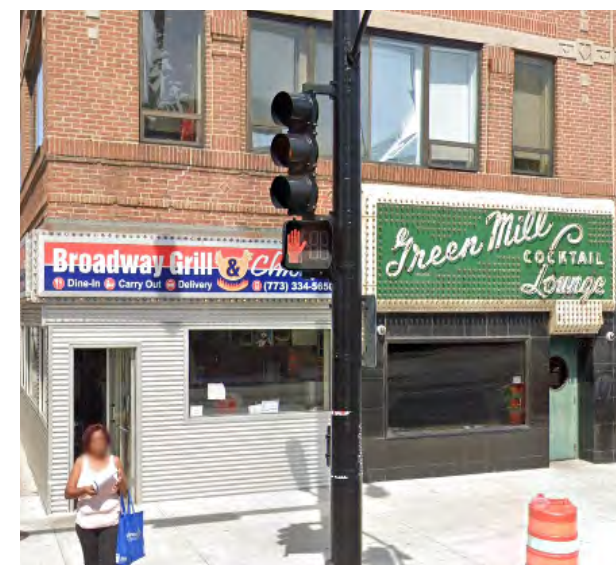
High Activation Use Examples



4447 N. Broadway
(photo from Google Street View)



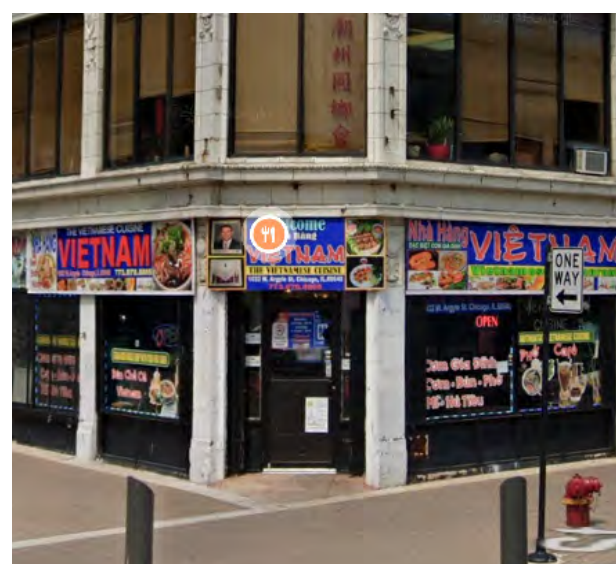
6221 N. Broadway
(photo from Google Street View)



4801 N. Broadway
(photo from Google Street View)



5601 N. Broadway
(photo from Google Street View)



1022 W. Argyle St.
(photo from Google Street View)



6330 N. Broadway
(photo from Google Street View)

Moderate Activation Use Examples



5451 N. Broadway
(photo from Google Street View)



4555 N. Broadway
(photo from Google Street View)



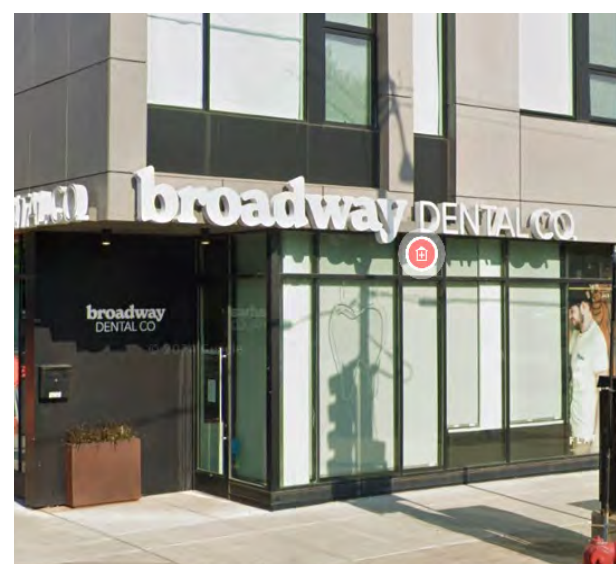
6000 N. Broadway
(photo from Google Street View)



4850 N. Broadway
(photo from Google Street View)

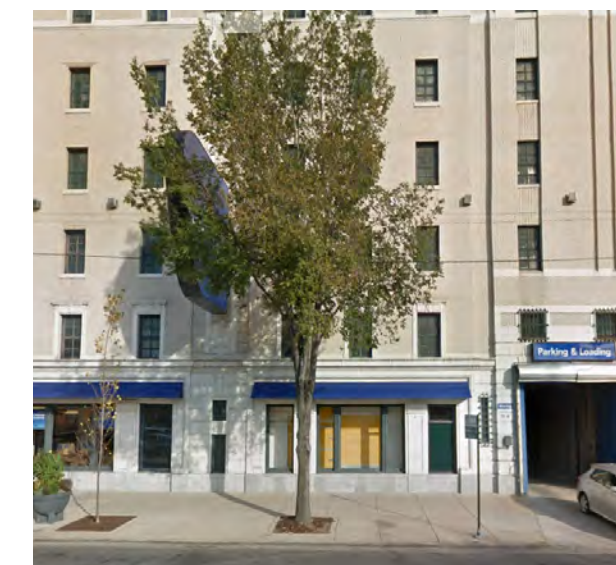


5501 N. Broadway
(photo from Google Street View)

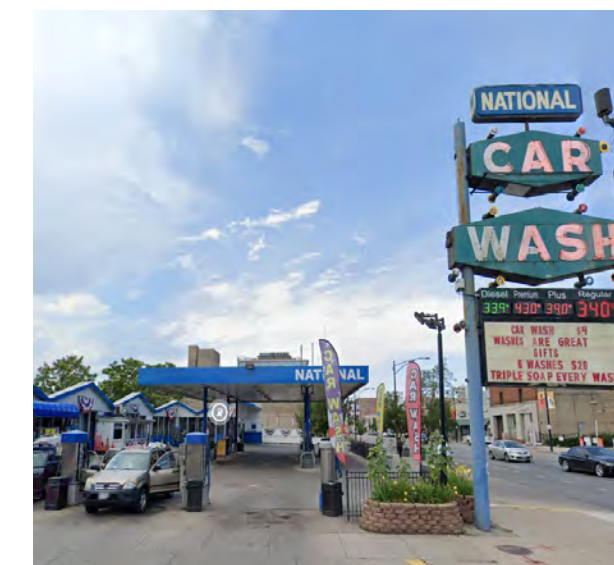


5155 N. Broadway
(photo from Google Street View)

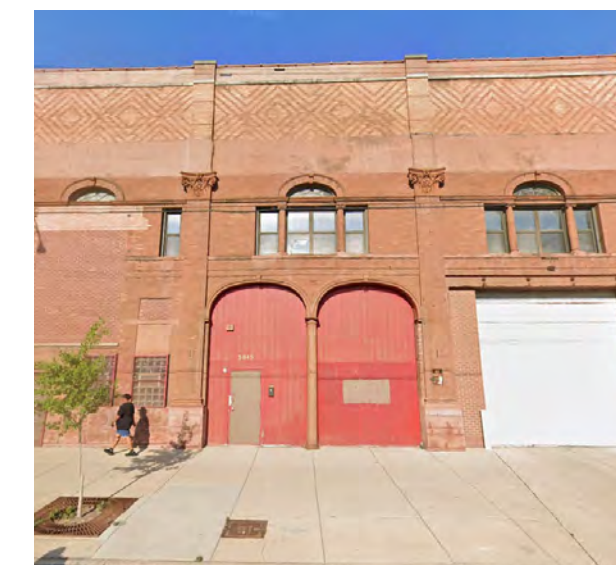
Low Activation Use Examples



6331 N. Broadway
(photo from Google Street View)



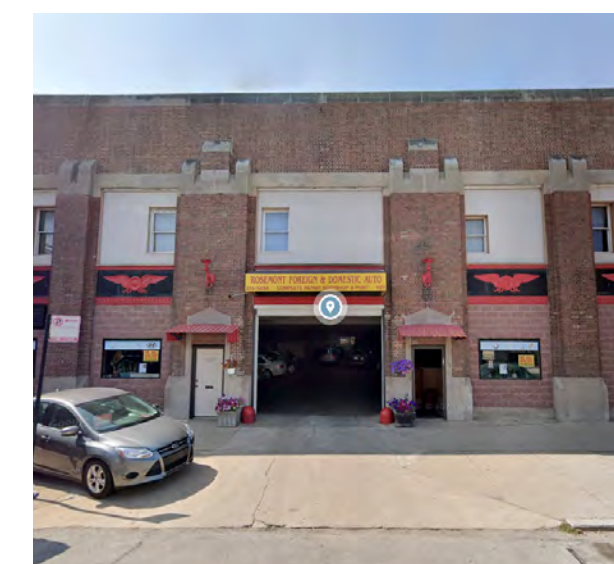
4900 N. Broadway
(photo from Google Street View)



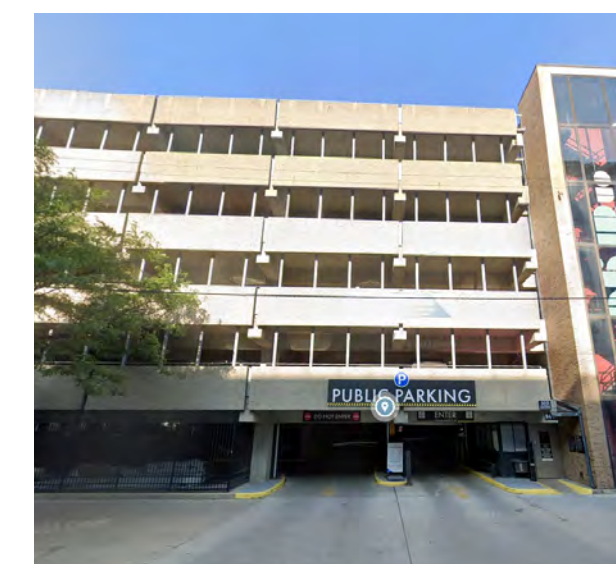
5845 N. Broadway
(photo from Google Street View)



4809 N. Broadway
(photo from Google Street View)



1140 W. Rosemont Ave.
(photo from Google Street View)

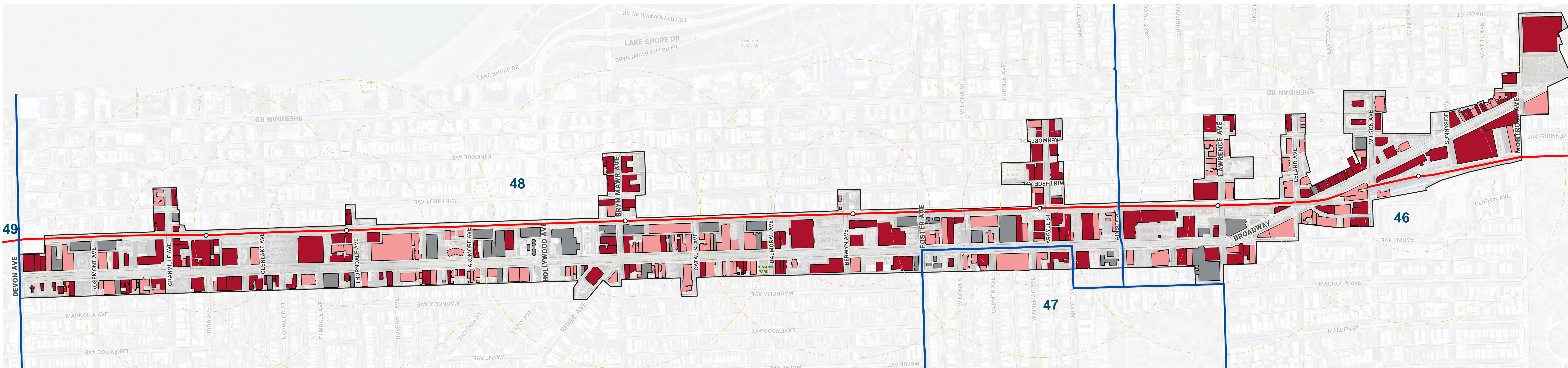


5049 N. Broadway
(photo from Google Street View)

High Activation Uses:
Retail and pedestrian-oriented commercial
Restaurants, bars, and entertainment

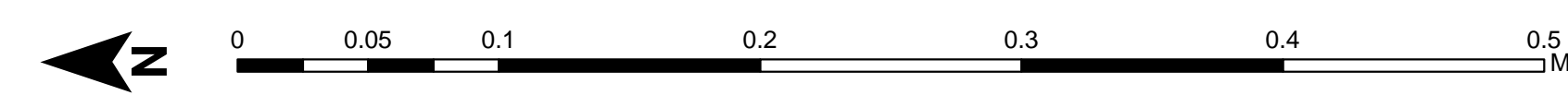
Moderate Activation Uses:
Office and medical
Cultural and public
Limited activity commercial uses
Ground floor housing and residential amenity space

Low Activation Uses:
Vacant or unknown space
Auto sales and service shops
Indoor parking
Storage



Ward boundary

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



Development Opportunity Analysis

Purpose:

Identifying sites that may be redeveloped in the future based on the below criteria. Redevelopment is anticipated within all tiers, with tier 1 sites holding the most transformational potential for the corridor.

Criteria:

1. Current property configuration or development is incompatible with the long-term vision for a pedestrian friendly, mixed-use corridor
2. Site is underutilized

Tier 1 Site Examples



5326 N. Broadway
(photo from Google Street View)



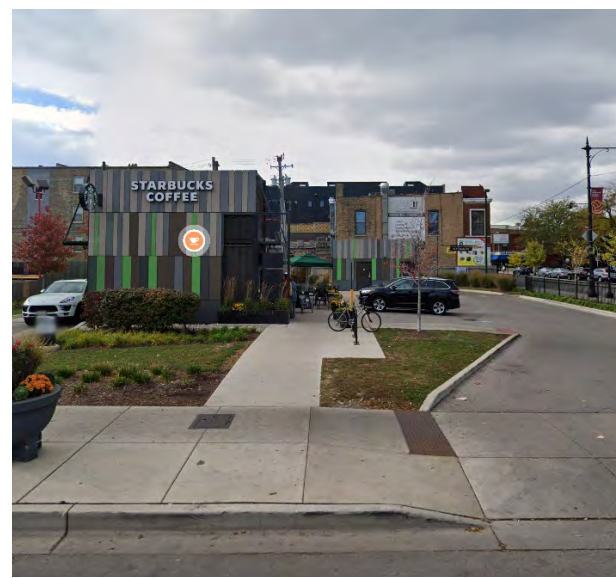
1004 W. Wilson Ave.
(photo from Google Street View)



6019 N. Broadway
(photo from Google Street View)



5439 N. Sheridan Rd.
(photo from Google Street View)

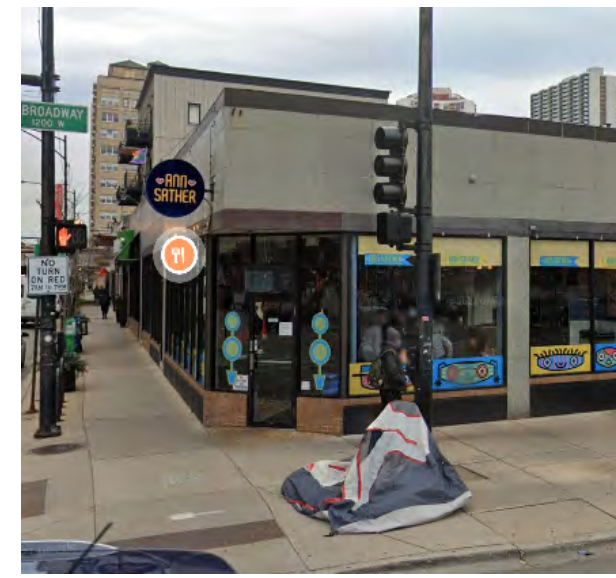


6350 N. Broadway
(photo from Google Street View)



4849 N. Broadway
(photo from Google Street View)

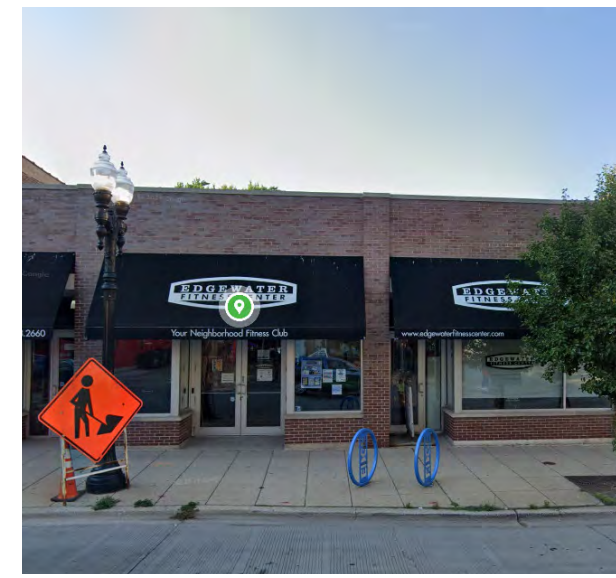
Tier 2 Site Examples



6179 N. Broadway
(photo from Google Street View)



4878 N. Broadway
(photo from Google Street View)



1106 W. Bryn Mawr Ave.
(photo from Google Street View)



1118 W. Wilson Ave.
(photo from Google Street View)



6034 N. Broadway
(photo from Google Street View)

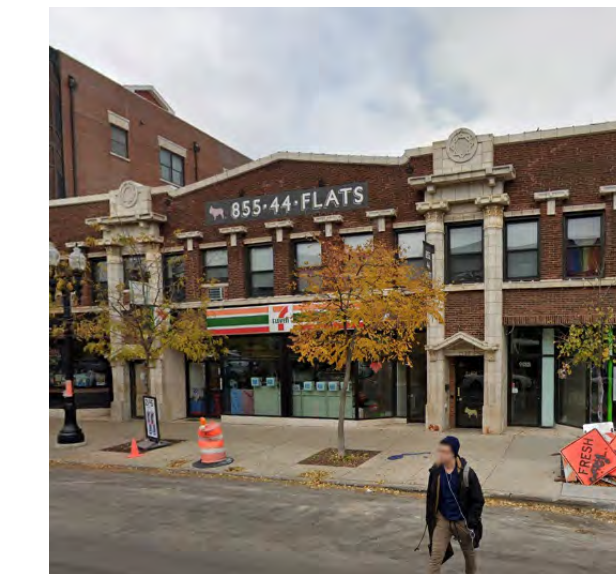


1114 W. Argyle St.
(photo from Google Street View)

Tier 3 Site Examples



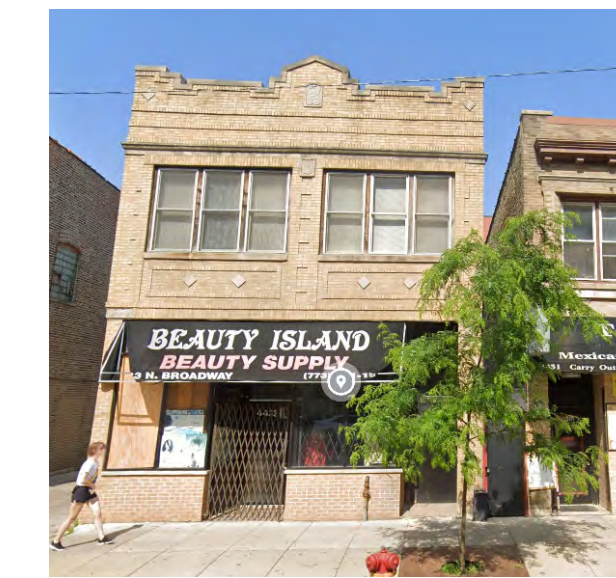
5937 N. Broadway
(photo from Google Street View)



1132 W. Wilson Ave.
(photo from Google Street View)



6259 N. Broadway
(photo from Google Street View)



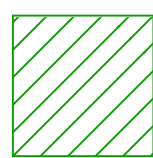
4431 N. Broadway
(photo from Google Street View)




1055 W. Bryn Mawr Ave.
(photo from Google Street View)

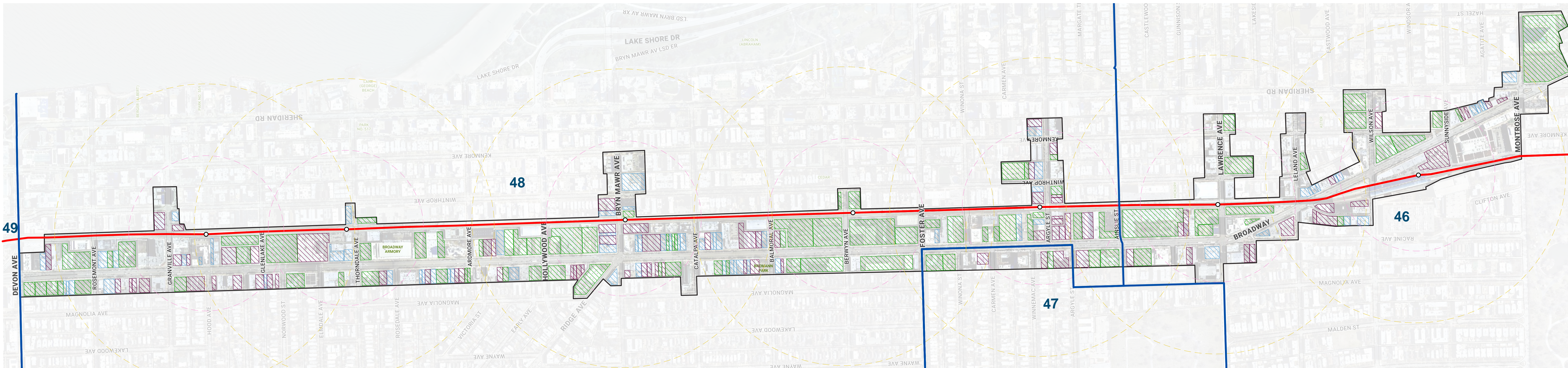


4401 N. Sheridan Rd.
(photo from Google Street View)

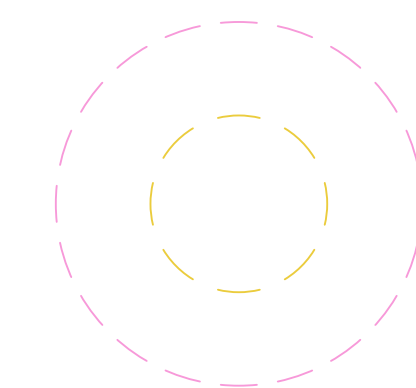
 **Tier 1 Sites: Most Underutilized and Incompatible**
Vacant sites, large surface parking lots, or single story buildings that do have an active face along the sidewalk

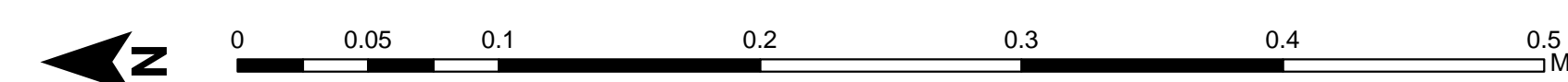
 **Tier 2 Sites: Underutilized and Lower Quality Construction**
1-2 story buildings that have an active face along the sidewalk but are low-moderate architectural quality

 **Tier 3 Sites: Underutilized and Higher Quality Construction**
1-2 story buildings that have an active face along the sidewalk and are higher architectural quality (also are neighborhood character buildings)



 Ward boundary

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



Initial Key Opportunities and Challenges specific to land use and development

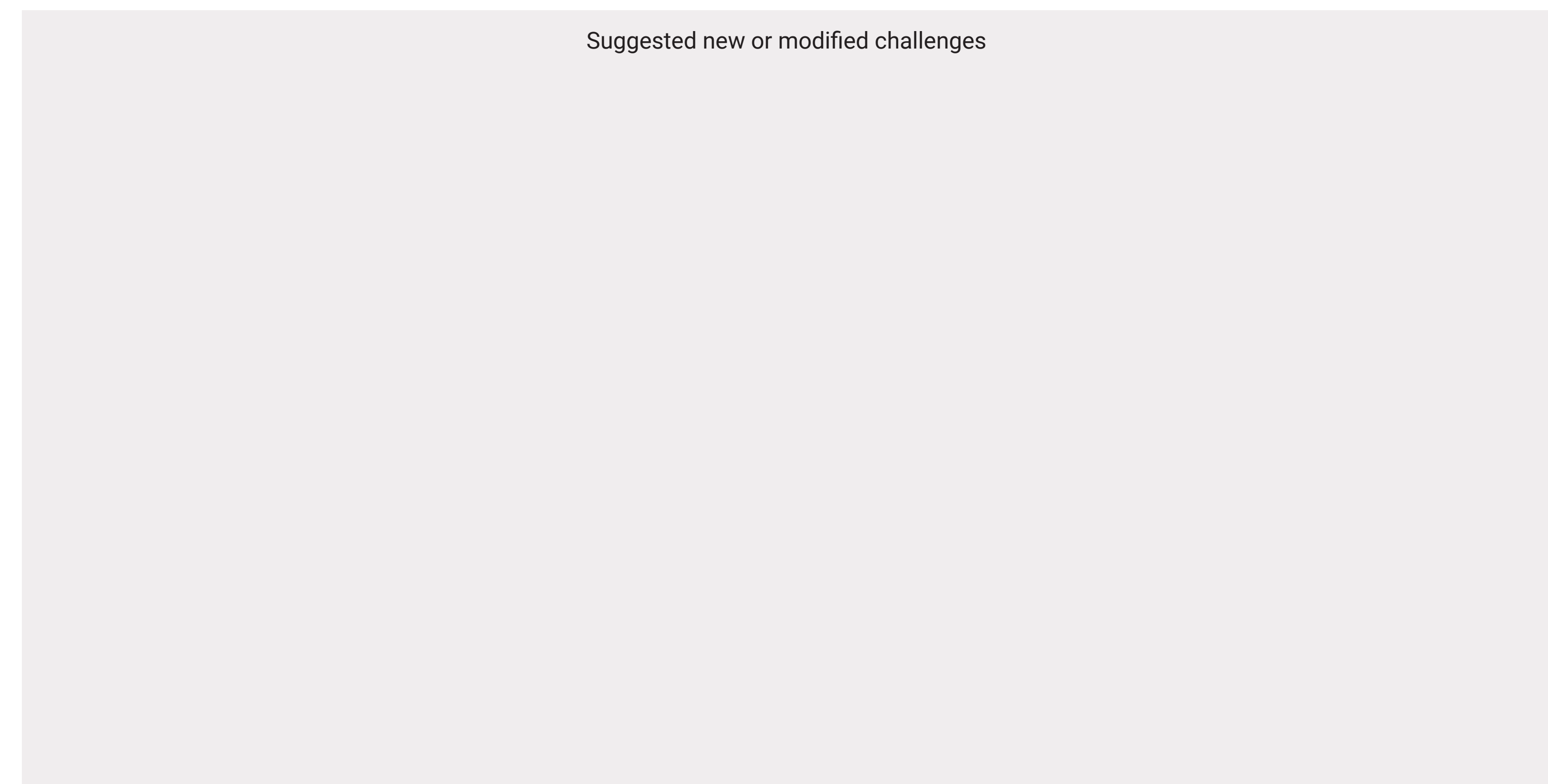
OPPORTUNITIES

- Excellent multi-modal transportation access and variety of neighborhood amenities
- Legacy of fostering unique local businesses and communities
- History of high quality, dense neighborhood development nearby
- Significant development opportunity sites along Broadway to bring more people and investment to the corridor



CHALLENGES

- Loss of demographic diversity and housing units affordable to moderate and lower income residents
- Challenging environment for local businesses during COVID-19 pandemic and CTA construction
- Waning perception of safety and community
- Auto-oriented design that is uncomfortable for pedestrians
- Large number of underutilized properties
- High cost of construction and general development barriers to bringing new housing and investment
- Unclear expectations for future development



Proposed Ground Floor Use Framework

Highest Intensity Activation:
 Nearly all ground floor commercial and pedestrian-focused uses on the ground floor



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



Ground floor housing is typically discouraged

Active Mixed Use:
 Mix of active ground floor commercial and community uses with some well designed housing on the ground floor (see design guidelines for more)



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



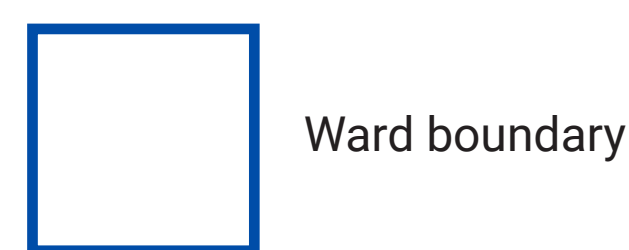
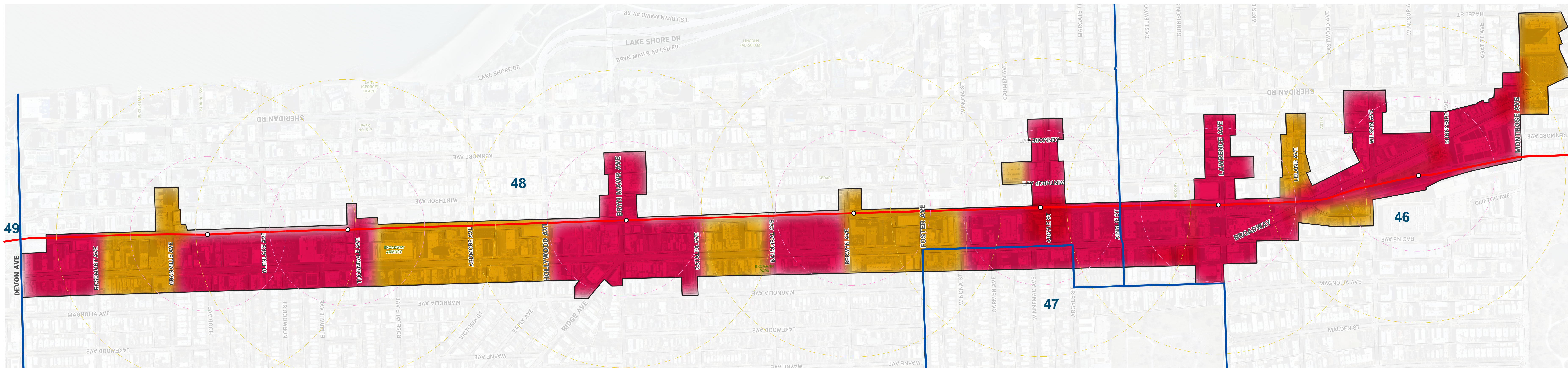
Occasional ground floor uses: housing units, if commercial is not viable

Comments and suggestions on proposed ground floor uses

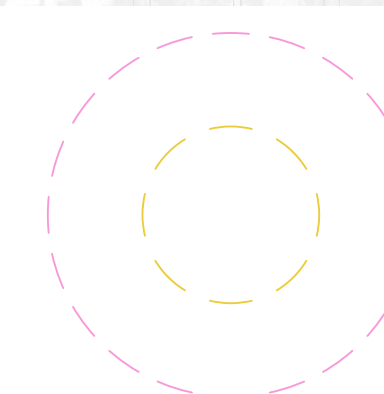
Relevant Design Guidelines

Neighborhood Design Guidelines

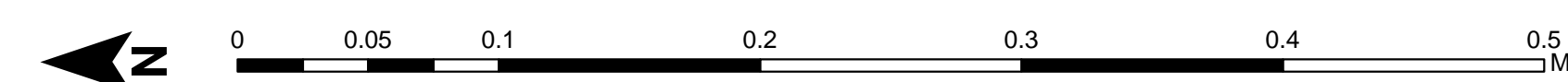
Ground Floor Residential Design Guidelines



Ward boundary



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



Connecting Communities on Broadway

An Open House on Land Use Planning

