

BROADWAY LAND USE PLANNING

EDGEWATER + UPTOWN

Learn More and Provide Feedback

CHICAGO.GOV/BROADWAY:

- Project information
- Materials shared at past meetings
- Summary of feedback received at the fall open house stations, written, and via online survey
- Frequently asked questions- updated as more common questions arise
- Summary document- Draft Broadway Land Use Framework
- Online feedback form- open December 16th through February 6th

Broadway Land Use Planning

3 Draft framework document now available

Draft land use recommendations have been assembled into a summary document called the Broadway Land Use Framework, which is **now available for public review and comment**.

Comments and questions can be **submitted through an online feedback form**. Following this round of input, the document is expected to be finalized in February and presented to the Chicago Plan Commission for adoption on Feb. 20.

[Read the draft framework](#)



The Department of Planning and Development (DPD) is partnering with the 46th, 47th, and 48th wards, the [Edgewater Chamber of Commerce](#), and [Uptown United](#) to create a land use plan for Broadway between Montrose and Devon avenues.

Broadway is a busy commercial street along the CTA Red Line that connects the north lakefront to jobs, stores, schools, open spaces, neighborhood services, medical facilities and other destinations.

The land use planning process builds upon other recent planning efforts in Uptown and Edgewater. It will focus on expectations for new development and alignment with community goals. This effort is timely, as CTAS [Red and Purple Modernization](#) project will soon be complete and construction staging sites will become available for redevelopment.

For more information, view responses to [Frequently Asked Questions](#).

[Broadway Land Use Framework summary document](#)

The [draft Broadway Land Use Framework](#) aims to support consistent, intentional and transparent development designs along Broadway with clear expectations for land uses, density, zoning districts and other development parameters.

The draft land use recommendations previously presented at the Dec. 16 open house and posted online have been reformatted into this summary document. Any changes to recommendations will result in updates to the document before it is finalized in February. The Chicago Plan Commission will consider the Broadway Land Use Framework for adoption on Feb. 20. (Please note that further action must be taken to implement the zoning recommendations, which will require public hearings, mailed public notices and ultimately City Council adoption.)

Get involved

Virtual Public Meeting

Thursday, January 30 | 6-7 PM

Join the Department of Planning and Development and 46th, 47th, and 48th Wards along with partners at the Department of Housing, Edgewater Chamber of Commerce, and Uptown United for an information session on the land use and zoning recommendations for Broadway, from Devon to Montrose. At this online meeting, project partners will share the goals, recommendations, and expected impacts as well as answer participant questions. A recording will be available after the meeting.

[Register to Attend](#)

Past Events

Zoning and Land Use Open House

Dec. 16, 2024

Paruma Restaurant, 4936 N. Broadway

The community meeting included draft land use and zoning recommendations based on feedback received. See the Open House Boards and Online Feedback Form below.

- [Presentation Boards](#)
- [Online Feedback Form - DEADLINE EXTENDED - Closes Feb. 6](#)

September Kick Off Meeting

Oct. 7, 2024

Open House Kickoff – Oct. 7, 2024

- [Presentation](#)
- [Feedback Summary](#)

Stay informed

Anyone interested in the Broadway land use planning efforts can [sign up to receive email updates](#).

Project Partners

Department of Planning and Development (DPD)

North Region Planning Team:

Katharyn Hurd
Danielle Crider

Historic Preservation:

Matt Crawford

Zoning:

Patrick Murphey

46th Ward

Ald. Angela Clay
Jesse Orr

Department of Housing

Dana McGarr

Chicago Transit Authority (CTA)

Jeff Wilson

47th Ward

Ald. Matt Martin
Lucy Nye

Uptown United

Sarah Wilson

48th Ward

Ald. Leni Manaa-Hoppenworth
Nicole Granacki

Edgewater Chamber of Commerce

Garrett Karp
Jessica Wobbekind

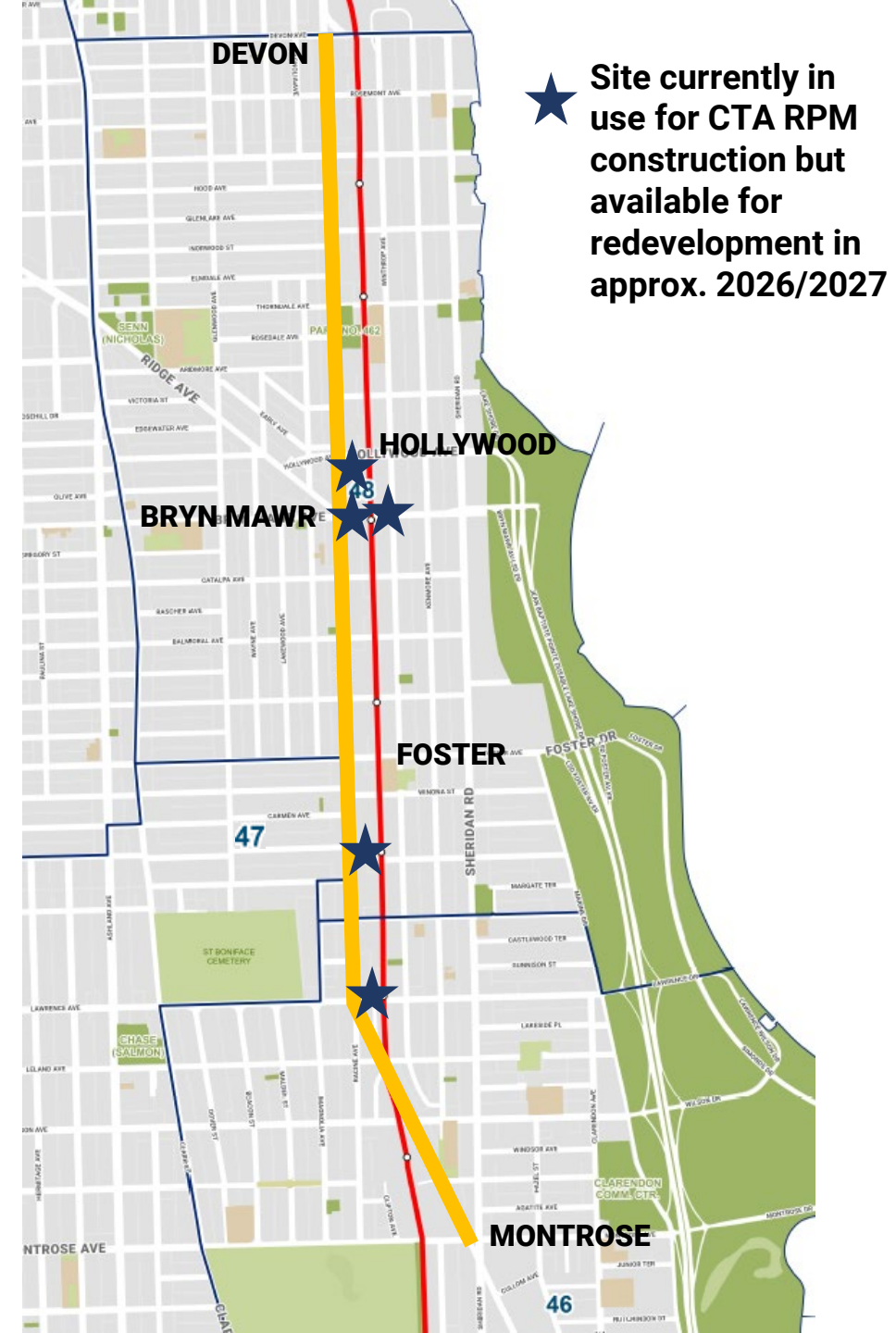
Broadway Context

CHALLENGES:

- **Housing availability and affordability**
- **Troubling demographic changes- increased median income and decreased proportion of non-white population**
- **Struggles for small businesses- COVID, CTA construction, etc.**
- **Underutilized properties not meeting local needs**
- **Reduced ridership at area CTA stations**
- **Burdensome approval processes for businesses and development**
- **Difficult pedestrian environment and lack of foot traffic/eyes on the street**

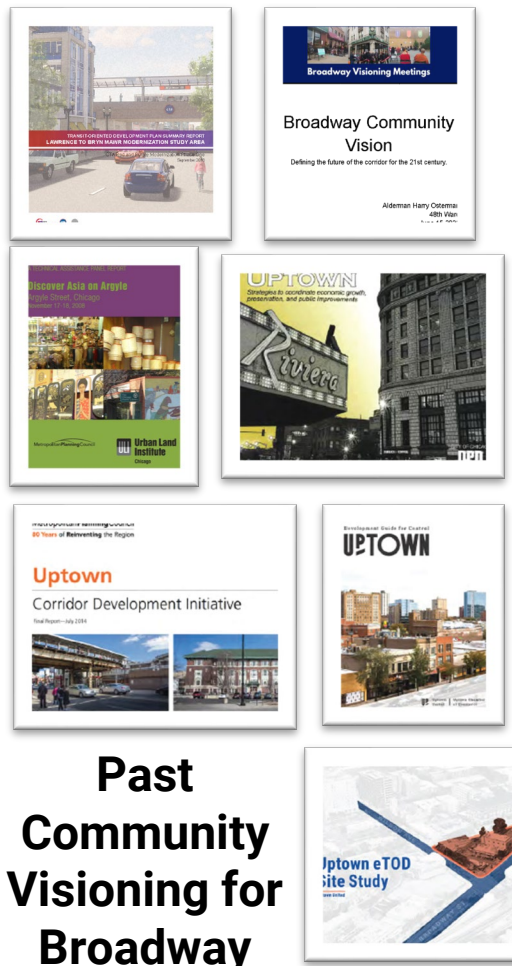
OPPORTUNITIES:

- **Visions for land use and economic development locally and regionally**
- **Investment in CTA, improved transit service, infrastructure, and development opportunities**



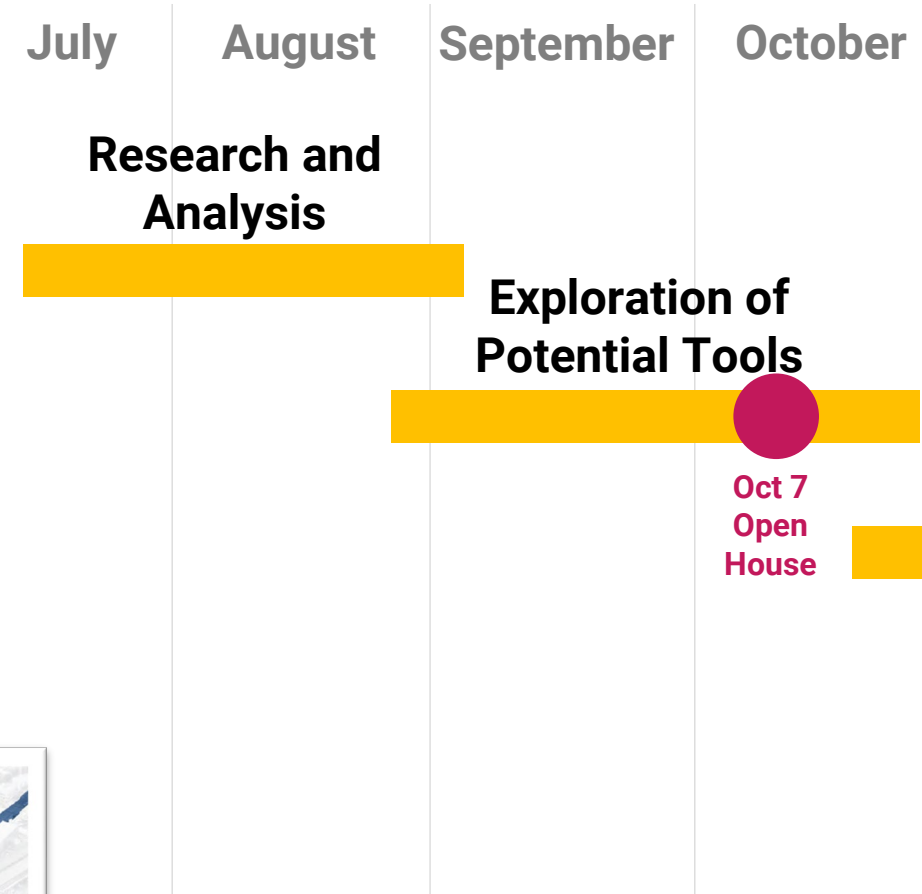
Planning Timeline

Pre-2024

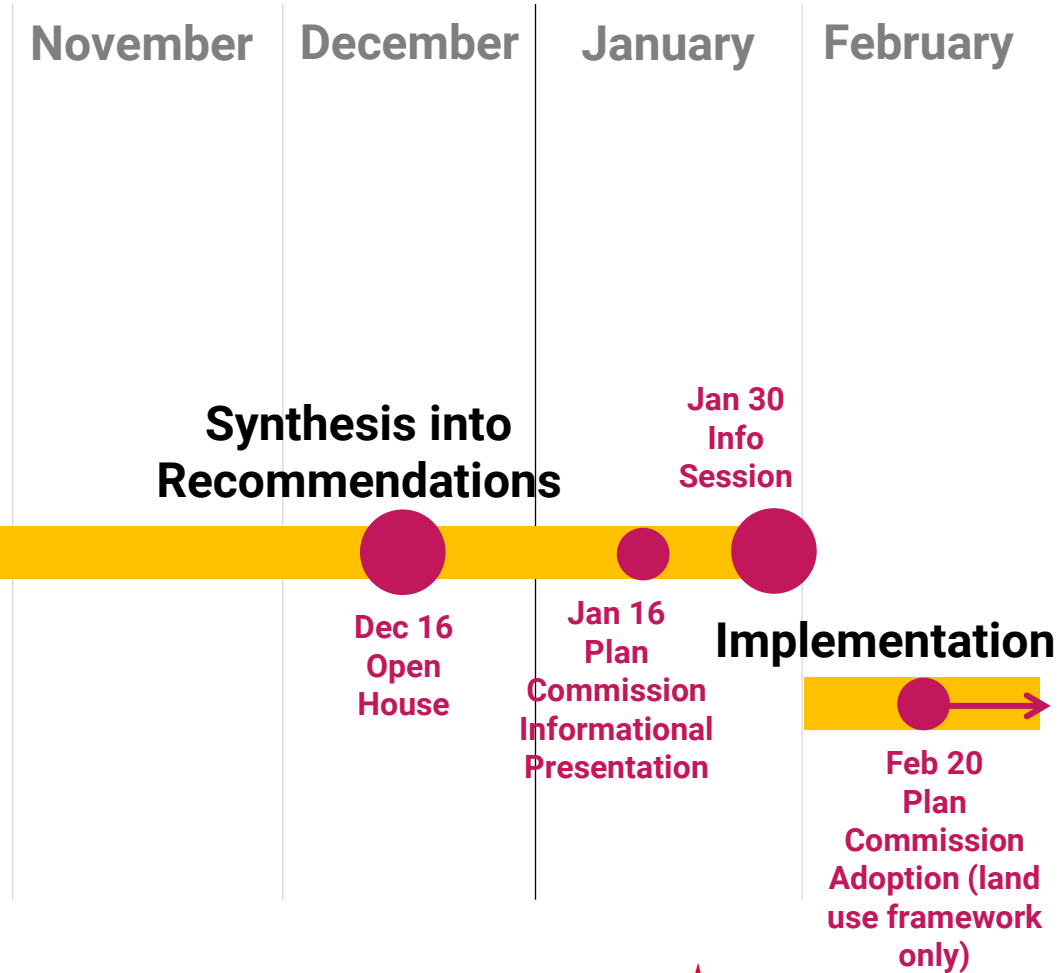


Past
Community
Visioning for
Broadway

2024



2025



Community Goals and Priorities for Broadway

1. Improve neighborhood housing affordability

Create and preserve a variety of housing types and for a variety of income levels
Allow development dense enough 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

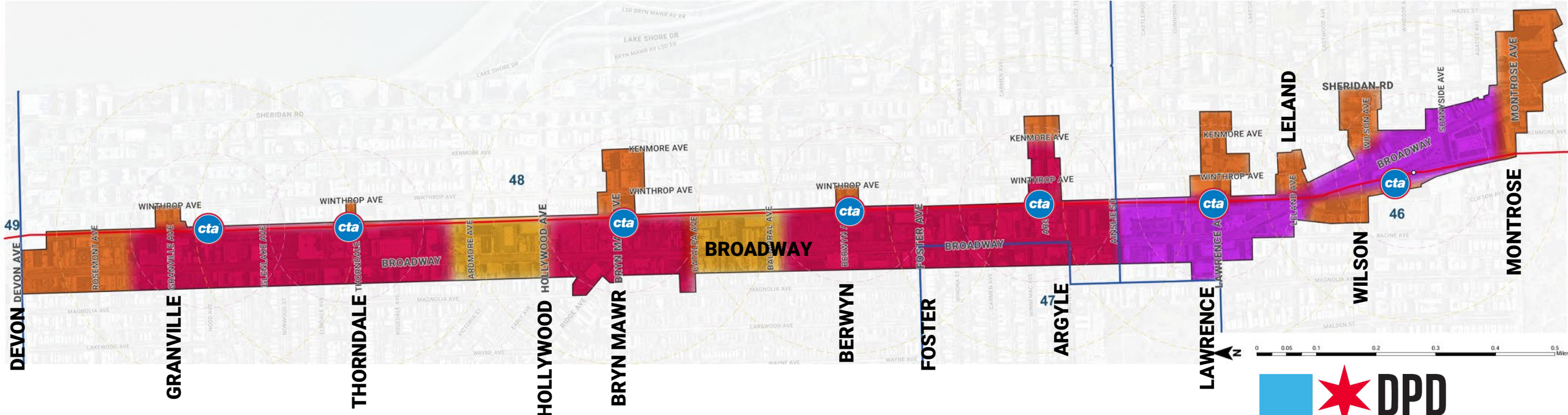
Celebrate the unique history and culture of the corridor and surrounding neighborhoods
Foster a transit- and pedestrian-oriented environment by encouraging housing near transit and robust multi-modal transportation options
Encourage new active uses along the sidewalk
Mitigate the neighborhood's carbon 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 community goals, needs, and priorities
Prohibit or discourage projects that are incompatible with community goals, needs, and priorities
Maintain opportunities for community feedback for large or impactful projects

Draft Land Use Framework

- Mid Density, Mixed Ground Floor: 4+ stories, mostly commercial with limited active residential ground floor**
- Higher Density, Mixed Ground Floor: 5+ stories, mostly commercial with limited active residential ground floor**
- Higher Density, Commercial Ground Floor: 5+ stories, active commercial ground floor**
- Highest Density, Commercial Ground Floor: 6+ stories, active commercial ground floor**



Applying the Land Use Framework

TRANSPARENCY:

- **Clear development expectations for soliciting, proposing, or evaluating projects**

FUTURE PUBLIC APPROVAL TYPES:

- **Rezoning (proactively or in response to request)- Committee on Zoning, City Council**
- **Planned Development approval for large projects- Chicago Plan Commission, Committee on Zoning, Landmarks, and Building Standards, City Council**
- **Special Uses and Variations- Zoning Board of Appeals**
- **Historic preservation approvals for Landmark buildings or districts- Commission on Chicago Landmarks, Committee on Zoning, Landmarks, and Building Standards, City Council**

Post-RPM Development

From CTA's 2018 Transit-Oriented Development Plan (Zoning Analysis)



01

Broadway/Hollywood



04

Argyle next to station



02

Broadway between Hollywood and Bryn Mawr



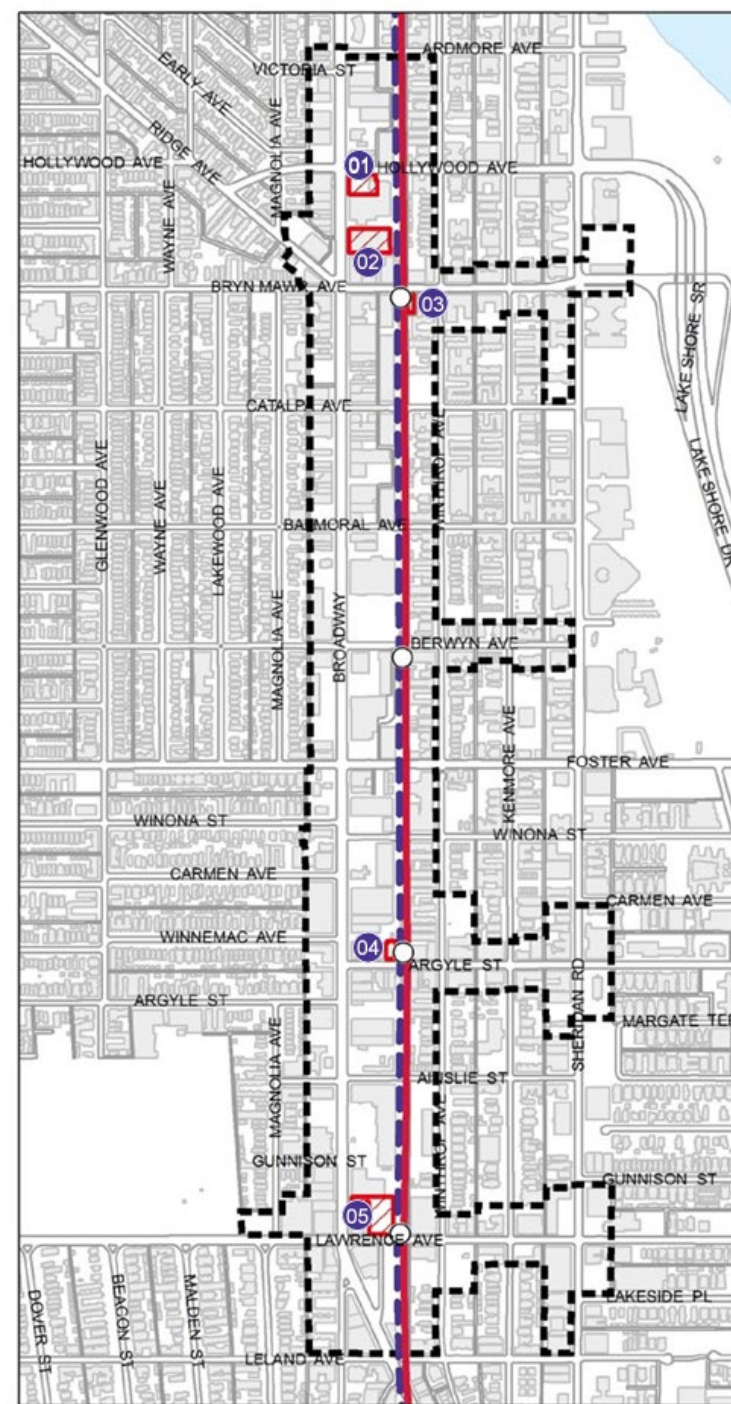
05

Lawrence/Broadway (City-owned)



03

Bryn Mawr next to station



POTENTIAL REDEVELOPMENT SITES

LEGEND

- CTA Red Line
- CTA Purple Line Express
- Potential Redevelopment Sites
- LBMM Study Area Boundary
- 01 LBMM 01
- 02 LBMM 02
- 03 LBMM 03
- 04 LBMM 04
- 05 LBMM 05

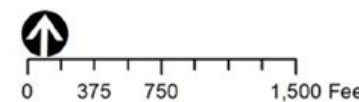
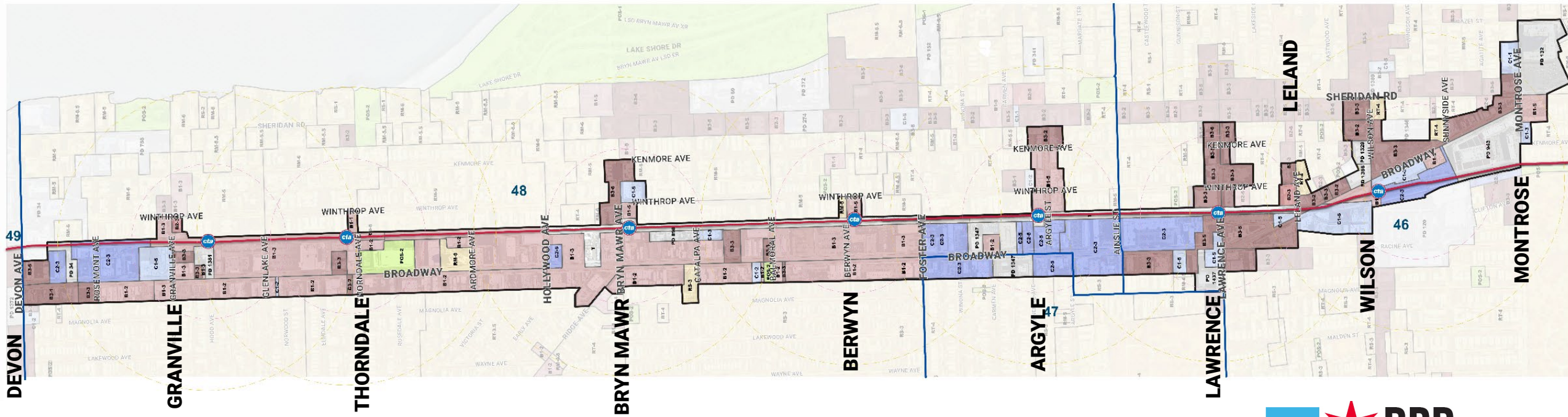
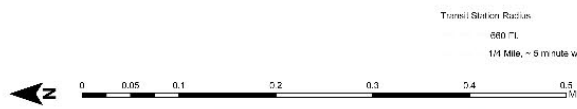


Figure 1.1: Potential Redevelopment Site Map

Source: CTA, 2016

Existing Zoning

RS-3	B1-1	C1-2
RT-4	B1-2	C1-3
RM-5	B1-3	C1-5
RM-6	B1-5	C2-3
POS-2	B2-3	C2-5
PD (various)	B3-1	
T	B3-2	
	B3-3	
	B3-5	



Choosing Zoning Districts

INCREASE FAIRNESS, CONSISTENCY, AND TRANSPARENCY

SUPPORT NEED FOR HOUSING AND ECONOMIC DEVELOPMENT:

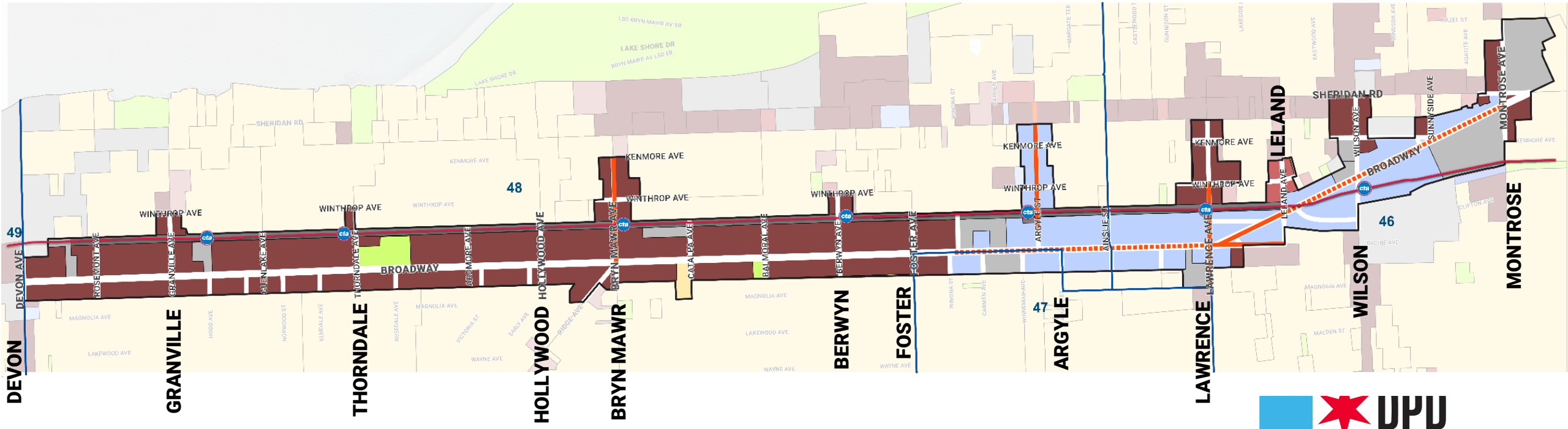
- **Align zoning to support mid-rise, mixed-use projects by right, with additional approvals required for deviations**
- **Reduce barriers to providing much needed investment and housing**

SUPPORT BUSINESSES:

- **Allow a healthy variety of commercial uses, while balancing compatibility with neighborhood priorities**
- **Attract businesses to invest in and activate underutilized properties**
- **Reduce barriers for most types of businesses to open or expand, which is especially burdensome for small businesses**
- **Districts selected to minimize conflicts between existing businesses and future zoning requirements when considering more restrictive zoning districts**

Draft Zoning Recommendations

- C1-5
- B3-5
- B2-5
- Existing Pedestrian Street
- Proposed Pedestrian Street Extension
- Planned Development, Various (Existing)
- Open Space, POS-2 (Existing)
- Residential, RS-3 (Existing)
- Transportation, T (CTA tracks)



Pedestrian-Oriented Design Requirements

See 17-3-0308 and 17-3-0504 in the Chicago Zoning Ordinance for more information

PEDESTRIAN STREET DESIGNATION:

- **Bryn Mawr- Broadway to Kenmore**
- **Argyle- Broadway to Sheridan**
- **Lawrence- Magnolia to Winthrop**
- **Broadway- Lawrence to Leland**
- **Racine- Lawrence to Leland**

TRANSIT-SERVED LOCATION REQUIREMENTS:

- **Everywhere else on the corridor (B and C within ½ mile from train station)**
- **Includes standards from Pedestrian Street regulations, but does NOT include additional requirements for allowed uses or non-commercial ground floor transparency**

Basic Overview of Design Restrictions

	Pedestrian Street	Transit-Served Locations
Build along the sidewalk (<5' setback)	✓	✓
Transparency (60% of façade between 4-10')	✓	Commercial uses only
Primary entry on street side or corner	✓	✓
Hidden parking (enclosed or in the rear)	✓	✓
Prohibited driveway curb cuts (alley access)	✓	✓
Required special use: non-accessory parking, bank/currency exchange (in certain circumstances)	✓	✓
Prohibited uses: strip mall, drive-thru, vehicle sales/maintenance, gas station, car wash, residential storage	✓	X

Sample of Allowed Uses By District See

17-3-0200 in the Chicago Zoning Ordinance for more information

- x Not Allowed
- s Special Use Required (ZBA)
- ✓ Allowed

Vehicle-Oriented Uses

	B1	B2	B3	C1	C2
Drive-Thru	s	s	s	s	s
Gas Station	x	x	s	s	s
Auto Sales (Indoor)	x	x	✓	✓	✓
Auto Sales (Outdoor)	x	x	x	x	✓
Car Wash	x	x	x	✓	✓
Auto Repair Shop	x	x	✓	✓	✓
Auto Body Shop	x	x	x	✓	✓
Auto Parts Retail	x	x	✓	✓	✓
Residential Storage	x	x	✓	✓	✓

Note: strip centers and the most vehicle-oriented uses in this table are prohibited along Pedestrian Streets

Housing Units

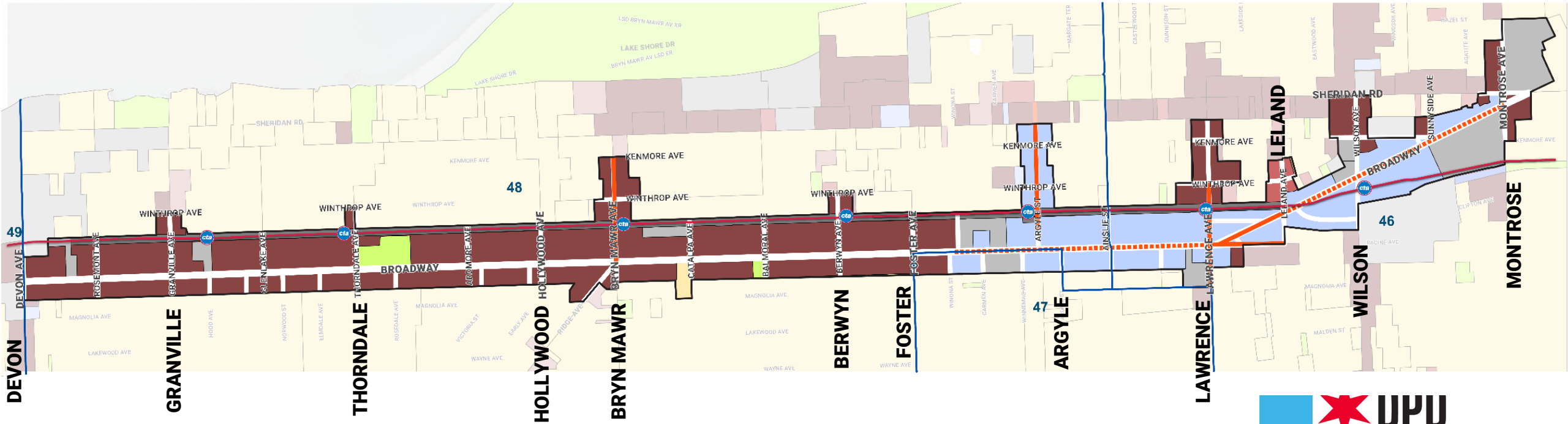
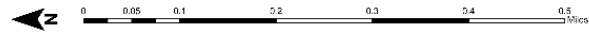
	B1	B2	B3	C1	C2
Ground Floor	s	✓	s	s	s
Upper Floors	✓	✓	✓	✓	✓

Misc. Commercial Uses

	B1	B2	B3	C1	C2
Laundromat	x	x	✓	✓	✓
Retail	✓	✓	✓	✓	✓
Restaurant, Limited	✓	✓	✓	✓	✓
Restaurant, General	x	x	✓	✓	✓
Tavern	x	x	s	✓	✓
Liquor Store	x	x	s	✓	✓
Payday Loans	x	x	s	s	s
Pawn Shops	x	x	s	s	s
Arcade	x	x	x	✓	✓
Tattoo Parlor	x	x	s	✓	✓
Massage	x	x	s	✓	✓
Salon	✓/s	✓/s	✓/s	✓	✓

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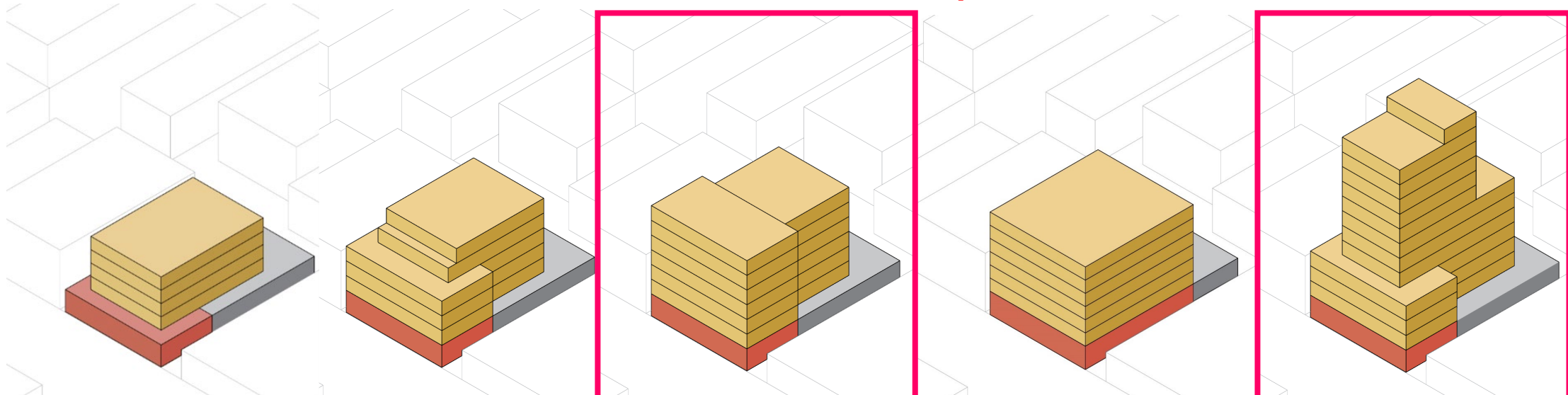


Zoning Form and Density Allowances

See 17-3-0400 in the Chicago Zoning Ordinance for more information

Discretionary approval: Type 1 Map Amendment or Planned Development

Discretionary approval: Planned Development

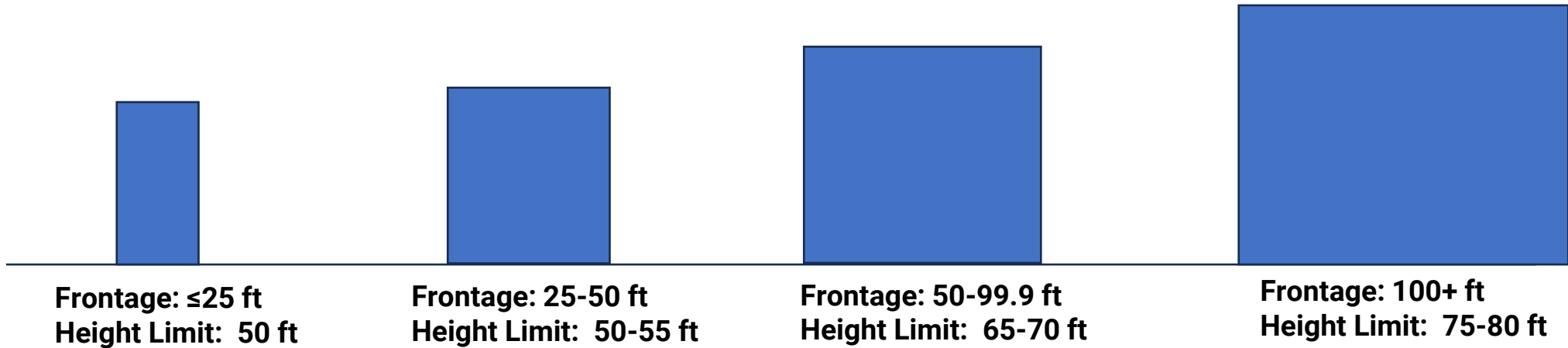


	-2	-3	-3 Transit-Served Location	-5	-5 Planned Development
Max FAR	2.2	3.0	4.0	5.0	5.0
Max Height	45-50 ft	50-70 ft	55-75 ft	50-80 ft	None
Rear Setback	30 ft (dwelling units only)	30 ft (dwelling units only)	can be waived	30 ft (dwelling units only)	can be waived
Max Units/Acre	44-62	109-145	145-218	217-323	217-323
PD Trigger (units)	40	60	60	100	

Building Size Based on Lot Frontage

For -5 Zoning Districts
See 17-3-0400 in the Chicago Zoning Ordinance for more information

Length of
Street
Frontage



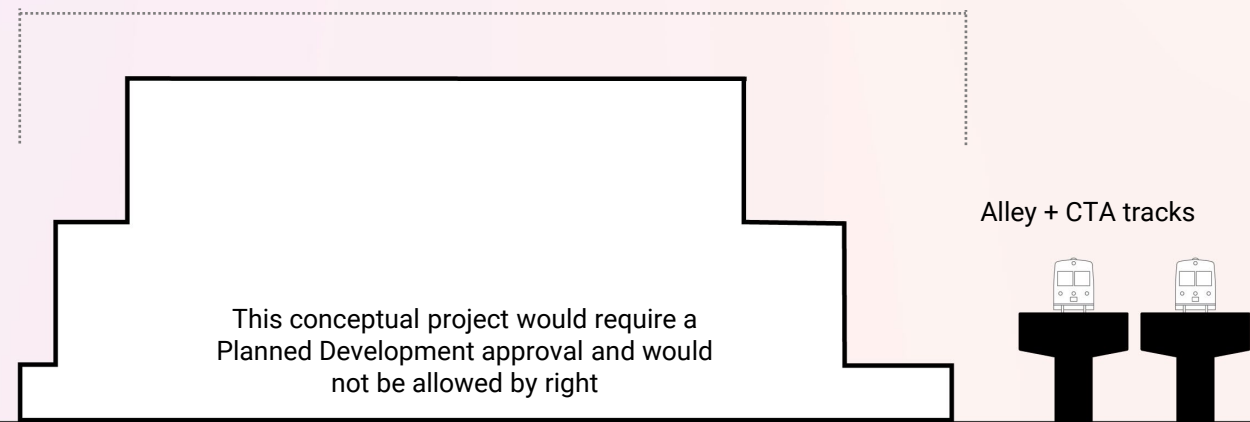
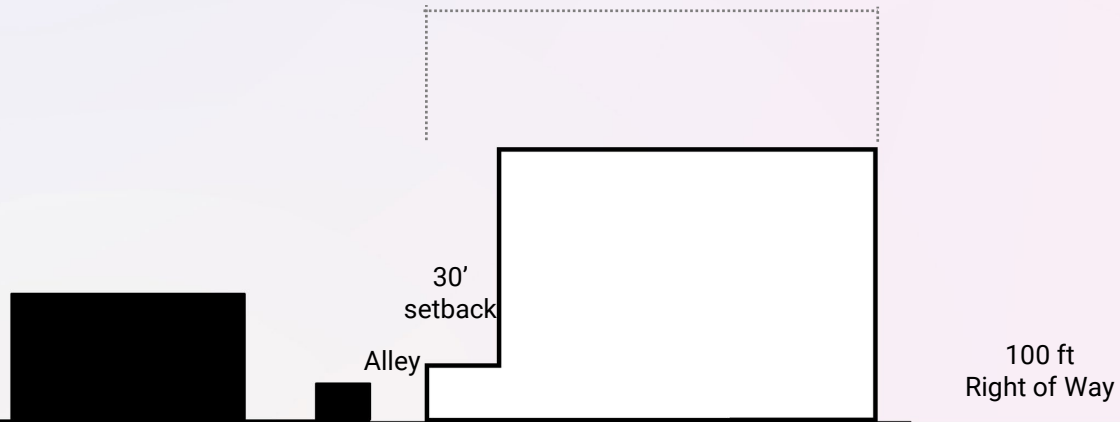
Building Size Based on Lot Dimensions

For -5 Zoning Districts
See 17-3-0400 in the Chicago Zoning Ordinance for more information

Lot Depth and Site Area

West Side Typical Lot Depth: ~125 ft

East Side Typical Lot Depth: ~250 ft



BROADWAY

Preservation of Character and Historic Resources

PRESERVATION OF HISTORIC RESOURCES:

- **Establishing Landmarks and Landmark Districts is the only City protection for the most significant historic buildings or districts**
- **Buildings identified in the 1995 Chicago Historic Resources Survey as potentially having architectural or historical significance are subject to a demolition delay, creating an opportunity to determine if they meet criteria to become Landmarks**

CHANGE IN ARCHITECTURAL FABRIC:

- **Development and property changes will continue to be incremental, based on choices of property owners and market conditions**
- **Proactive zoning changes do not automatically trigger redevelopment—many buildings along the corridor are smaller than what current zoning allows**

Transportation

MULTI-MODAL NEIGHBORHOOD:

- **Currently ~40% of households have no vehicle available in Edgewater and Uptown (CMAP)**
- **CTA improvements in stations and infrastructure- ridership for stations within this area is about half of what it was in 2015**
- **Land use and zoning recommendations further promote active uses along the corridor and pedestrian-oriented design**
- **Off-street parking requirements for new development depend on zoning district, use, distance from transit, and other factors in the zoning code**
- **CDOT working on streetscape improvements south of Foster**

Housing Affordability

ADDRESSING HIGH HOUSING DEMAND:

- **Significant increases in median income and other demographic shifts signal a housing crunch where it's much easier for higher income neighbors to move in or stay in place**
- **More housing units can help absorb some excess demand, helping to stabilize the housing market overall and reduce competition for existing housing**
- **Reducing competition for existing housing helps to preserve older and less expensive housing**

BUILDING NEW AFFORDABLE UNITS:

- **Properties rezoned with higher development allowances will be required to comply with the Affordable Requirements Ordinance, which typically results in buildings over 10 units providing 20% of total units as affordable to residents making 60% of the Area Median Income**
- **Opportunities for additional affordable housing on sites currently being used for CTA construction**

Local Business Impact

INCREASE FOOT TRAFFIC:

- **More people living near and walking through the corridor = more potential customers**
- **Land use and zoning recommendations further promote active uses along the corridor and pedestrian-oriented design so people are more likely to hang out and browse**

REDUCE BARRIERS:

- **Generally fewer zoning barriers for businesses and more consistent regulations with neighboring properties**
- **Districts selected to minimize additional requirements for existing businesses to expand or reopen after closing for several months**
- **Legally operating businesses can continue as they are indefinitely, regardless of zoning district**

Feedback Progress Update

SOURCES:

- **October + December open house feedback stations (approx. 150-200 attendees each)**
- **Written feedback forms**
- **October and Dec-Feb online feedback forms (600+ total responses so far)**
- **Other comments, questions, and concerns shared with any project partners**

SUMMARY THEMES:

- **Overwhelming need to address rising housing costs**
- **Excitement about new investment and increased density around transit**
- **Interest in more pedestrian friendly development**
- **Need to support existing and future local businesses on Broadway**
- **Mixed feedback on appropriate building heights, west of Broadway and north of Foster**

Next Steps

FEEDBACK:

- **Online feedback form open until February 6th at [Chicago.gov/Broadway](https://www.chicago.gov/Broadway)**

IMPLEMENTATION:

- **Request adoption of land use framework at Chicago Plan Commission February 20th**
- **Begin legislative process for zoning ordinances in early 2025- requires mailed notices to surrounding property owners and public hearings prior to approval**
- **CTA to release solicitations to redevelop properties currently being used for construction**

Question & Answer

Type questions into the Q&A box