

Near North

QUALITY-OF-LIFE PLAN

AND

DESIGN GUIDELINES

February 23, 2015

NearNorth
UNITY PROGRAM

Acknowledgments

The Near North Unity Program (NNUP) was formed in November 2010 and seeks to promote and strengthen community cohesion in Chicago's Near North neighborhood and connect residents, businesses, and organizations into a resilient community by building upon local strengths through planning, organizing and human development.

OUR VISION

The Near North area is a vibrant, thriving, diverse community, built upon respect and trust. We are overcoming years of division and striving for positive change. We have the resources and talent to open new opportunities for all of our residents and stakeholders. Our history, diversity and creativity make us a model for building relationships across races, classes and generations. We strive to understand each other and reach out to the unique perspective of each person and organization in Near North. By working together we create richer relationships and expand opportunities for everyone.

■ STEERING COMMITTEE & COMMITTEE CHAIRS

- Antwain Barnes | Resident
- Deidre Brewster | Resident
- Walter J. Burnett Jr. | 27th Ward Alderman
- Kathy Caisley | CHA
- Vince Carter | Resident, PEP Demons
- Chris Cote | Resident (Co-chair Land Use and Development)
- Michele Dreczynski | Resident (Co-chair, Youth and Families)
- Joyce Freeman-Herron | Seward Park
- Kendra Freeman | Holsten Human Capital Development (Chair – Employment)
- Paul Gaudette | Resident (Co-chair Land Use and Development)
- Peter O'Brien | Business Owner, SSA #48 Chairman
- Jen Schultz | Resident (Former Chair – Safety)
- Charles Smith | Resident
- Vontesha Stanfield | Resident
- Justin Thomas | Near North Health Services, Chicago Men in Action
- Jennifer Tremblay | Old Town Merchants & Residents Association
- Eric Vastag | Resident

■ NEAR NORTH UNITY PROGRAM



- Randall K. Blakey | NNUP Executive Director, LaSalle Street Church
- Jennifer Hockema | NNUP Program Manager (former)
- Sharon Wheeler | NNUP Program Manager (former Co-chair, Youth and Families)

■ LISC CHICAGO



- Keri Blackwell | Deputy Director
- Dominique Williams | Program Officer

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THANK YOU to all the residents, business owners, students, and community members that contributed their ideas and time to the development of this plan. Special thanks to the Local Initiatives Support Corporation (LISC) Chicago for financial support and guidance.

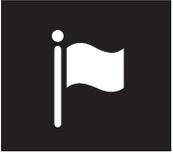
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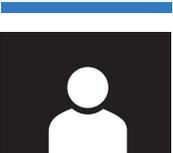
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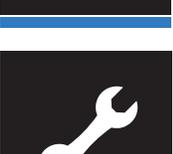
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Parkside of Old Town groundbreaking



CREATING A QUALITY OF LIFE PLAN

The Near North Unity Program (NNUP) led a community-wide planning process to engage residents, local organizations, businesses, and faith-based leaders in a quality-of-life plan that lays out local assets, goals, and projects to meet the community's vision and principles. NNUP is trying to do more than serve the geographic area of the Near North Neighborhood. It is our intention to build a sense of community and relationships among the people who call this area home. The neighborhood is bound by North Avenue to the north, Halsted Street and the Chicago River to the west, Chicago Avenue to the south and Wells Street to the east.



HISTORY

Near North is one of the most diverse neighborhoods in the City of Chicago. It is home to businesses along Wells Street in Old Town, historic homes, a variety of mixed-income developments and a range of housing types. The community's rich history was initially fueled by industrial development along the Chicago River and waves of residential development spanning northward along the lakefront. Marshall Field Garden Apartments was built in 1929 as one of the largest privately-funded worker housing developments in the U.S. Old Town, located at the eastern portion of the Near North neighborhood, has been anchored by unique stores since the 1960s. Cabrini Green was built over two decades between 1942 and 1962, but starting in the mid 1990s, a number of redevelopment efforts have been underway to provide mixed-income housing opportunities for public, affordable, and market rate housing. The neighborhood is currently experiencing significant development pressure, with thirteen development proposals in 2013-14 alone.



COMMUNITY ASSETS

The community is rich with a wide range of assets including eight schools, multiple non-profit organizations, two CTA L lines, restaurants, businesses, and a wide range of religious institutions. The quality-of-life plan is about building connections between residents and these institutions, spaces, and activities to create a stronger and more inclusive community.



OUR NEIGHBORHOOD

Near North is one of the most diverse communities in Chicago in terms of race with 50% of the population White, 41% Black, 6% Asian, and 3% two or more other races. Sixty-three percent of housing is owner-occupied compared with 37% rental housing. Most owner-occupied housing is not affordable to the majority of the population with a median housing value of \$427,000, while there is a greater range in affordability of rental housing. Although the area is home to some of the most sought-after schools in Chicago, the two neighborhood schools (Jenner and Manierre) have struggled with a high concentration of students in poverty and lower school achievement.



COMMUNITY ENGAGEMENT

The planning process included multiple techniques to reach residents, from surveys and comment cards to interviews and focus groups. In all, over twenty meetings were held including community workshops, committee meetings, and monthly community meetings to develop the goals, projects, and design guidelines outlined in the quality-of-life plan.



GOALS AND PROJECTS

At the heart of the plan are the shared goals and projects that meet the community vision. Each goal includes specific projects that are being led by local residents and organizations, as well as outcome measures to track the progress and impact of implementation.



"Chalk the Walk" event participants



YOUTH & FAMILIES

Our goal is to offer safe, positive opportunities for youth, seniors, and families to interact and grow. We will develop partnerships with our schools so that all students have access to a high quality education, develop a literacy program to reach across all schools, expand access to social and emotional development skills, develop partnerships for art, dance, video and computer programming, and update a senior directory and calendar of events.

SAFETY

Our goal is to improve safety through partnerships with residents, police, housing authority, property managers, businesses and community-based organizations. We will expand Safe Passage, conflict resolution and restorative justice programs, collaborate with the Park District and Chicago Police Department to offer more programs for teens such as a youth academy, work with City agencies to fix unsafe sidewalks, crosswalks, and lighting, and foster programs with organizations such as Art on Sedgwick and Jesse White Community Center to bring the diversity of the community together through programs and activities.

EMPLOYMENT

Our goal is to connect local businesses to local talent and promote a live-work community. We will build strategic partnerships with service providers and businesses to reduce the skills gap and connect residents to jobs, reach out to local businesses to encourage them to hire local residents, expand marketing to celebrate local businesses, provide mentorship and paid internship opportunities, and partner with Old Town Merchants and Residents to serve and attract local businesses and entrepreneurs.

LAND USE & DEVELOPMENT

Our goal is to provide input and inform land use development decisions to meet community goals for housing, economic development, open space, and urban design. Through facilitating a community review process of proposed developments, we will encourage the development of new housing that serves all income levels and maintains the diversity of the neighborhood, identify development opportunities for businesses that meet community needs, expand the amount of open space available to the community, support a new CTA Brown Line L Station at Division Street, and promote high quality design for rehabilitation and new development without displacing other critical uses.

DESIGN GUIDELINES

A detailed set of design guidelines were developed as a part of the quality-of-life planning process to provide developers with the community's goals, design elements and a path through the community review process.

Guidelines include criteria regarding site design, landscape standards, materials, signage, and open space. In addition, specific guidelines were developed for four corridors in the neighborhood: Orleans Street, Sedgwick Street, Clybourn Avenue, and Larrabee Street.



Potential new "living wall" park space at Clybourn and Division



Seward Park mural



Community Workshop at Cornerstone Center



CHAPTER 1

Creating a Quality-of-Life Plan

It is not easy to build community, especially when there are so many different people from a variety of backgrounds. For Near North, the challenge may be even greater than other areas. The neighborhood is one of the most centrally located ones in the City of Chicago, connected by CTA, roads, bike routes, and is easily walkable. Its history is rich, unique, and sets the stage for a new beginning based on building connections and forging relationships.



The Near North neighborhood was founded as an area for early immigrants and workers. It has long been at the center of changes in public policy, the testing ground for developments like the Marshall Field Gardens, one of the first privately funded workforce housing apartments. The neighborhood is also in the midst of the redevelopment of Cabrini Green into a mixed-income community. Located between the Loop, the Gold Coast, Lincoln Park and Goose Island, its location has always been one of its greatest assets. But to enhance a sense of community requires more than construction projects. It requires understanding different perspectives and creating the programs, communications vehicles, and spaces where people feel comfortable. It is essential that we get to know each other and work together towards common goals.

The Near North Unity Program (NNUP) is intentional in meeting its mission to create connections, overcome barriers, and develop the programs, activities, and places needed to form a more inclusive, connected community. Driven by a broad volunteer effort with support from the LaSalle Street Foundation, NNUP has supported projects from “Jazz Fest” at Seward Park, to “Chalk the Walk”, to “Bridging the Gap” Basketball tournaments.

NNUP has been forging this path since 2010 when it was first formed by a committed group of local leaders including Alderman Walter J. Burnett, Jr.

In 2014, NNUP led a community-wide planning process to tie residents, local organizations, businesses, and faith-based leaders into a

quality-of-life plan that lays out assets, goals, and projects to meet the community’s vision and principles.

NNUP is trying to do more than serve the geographic area of the Near North Neighborhood. It is our intention to build a sense of community and relationships among people who call this area home. For the purposes of this plan, the term **neighborhood** refers to the geographic boundaries of Near North, while the use of the word **community** signifies the connections being built between people.

OUR PRINCIPLES WE BELIEVE STATEMENTS

- We believe our community is rich with resources - people, institutions and businesses that can be connected. Our goal is to break down barriers and create a more cohesive community.
- We believe our diversity and our ability to work together are our strengths. We believe there is a common good in all people and we can be good neighbors for each other.
- We believe in the opportunity for good and change for better. We believe in the principles of “each one teach one” and “respect your neighbor as yourself.” We believe that communication is the avenue to change.
- We believe in a positive future, taking advantage of our diversity to build connections, opportunities, and avenues for everyone in our neighborhood.



Marshall Field Garden Apartments on Sedgwick Street



CHAPTER 2

Neighborhood History

The neighborhood is one of the most diverse in the City of Chicago, home to businesses along Wells Street in Old Town, historic homes, and a variety of mixed-income developments.

The Near North Neighborhood is bounded by North Avenue to the north, Halsted Street and the Chicago River to the west, Chicago Avenue to the south, and Wells Street to the east.

The area was first developed by William Ogden in the 1830's fueled by rapidly increasing real estate values and the possibility of industrial development along the Chicago River. Residential development followed industrial patterns along the river and Chicago's first railroad in 1848.

Development moved northward along the lakefront, bringing wealthy homeowners to the North Side, while the area to the western part of the neighborhood became settled by immigrants, including Italians and Irish. The 1920 opening of the Michigan Avenue Bridge reinforced the eastern portion along the lakefront for the wealthy. Meanwhile, poverty continued to concentrate in the areas to the west as residents faced very poor housing conditions.

The Marshall Field Garden Apartments

were built in 1929 by philanthropist Marshall Field III as worker housing. The privately financed development was one of the largest attempts at workforce housing at the time, providing 628 apartments within 10 buildings. It is now listed on the National Register.

Old Town has a rich history dating from immigrant settlers, historic homes, and a vibrant business district along Wells Street. Old Town is located in the eastern portion of the Near North neighborhood and is bounded by Division Street on the south, North Avenue on the north, Clark Street on the east and Clybourn Avenue on the west.



Frances Cabrini Row Houses

The area predates the Chicago Fire, and many of the streets and alleys do not conform to the traditional Chicago grid. The area began its redevelopment in the 1950s as younger residents began to move in, the Old Town Art Fair began, and businesses such as the Old Town Ale House opened. Later, stores such as the original Crate and Barrel (1962), Second City (1967), and the Old Town Aquarium (1975) opened in the neighborhood.

The three sections of **Cabrini Green** were built in 1942, 1958, and 1962, starting as two and three story low-rise Cabrini Row Homes and growing to nineteen-story high-rises by the last phase of development. In all, 21 high-rises were built, housing up to 15,000 people.

Starting in the mid 1990's a number of efforts were taken to redevelop Cabrini Green. In 1996, the Near North Redevelopment Plan called for the demolition of eight high rises with 50 percent of replacement housing sold at market-rate, 20 percent reserved for affordable housing, and 30 percent for public housing residents. In addition, a new library, park, elementary school, high school, and retail district were planned.

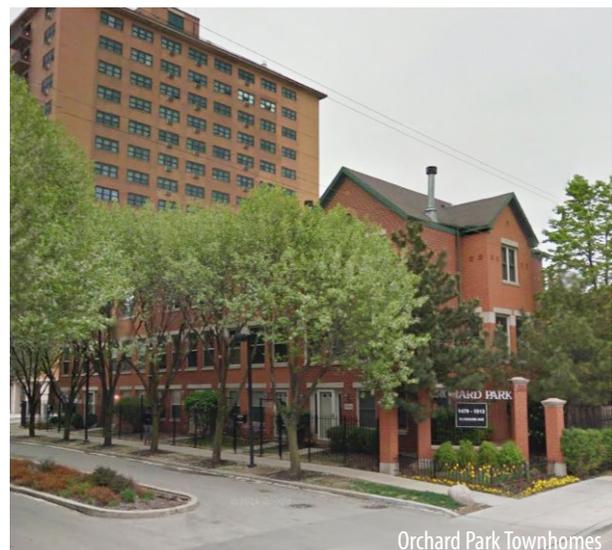
Since this time, the Near North branch of the Chicago Public Library, the 18th Police District station, Jenner Academy of the Arts, and Seward Park were all developed. A Consent Decree was signed in 2000 that governs the number of units that must be replaced with public housing and the right of return that allows Cabrini Green residents to move back

to public housing units once they are replaced in the neighborhood.

North Town Village, Old Town Village, Near North Apartments, Parkside, Orchard Park, and Mercy Housing's Schiff Residences are all major developments that have been built in the area since the mid-1990s.

The Montgomery Ward complex was redeveloped into condominiums, offices, and retail, starting in 2001. The Mail Order House building was redeveloped into 600 W. Chicago Avenue, and is now home to restaurants, luxury condominiums, and offices including Groupon, Wrigley, and TD Ameritrade.

Currently, the Chicago Housing Authority (CHA) is working on a Cabrini-Green Redevelopment Zone Plan which focuses on land owned or controlled by CHA or governed by the Consent Decree.



Current Development Trends

The Near North neighborhood is currently experiencing significant development pressure. In 2013-2014, thirteen development proposals were presented to NNUP membership and the community. Projects under development during the planning process ranged from the Jesse White Tumbling Center (which opened in 2014), to the New City mixed-use development at Clybourn Avenue and North Avenue, to the phased redevelopment of Atrium Village. The pressure for redevelopment of privately owned land in Near North is likely to continue due to the prime location of the area and access to transportation and amenities. In addition, the Chicago Housing Authority is focusing on redeveloping land it owns to provide additional public, affordable, and market-rate units.

All of these factors point to the importance for community consensus on the vision and goals for the Near North Neighborhood. This quality-of-life plan focuses on a broad range of factors, from youth and family, to employment, to public safety, in addition to land use and development. A well-informed Near North community has the ability to shape the future development of the area for years to come by ensuring that all new development meets the vision and goals of the community.



Residential development on Kingsbury Street



Community members participate in visioning exercise at first workshop



CHAPTER 3

Community Assets

The Near North Neighborhood is home to eight schools, multiple non-profit organizations, two CTA L lines, unique businesses, and a wide range of churches and religious institutions. The community is also home to two large parks as well as smaller open spaces and community gardens, two higher education campuses, and a myriad of historic and newer housing developments. Local institutions have grown over the years to serve multiple needs, from the intentional placement of the Near North Chicago Public Library to “bridge” a perceived divide between Near North and the Gold Coast, to those that have grown to international renown such as the Jesse White Tumblers that moved into a new home on Chicago Avenue in 2014. Our plan is about building connections between residents and these institutions, spaces, and activities to create a stronger and more inclusive community.



Seward Park provides a broad range of sports and recreational facilities for the community



CHAPTER 4

Our Neighborhood

Near North is diverse in every respect. Averages do not mean much for this community which is made up of so many people from many different backgrounds. In order to plan for services, programs and development needs, we need to understand the wide variety of people, institutions, and organizations in our neighborhood.

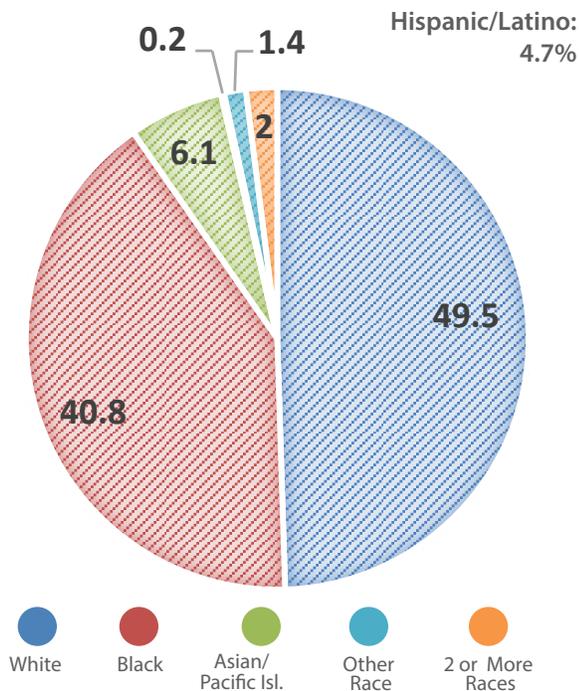


■ RACE

Near North is one of the most diverse neighborhoods in Chicago in terms of race. With 50% of the population White, 41% Black, and 6% Asian, the neighborhood is home to residents from varied experiences, backgrounds, and longevity in the community.

Racial Composition, 2010

Source: ESRI 2013

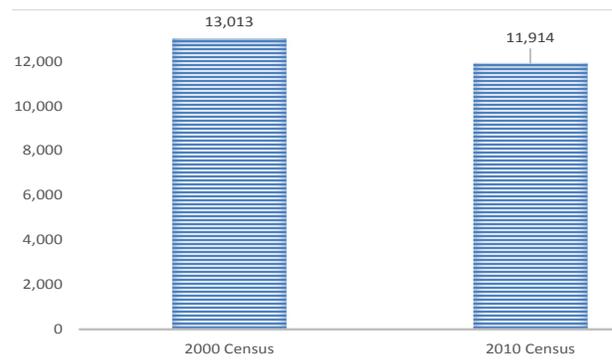


■ POPULATION GROWTH

The neighborhood has changed greatly over the past 50 years. While population declined in the 2000s due to the removal of the high rises and the less dense rebuilding of mixed-income developments, the population is starting to rise with new housing being built in the private market, as well as new mixed-income developments planned on CHA-owned land.

Population Change, 2000 - 2010

Source: Census 2010



“Providing job skills and employment opportunities are critical for our community.”
- Kendra Freeman, Executive Director, Holsten Human Capital Development and Chair, Employment Committee

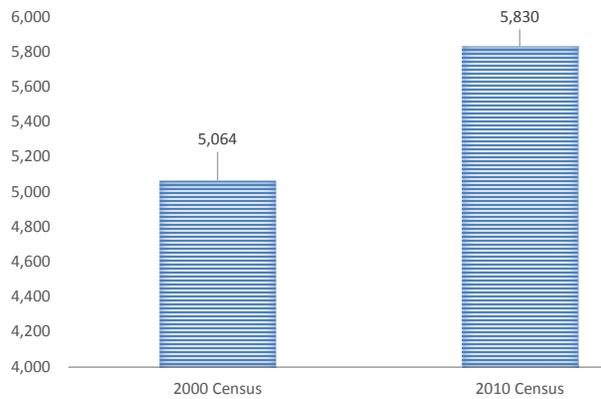


■ HOUSEHOLDS

Housing is undergoing significant market pressure in the neighborhood. Households have increased from 5,064 in the year 2000 to 5,830 in 2010. There is a wide range of housing types – from single-family and townhomes to luxury high rises. Most of these units are occupied by family households, versus non-family households such as singles and seniors.

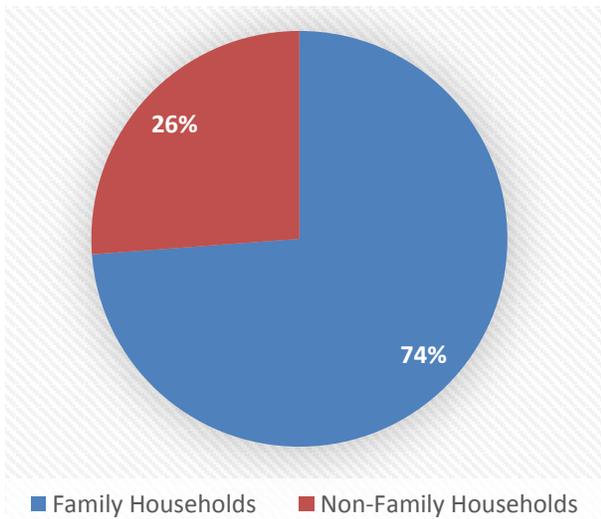
Household Growth, 2000-2010

Source: ESRI 2013



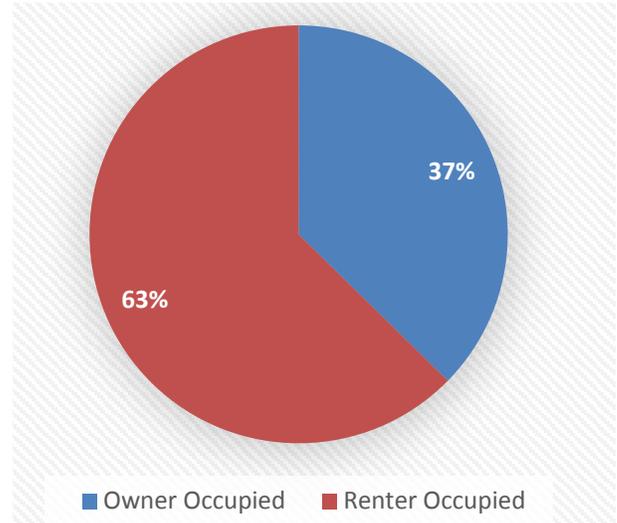
Family vs Non-Family Households, 2010

Source: ESRI 2013, US Census, 2010



Owner Occupied vs Renter Occupied, 2010

Source: ESRI 2013, US Census, 2010



The neighborhood is home to a wide variety of housing types, from Atrium Village to modern townhomes such as River West.



Bridge the Gap Basketball Tournament

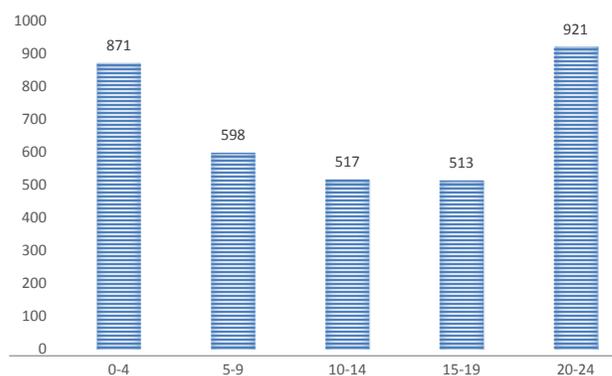
■ AGE

Youth and families have been a priority issue of NNUP since its founding in 2010. With eight elementary schools, one selective high school, the Near North Chicago Public Library, and the newly opened Jesse White Community Center and Field House in the neighborhood, there is a strong focus on reaching out to youth and their parents.

Seniors are also an important element of the community that can provide a rich sense of history, experience, and serve as role models for younger residents. In total, there are 745 seniors over the age of 65 in the neighborhood, representing over 6% of the population.

Youth by Age, 2010

Source: US Census 2010





Jenner Academy of the Arts

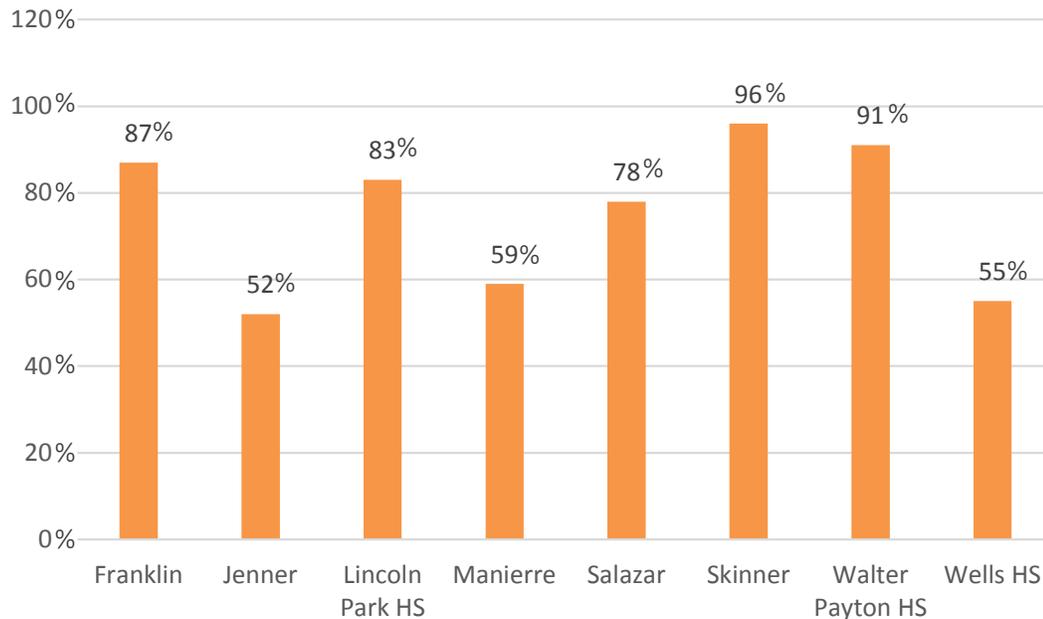
■ EDUCATION

Assuring that quality education is available to all children came out as one of the most important issues from the community. Home to several of the most sought after public schools in Chicago, Near North is a destination each day for children from throughout the City of Chicago. Yet the two neighborhood schools, Jenner and Manierre, have long struggled with low achievement and a high concentration of low-income children. One of the primary goals of this quality-of-life plan has therefore been to work with the principals, teachers, students and families of each school to raise the level of achievement so that all of the children in the neighborhood have access to high quality schools. Efforts to reach out to families and children in all schools in the neighborhood are equally important to build connections and relationships among students from the same building or block while attending different schools.

“We have a responsibility to support our students and families with social and educational development skills.”
Principal Robert E. Croston Jr.
Jenner Academy of the Arts

Percentage of Students on Track, 2014

Source: CPS 2014





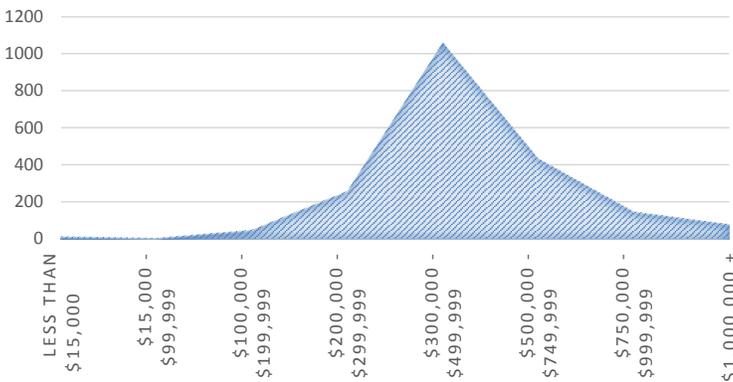
HOUSING VALUE

There is a very wide array of housing values and rents. While the median value of owner-occupied housing is \$427,000, over 70% of homes are valued at prices between \$300,000 and \$749,000, with very few below \$200,000. Most of this homeownership housing stock is not affordable to a large portion of neighborhood residents. Rent values have a far greater range with two distinct markets co-existing in the same neighborhood. Public and affordable-regulated units are at the lower end while market rents range to \$2,000 or more.



Owner Occupied Housing Units by Value, 2010

Source: ESRI 2013

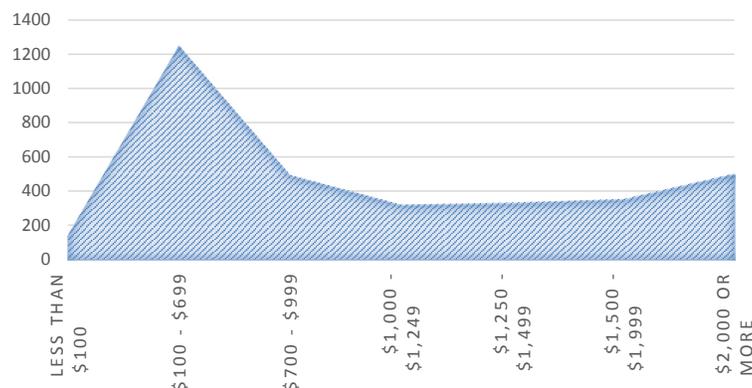


2010 Owner Occupied Housing Units by Value

Value Range	Number	Percent
Less than \$15,000	14	0.7
\$15,000 - \$99,999	5	0.2
\$100,000 - \$199,999	49	2.4
\$200,000 - \$299,999	259	12.7
\$300,000 - \$499,999	1,061	51.8
\$500,000 - \$749,999	434	21.2
\$750,000 - \$999,999	148	7.2
\$1,000,000 +	79	3.9
Total	2,053	
Median Home Value	\$427,008	

Renter Occupied Housing Units by Rent, 2010

Source: ESRI 2013



2010 Renter Occupied Housing Units by Contract Rent

Rent Range	Number	Percent
Less than \$100	144	4.3
\$100 - \$699	1,251	32.7
\$700 - \$999	494	14.6
\$1,000 - \$1,249	322	9.5
\$1,250 - \$1,499	334	9.9
\$1,500 - \$1,999	354	10.5
\$2,000 or more	503	14.9
Total	3,392	
Median Contract Rent	\$922	
Average Contract Rent	\$1,030	



■ AGE OF HOUSING UNITS

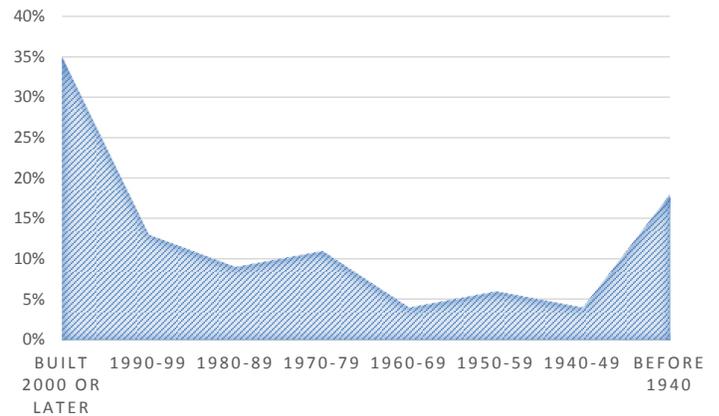
The age of housing varies greatly as well. Over 2,100 units have been built since 2000, or 35% of total units, while 1,087 units, or 18%, were built before 1940. Few units remain from 1940-1970 when the bulk of public housing units were originally built. The units built before 1940 include many of the single-family homes and small apartment buildings that have been renovated, the Marshall Field Garden Apartments, and the Cabrini Row Houses.

CURRENT TRENDS

The Near North Neighborhood has a strong housing market due to its location near jobs, transportation, and amenities. Developments such as Old Town Square and Parkside of Old Town have provided mixed-income opportunities. River Village and the recent development of Basecamp have provided lower-density housing options. Recent market pressures have seen increases in the number of projects proposed. NNUP facilitates reviews of these projects through its Land Use and Development Committee and community meetings. The process seeks to instill the vision and mission of the community to provide connections, spaces for the community, and job opportunities for residents. As a part of the quality-of-life planning process, Design Guidelines were drafted to inform the community review process.

Age of Housing Units

Source: ESRI 2013



2010 Housing Units by Year Built	Number	Percent
2010 or later	5	0.1
2000 to 2009	2,174	35.1
1990 to 1999	812	13.1
1980 to 1989	542	8.7
1970 to 1979	676	10.9
1960 to 1969	239	3.9
1950 to 1959	387	6.3
1940 to 1949	269	4.3
1939 or Earlier	1,087	17.6
Total	5,432	





Residents comment on draft projects at a community workshop



CHAPTER 5

Community Engagement

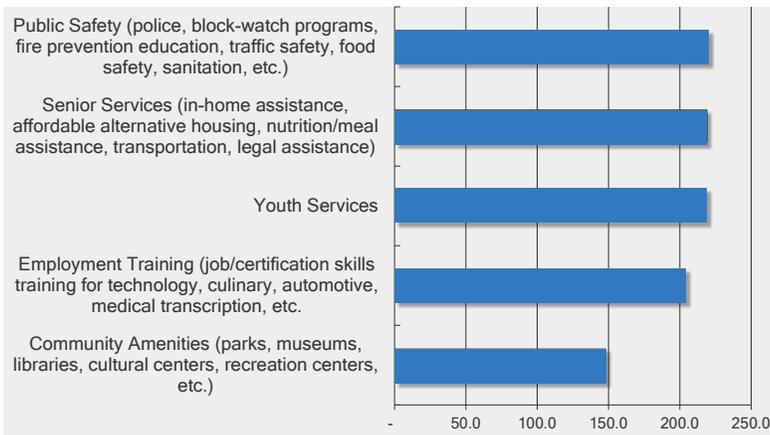
An intensive six month community engagement process included multiple techniques to involve residents from throughout the Near North Neighborhood. From surveys and comment cards to interviews and focus groups, a wide range of residents and community members have shared their vision for the community's future. The quality-of-life plan was created through honest dialogue and frank discussions. Our dream of a connected neighborhood means that everyone has a chance to be heard and express themselves. This vision led to an array of projects meant to continue the dialogue and create the spaces, places, and activities to bring people together to learn from and support each other.



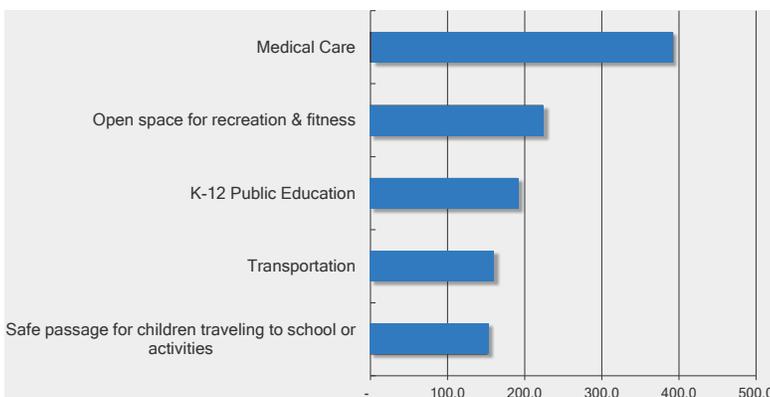
COMMUNITY ENGAGEMENT BY THE NUMBERS

- ✓ **35** interviews
- ✓ **18** participants in three focus groups (merchants, principals & seniors)
- ✓ **17** members of Steering Committee met four times
- ✓ **4** committees
- ✓ **Over 80** residents attended two Community Workshops
- ✓ **3** Community Meetings
- ✓ **230** responses to community survey

Rate the top 5 most urgent needs in your community:



Rate the 5 most critical needs for your family:



Several community engagement activities took place for the plan

What are your major housing concerns?

	Response Percent	Response Count
Rent too high	39.6%	82
Utilities too high	29.0%	60
Would like to buy, not sure how	20.3%	42
Homeless	12.1%	25
No concerns	29.5%	61
Other (please specify)		64

NNUP 2013 community survey



As one of the outreach tools, NNUP distributed comment cards at local events and organizations. The comment cards were used at community workshops to inform the creation of the goals and projects of the quality-of-life plan.

Answer these questions!!!

1. How can we build on the strengths and diversity of the Near North Neighborhood?
More community events that allow residence to communicate

2. How can we focus on expanding employment?
Incorporate more businesses in the vision of residence employment that is in the community

3. How can we improve opportunities for youth and families and enhance public safety?
Work with schools & family organizations to build workable plans that create safety in the Near North communities

4. How should new development on private land be planned to enhance the community?
maintain green space around the development.

NearNorth UNITY PROGRAM
Check out updates at www.connectnearnorth.org, like NNUP on Facebook, or follow us on Twitter

Answer these questions!!!

1. How can we build on the strengths and diversity of the Near North Neighborhood?
get the community involved

2. How can we focus on expanding employment?
get many ppl involve an give second chance.

3. How can we improve opportunities for youth and families and enhance public safety?
should ~~be~~ speak out to elderly ppl in the community

4. How should new development on private land be planned to enhance the community?
involve the kids in the community.

NearNorth UNITY PROGRAM
Check out updates at www.connectnearnorth.org, like NNUP on Facebook, or follow us on Twitter

3. How can we focus on expanding employment?
STORES THAT BUILD LIKE TARGET SHOULD HAVE A PERCENTAGE OF JOBS FOR THE YOUTH, AND ADULTS IN THE COMMUNITY.

4. How should new developments on private land be planned to enhance community?
HOUSING FOR LOW-IN-COME, JOBS FOR PEOPLE WHO LIVE IN THE COMMUNITY.



Alderman Walter J. Burnett Jr. participated in a walking tour before the first Steering Committee meeting.

**"We can overcome past differences by sharing and listening to each other."
- Alderman Walter J. Burnett Jr.**



BUILDING RELATIONSHIPS, DEVELOPING OUR COMMON AGENDA

JULY 1, 2014 **NNUP LAUNCHES QUALITY OF LIFE PLAN**

NNUP begins work on a quality of life plan to engage the community in a six-month process to develop goals, strategies and projects to build connections and opportunities for residents in the near north neighborhood.

JULY 31, 2014 **STEERING COMMITTEE #1 AND WALKING TOUR**

Conducted walking tour with remarks by Randall Blakey, Ald. Burnett, Michele Dreczynski, Charles Smith, Deidre Brewster. Completed an asset mapping exercise for the neighborhood.

AUGUST 25, 2014 **COMMUNITY MEETING**

Susana Vasquez, executive director of LISC Chicago, spoke to NNUP about the potential of quality-of-life planning to prioritize projects and encouraged focus on implementation.

AUGUST 27, 2014 **STEERING COMMITTEE #2**

Steering Committee reviewed data on jobs, economic development, housing, and education and developed draft strategies.

SEPTEMBER 16, 2014 **LAND USE AND DEVELOPMENT COMMITTEE**

Reviewed existing land use and discussed vision for each corridor.

SEPTEMBER 17, 2014 **PUBLIC WORKSHOP #1 YOUR PLAN, YOUR VISION**

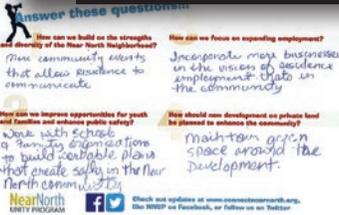
Residents posted their comments on posters on their vision for the neighborhood and participated in brainstorming sessions for youth and family, safety, jobs, and land use and development.

SEPTEMBER 29, 2014 **COMMUNITY MEETING**

Results from the Public Workshop were shared. Each of the four committees met to begin developing projects.

OCTOBER, 2014 **COMMITTEE MEETINGS**

All four committees met to refine strategies and projects based on public input.



Top: Charles Smith, Deidre Brewster, Michele Dreczynski and Rev. Randall Blakey; Middle: residents add to the vision of the neighborhood at a Public Workshop; Bottom: Comment Card filled-out by a local resident.



Community Engagement

OCTOBER 8, 2014 **STEERING COMMITTEE MEETING #3**
Reviewed strategies and projects developed by each committee.

OCTOBER 20, 2014 **LAND USE AND DEVELOPMENT COMMITTEE**
Conducted visual preference survey and developed draft design guidelines

OCTOBER, 2014 **COMMITTEE MEETINGS**
All four committees met to refine strategies and projects based on public input.

OCTOBER 27, 2014 **COMMUNITY MEETING**
Committee chairs shared updates on proposed projects with the community, and sought feedback.

NOVEMBER 10, 2014 **STEERING COMMITTEE #4**
Reviewed and refined all proposed projects and draft design guidelines to be presented at public workshop.

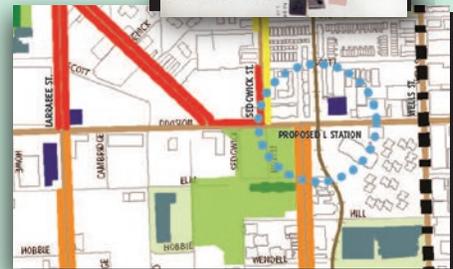
NOVEMBER 18, 2014 **PUBLIC WORKSHOP #2**
Presented draft strategies and projects for community to refine and help implement.

NOVEMBER 20, 2014 **LAND USE AND DEVELOPMENT COMMITTEE**
The committee utilizes the draft Design Guidelines to revise five development proposals.

DECEMBER, 2014 **BEGIN DRAFTING PLAN**
Drafted plan based on public and steering committee input.
Developed visualizations to illustrate the concepts in the plan.

FEBRUARY 11, 2015 **REVISED PLAN**
Steering Committee revised final draft of QOL Plan.

FEBRUARY 23, 2015 **COMMUNITY MEETING**
Present plan to community and begin implementation plan!



Top: At public workshop; Middle: draft asset map;
Bottom: land use framework map



EXIT ONLY
DO NOT ENTER



CHAPTER 6

Goals and Projects

At the heart of the quality-of-life plan are the shared goals and projects that meet the community vision. Many organizations and individuals are coming together to lead and participate in implementing these projects.



YOUTH & FAMILIES

Goal: Offer safe, positive opportunities for youth, seniors, and families to interact and grow.

Since its inception, NNUP has sought out programs and activities that create the foundation for youth and families to learn from each other, get to know each other, and have positive experiences. Through partnerships with schools and local organizations, we seek to provide a welcoming, nurturing environment for all ages and people from all backgrounds.

1.1 Develop partnerships and improve coordination to ensure that all children have access to high quality education in the neighborhood. Partnerships with local schools are critical toward reaching students and their families. All children should have access to quality education and while Near North is home to many of the finest schools in the city, only two of them are neighborhood, open enrollment schools. Our approach is to provide support through a variety of local efforts to these schools, as well as reach out to students and families of all of the schools to foster a sense of community. We will launch a universal literacy program that provides parents and youth with the tools children need to succeed in school.

Projects:

- Support school strategies designed to raise Jenner and Manierre to Level 1 elementary schools through community involvement and partnerships.
- Create a universal literacy program for students, parents, and community members across all elementary schools.

Outcome Measures:

- Increased percentage of children on track at Jenner and Manierre elementary schools
- Increased enrollment at Jenner and Manierre elementary schools of students from all backgrounds
- Increased number of students from Near North accepted to: St. Joseph School, Catherine Cook School, Salazar Bilingual Academy, Lakeshore Prep, Skinner North, Transitional Arts Academy, ChicagoQuest, and Walter Payton High School.



Bridging the Gap Basketball Tournament



Youth & Families (continued)

1.2 Provide opportunities for social development and interaction among children and families.

Fundamental to success in school is having social and emotional development skills. We support Second Step, a curriculum utilized in many of the elementary schools in the neighborhood that provides opportunities for students and their parents to practice these skills. Jenner Elementary is implementing a new school culture called N.E.S.T. which stands for “be Neighborly, stay Engaged, be Scholarly, and use Teamwork efforts” and provides conflict resolution skills to youth.

Projects:

- Provide social and emotional development in schools and after-school programs such as N.E.S.T. and Second Step.

Outcome Measures:

- Increased social emotional skills among students and parents
- Increased parent involvement in Jenner and Manierre Schools

“As a 20 year resident and mother of three young boys, I realized we have a great responsibility to build relationships that better the community for the future of our youth.” Sharon Wheeler, Program Manager, NNUP



Catherine Cook, Franklin & Jenner Academy



Youth & Families (continued)

1.3 Promote youth leadership and training opportunities for teens and young adults.

Residents strongly agree that more programs are needed to help teens and young adults develop their unique talents and abilities.

Projects:

- Expand local programs such as art, dance, computer programming, video, and web design.
- Work with the Park District to expand programs for teens and young adults.
- Support Park District facilities that provide quality programming and state of the art facilities for the whole community – from children to seniors.
- Create a teen book club utilizing the library during the summer learning initiative.

Outcome Measures:

- Increased number of youth reached and become involved in local programs
- More teens and young adults trained and placed in internships or jobs

*"If we listen to youth, we will understand."
Deidre Brewster, Resident*

1.4 Promote a vibrant senior living experience in the Near North neighborhood.

Seniors are a tremendous resource to the community. Their sense of history provides valuable perspectives to the community. Seniors can also be a valuable resource to youth and younger families.

Projects:

- Provide an updated community resource manual and calendar of monthly events for seniors.
- Engage a media group to work with teens to develop a documentary interviewing seniors in the community to understand the neighborhood's history.
- Develop resources for health and wellness and day to day tasks for seniors.

Outcome measures:

- Increased number of seniors served and enrolled in Park District and non-profit programs
- Increased number of opportunities for seniors to volunteer and participate in community events



LaSalle Street Church volunteers with Alderman Walter J. Burnett, Jr. and NNUP E.D. Randall K. Blakey: "Turkey's for Thanksgiving" in the community



SAFETY

Goal: Improve safety through partnerships with residents, the Chicago Police Department (CPD), Chicago Housing Authority (CHA), property managers, businesses, and community-based organizations.

Public safety was rated in the community survey as one of the top priorities of residents. While progress has been made, all residents should feel safe throughout the neighborhood. Trusting relationships take time to develop but are needed among neighbors with the police, institutions, and local businesses. Extra effort is needed to engage youth in the process and provide the tools and resources they need to be safe and productive citizens.

2.1 Support efforts for young people to feel safe and become meaningful contributors to the community.

Projects:

- Expand mentoring and Safe Passage programs that support youth.
- Work in collaboration with the Park District to provide programs and activities for youth and teens.
- Promote conflict resolution classes and restorative justice programs.
- Partner with CPD to create a youth academy for ages 10-16.

Outcome Measures:

- Decrease in number of youth involved in crime.
- Improvements made to public safety in Park District parks and facilities
- Reduced need for a Safe Passages program due to improvements in public safety

2.2 Build relationships and trust with CPD and local CAPS (Chicago Alternative Policing Strategy) office to promote public safety. On-going activities are needed to aid in communication between residents and police both through meetings and activities.

Projects:

- Attend CAPS meetings regularly and build relationships with officers.
- Encourage positive loitering in any problem areas, for example, 'Chalk the Walk'.
- Invite CAPS officers to our meetings and ask for their input.

Outcome Measures:

- Improved perceptions of trust by residents and police as evidenced through community surveys





Safety (continued)

2.3 Work with the Chicago Department of Transportation (CDOT) and other agencies to develop a plan for the improvement of sidewalks, crosswalks, and lighting.

The condition of sidewalks, crosswalks, alleys, and attractive, well-maintained lighting are all critically important elements of public safety. Many of these basic amenities in the neighborhood are in poor condition and need to be updated and maintained. Design of new facilities should take into account pedestrian, bicycle and car safety, utilizing updated CDOT guidelines. Crosswalk timing needs to ensure there is sufficient time for seniors and families to cross major streets.

Projects:

- Inventory sidewalks, streets and crosswalks, alleys, and lighting that needs to be repaired or improved.
- Work with CDOT, Streets and Sanitation, and the Alderman on a regular basis to address the identified locations.
- Refine a communication plan for how to report a need by calling 311, reporting on-line, and sharing list of requests with NNUP members and community residents to keep a comprehensive list of reports over time.

Outcome Measures:

- Number of feet of sidewalks, alleys, and intersections improved
- Amount of new lighting installed

“There is potential in how you can change the shape of life the way you can change the shape of clay.” Charlie Branda, Art on Sedgwick

2.4 Promote building relationships and shared experiences in the community to promote personal safety and security.

Support activities and organizations that promote interaction, positive activities, and opportunities for residents.

Projects:

- Support community programs that engage residents through creative expression such as Art on Sedgwick.
- Promote Jesse White Community Center and Field House and events that bring the diversity of our community together,
- Establish carpools, and improve lighting and sidewalks to Park District facilities.

Outcome Measures:

- Improved perceptions of trust and neighborhood security by residents
- Increased participation in community activities
- Improved public safety demonstrated through reduced number of incidents



Deteriorating sidewalk on Larrabee Street



EMPLOYMENT

Goal: Connect local businesses to local talent and promote a live-work community.

A strong connection between residents and employers is critical to the success of the community’s development. Opening up jobs for local residents and ensuring that residents have the qualifications to access jobs are two elements to a successful strategy. The area is home to unique business districts along Wells Street, Chicago Avenue, North Avenue, and Division Street. Recent retail development, such as New City and Target, are helping to fill in the retail gap, but opportunities for smaller, locally-owned, and neighborhood-oriented businesses are also needed.

3.1 Build strategic partnerships to reduce the skills gap. The mix of jobs, from retail to restaurants to services and high tech, require a range of skills. Strategic partnerships can be developed to match residents to employment training centers, and higher education institutions including City Colleges, DePaul, and the many universities nearby in downtown Chicago.

Projects:

- Partner with business-development groups to connect residents to jobs in nearby areas.
- Invite service providers and businesses to present information to NNUP about training programs and job opportunities.

- Develop a database of people looking for employment to match to jobs and training programs.
- Partner with City Colleges to provide skills such as GED and job readiness training.
- Establish training programs for food service and construction certification.
- Launch Job Club in partnership with CitiBank and Chicago Cook Workforce Partnership to provide job retention and financial literacy.

Outcome Measures:

- Number of local residents trained and placed in jobs



Target on Division Street



Moody Health Clinic on Clybourn Avenue



Employment (continued)

3.2 Increase awareness around local employment opportunities.

Reach out to local businesses to encourage them to hire local residents and provide outreach to residents to let them know of job opportunities. With growing opportunities for mixed-use and commercial development in the neighborhood, new businesses can provide an array of new job opportunities in the neighborhood.

Projects:

- Post job openings on the NNUP website and send e-blast notifications to the community.
- Host employment resources fairs with existing and new employers.

Outcome Measures:

- Number of businesses who offer local job opportunities
- Number of Near North residents hired

3.3 Expand marketing and events to celebrate local businesses in Near North.

Cross-marketing can increase awareness and the success of local businesses in the neighborhood. Efforts can be made to increase the visibility of businesses in different areas of the neighborhood including Division Street, Clybourn Avenue, Wells Street, North Avenue, and Chicago Avenue, as well as smaller clusters of businesses within the neighborhood.

Projects:

- Promote local events to all areas of Near North and expand partnerships between Old Town and other commercial areas in Near North.

Outcome Measures:

- Attendance at events for local businesses
- Revenues at events and local businesses that are promoted



Cornerstone Community Center



Employment (continued)

3.4 Expand existing programs to provide mentorship and internship opportunities through local organizations and businesses that provide a ladder of success to local residents.

Efforts are needed to expand mentorship and internship opportunities for adults that may need retraining and connections to local businesses.

Projects:

- Establish partnerships for adult mentorship and paid internship programs in which local organizations and businesses provide a ladder of successful entrepreneurial skills to local residents.

Outcome Measures:

- Number of mentorship and internship opportunities.
- Number of graduates of the programs who receive permanent jobs.

3.5 Serve existing local businesses, attract new businesses, and build entrepreneurship skills.

With great talent and skills among local residents, opportunities are needed to provide support for entrepreneurs and connections to capital and investors in Chicago and beyond.

Projects:

- Work with the Old Town Merchants and Residents Association to attract and serve local businesses.
- Host a “Shark Tank” funding opportunity for local entrepreneurs and new businesses that would serve the neighborhood.

Outcome Measures:

- Number of entrepreneurs assisted
- Amount of seed capital raised
- Number of new businesses created
- Number of new jobs created





LAND USE & DEVELOPMENT

Goal: Provide input and inform land use development decisions to meet community goals for housing, economic development, open space, and urban design.

NNUP facilitates community input into zoning and land use changes within the Near North Neighborhood. In review of projects, NNUP aims to instill ways to fulfill its vision for building connections and opportunities for the neighborhood through the design and development of physical spaces.

A Land Use Framework (shown on page 36) was created that provides an illustration of the connections, linkages and key spaces that can help guide future development. The framework is based around existing public and communal spaces, including:

- CTA stations at Chicago Avenue and Sedgwick Street on the Brown Line, Clybourn Avenue on the Red Line, and a proposed station at Division Street on the Brown Line. These stations are not only transit centers, they anchor activity and development potential around the stations.
- Parks which provide central gathering spaces for the community. There are two major parks with field houses (Seward and Stanton), as well as the new Jesse White Community Center located on Chicago Avenue, just south (but not presently connected to) Durso Park.

- Schools – both public and private schools provide education as well as open spaces in many cases.

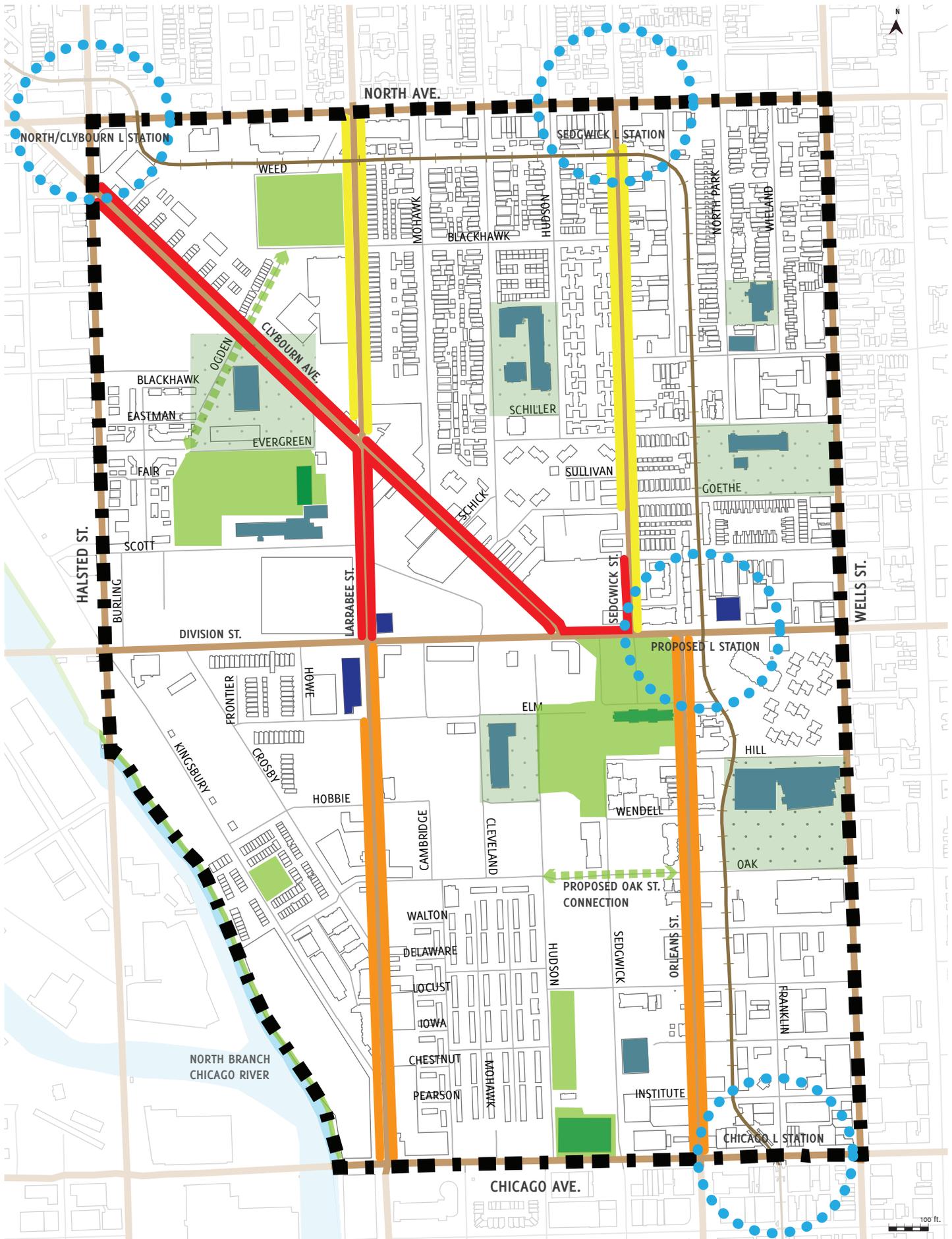
The Land Use Framework also illustrates the characteristics for current and future development that is desired in four corridors:

- Orleans Street between Chicago Avenue and Division Street
- Sedgwick Street between Division Street and North Avenue
- Larrabee Street between Chicago Avenue and Division Street
- Clybourn Avenue and Larrabee Street between Division Street and North Avenue.

The Land Use Framework was used as the basis for the Near North Design Guidelines that provide specific policy recommendations for the whole neighborhood as well as each of the four corridors. More details can be found in the **Near North Design Guidelines** (see page 48).



Vacant lot on Sedgwick Street planned for new development.



NEAR NORTH LAND USE FRAMEWORK



- CTA Station Area
- Public Facility
- Mixed Use Corridor
- School
- Parks/Open Space
- Mid Rise Pedestrian Corridor
- School Open Space
- Park Building
- Low Rise Pedestrian Corridor

100 ft.



Land Use & Development (continued)

4.1 Encourage the development of new housing that serves all income levels and maintains the diversity of the neighborhood.

The Near North neighborhood is one of the most diverse in the City of Chicago with a wide range of housing types and price points that provide opportunities for a very wide range of households. Through new development we aim to continue to promote housing to meet a wide range of price points, ownership, and quality rental housing. Opportunities for affordable homeownership is particularly important to provide options for residents to remain in and be part of the community.

Projects:

- Use development review process to expand housing options that serve a range of income levels and maintains the diversity of the community.
- Develop a summary of the consent decree boundaries and requirements, mixed-use goals, and levels of meeting goals to date.
- Define present City, ward and area goals for developers.

Outcome Measures:

- Maintain the diversity of housing stock
- Increase number of affordable homeownership units and affordable rental units developed

4.2 Identify development opportunities that can promote local retail, services, and restaurants to fulfill the needs of the community and promote economic development opportunities for local residents.

As the neighborhood continues to develop, careful thought and planning are needed to provide needed retail, restaurants and services, as well as job opportunities, for residents.

Projects:

- Define and establish goals for attracting locally-owned businesses.
- Determine the needs for retail, services, and restaurants.
- Create an inventory of businesses that provide critical goods and services.
- Research and develop ways to promote and encourage qualified local hiring.

Outcome Measures:

- Number of new businesses providing retail, restaurants, and services that meet community needs
- Number of local business recruited to occupy new retail space
- Number of local residents hired in construction and permanent jobs



Land Use & Development (continued)

4.3 Expand the amount of open space available to the community.

Open space is a critical element to provide places for recreation, sports, peace, and relaxation. As the area redevelops, efforts are needed to protect critical open spaces.

Projects:

- Advocate for permanent dedication of open space, e.g. open space between Blackhawk, Weed, Frontier, and Larrabee Streets.
- Create a new parklet at the northwest corner of Division Street and Clybourn Avenue.
- Promote the renovation and adequate staffing of parks.
- Utilize guidelines for setbacks and landscaping that will improve the streetscape.
- Increase collaboration of community councils with parks including establishing a Seward Park Advisory Council and encouraging collaboration with the Stanton Park Advisory Council.
- Work with Park District and CHA to connect Durso Park to Jesse White Community Center.

Outcome Measures:

- Number of acres of open spaces which are protected.
- Number of acres of open spaces which are improved.

4.4 Support improvements to the transportation network in Near North

Projects:

- Advocate for a new CTA Brown Line L station on Division Street.
- Connect and upgrade oak Street between Hudson and Sedgwick Streets

- Connect and upgrade Oak Street between Hudson and Sedgwick Streets
- Create a green passage for pedestrians between Clybourn Avenue and Blackhawk Street

Outcome Measures:

- Increased number of Near North transit riders on Brown Line.
- Improved connections for pedestrians and bikes.

4.5 Promote high quality design for rehabilitation and new development (residential, commercial, and institutional) without displacing other critical uses.

Parallel to the quality-of-life planning process, development guidelines were drafted to document the elements of proposed projects that align with the neighborhood's vision for the future.

Projects:

- Conduct Development Review process to ensure community input in the design and approval of new projects.
- Utilize development guidelines in the review of proposed projects including materials, green space, parking, setbacks.
- Maintain an inventory of projects that meet NNUP design guidelines and are approved.

Outcome Measures:

- Number of projects supported by NNUP that are approved by the City of Chicago and built, including number of housing units and amount of commercial and institutional space.



CHAPTER 7
Work Plan

	Projects	Lead or Convener (Partners)	Timeline (Year)
Goal: Offer safe, positive opportunities for youth, seniors and families to interact and grow.			
1.1 Develop partnerships and improve coordination to ensure that all children have access to high quality education in the neighborhood.	<ul style="list-style-type: none"> • Support school strategies designed to raise Jenner and Manierre to Level 1 elementary schools through community involvement and partnerships. • Create a universal literacy program for students, parents, and community members across all elementary schools. 	<u>Youth and Family Committee</u> School principals and teachers Winfield Moody Luries Community Outreach Manierre Peace Circle Holsten Human Capital Development Near North Chicago Public Library	1
			1
1.2 Provide opportunities for social development and interaction among children and families.	<ul style="list-style-type: none"> • Provide social and emotional development in schools and after-school programs such as N.E.S.T. and Second Step. 	<u>Youth and Family Committee</u> School principals, teachers, and parents Justice Stamps Youth Center	1-3
1.3 Promote youth leadership and training opportunities for teens and young adults.	<ul style="list-style-type: none"> • Expand local programs such as art, dance, computer programming, video, and web design. • Work with Park District to expand programs for teens and young adults. • Support Park District facilities that provide quality programming and state of the art facilities for the whole community – from children to seniors. • Create a teen book club utilizing the library during the summer learning initiative. 	<u>Youth and Family Committee</u> Art on Sedgwick Dynamic Force Dance Storycatchers Theater Park District Near North Chicago Public Library Local banks	1-2
			1-2
			2-3
1.4 Promote a vibrant senior living experience in the Near North neighborhood.	<ul style="list-style-type: none"> • Provide an updated community resource manual and calendar of monthly events to seniors. • Engage a media group to work with teens to develop a documentary interviewing seniors in the community to understand the neighborhood history. • Develop resources for health/wellness and day to day tasks for seniors. 	<u>Youth and Family Committee</u> Park District Moody Bible Institute Evergreen Towers 1 and 2 Flannery Apartments Atrium Village Near North Chicago Public Library	1
			2
			3



	Projects	Lead or Convener (Partners)	Timeline (Year)
Goal: Improve safety through partnerships with residents, the Chicago Police Department, Chicago Housing Authority (CHA), property managers, businesses, and community-based organizations.			
2.1 Support efforts for young people to feel safe and become meaningful contributors to the community.	<ul style="list-style-type: none"> Expand mentoring and Safe Passage programs that support youth. Work in collaboration with the Park District to provide programs and activities for youth and teens. Promote conflict resolution classes and restorative justice programs. Partner with CPD to create a youth academy for ages 10-16. 	<u>Safety Committee</u> Chicago Public Schools Chicago Park District Men in Action Brothers Standing Together Open Door Tutoring Marion Nzinga Stamps Youth Center	1-3 1 2 1
2.2 Build relationships and trust with CPD and local CAPS office to promote public safety.	<ul style="list-style-type: none"> Attend CAPS meetings regularly and build relationships with officers. Encourage positive loitering in any problem areas, for example, 'Chalk the Walk'. Invite CAPS officers to our meetings and ask for their input. 	<u>Safety Committee</u> Chicago Police Department DePaul Family & Community Services	1-3 1-2 1
2.3 Work with Chicago Department of Transportation and other agencies to develop plan for improvement of sidewalks, crosswalks, and lighting.	<ul style="list-style-type: none"> Inventory sidewalks, streets and crosswalks, alleys, and lighting that need to be repaired and improved Work with CDOT, Streets and Sanitation, and the Alderman on a regular basis to address the identified locations. Refine a communication plan for how to report a need by calling 311, reporting online, and sharing list of requests with all of NNUP and community members to increase reporting. 	<u>Safety Committee</u> Chicago Department of Transportation Department of Planning & Development	1 2
2.4 Promote building relationships and shared experiences in the community to promote personal safety and security.	<ul style="list-style-type: none"> Support community programs that engage residents through creative expression such as Art on Sedgwick. Promote Jesse White Community Center and events that bring the diversity of our community together. Establish carpools to Park District facilities. 	<u>Safety Committee</u> Art on Sedgwick Simple Good Jesse White Center Park District Men in Action Brothers Standing Together	1-3 1



Businesses like Panera Bread (in Old Town Square) provide employment opportunities

	Projects	Lead or Convener (Partners)	Time-line (Year)
Goal: Connect local businesses to local talent and promote a live-work community.			
3.1 Build strategic partnerships to reduce the skills gap.	<ul style="list-style-type: none"> • Partner with Business Development Groups to connect residents to jobs in nearby areas. • Invite service providers and businesses to present information to NNUP about training programs and job opportunities. • Develop a database of people looking for employment to match to job and training programs. • Partner with City Colleges to provide skills such as GED. • Establish training programs for food service and construction certification. • Launch Job Club in partnership with CitiBank and Chicago Cook Workforce Partnership to provide job preparedness and financial literacy. 	Employment Committee	1
		North Branch Works	1
		University of Illinois Labs	
		Groupon	2
		Serviceworks	
Local banks	3		
			2
			2
3.2 Increase awareness around local employment opportunities.	<ul style="list-style-type: none"> • Post job opening on the NNUP website and send e-blast notifications to the community. • Host employment resource fairs with existing and new employers. 	Employment Committee	1
		Old Town Merchants and Residents Association	2
		Holsten Human Capital Development	
3.3 Expand marketing and events to celebrate local businesses in Near North.	<ul style="list-style-type: none"> • Promote local events to all areas of Near North and expand partnerships between Old Town and other commercial areas in Near North. 	Old Town Merchants and Association	1-3
		Local banks	
3.4 Expand existing programs to provide mentorship and internship opportunities through local organizations and businesses that provide a ladder of success to local residents.	<ul style="list-style-type: none"> • Establish partnerships for adult mentorship and paid internship programs in which local organizations and businesses provide a ladder of successful entrepreneurial skills to local residents. 	Employment & Youth and Families Committee	2
		Men in Action	
		Brothers Standing Together	
		Open Door Tutoring	
		Marion Nzinga Stamps	
		Youth Center	
3.5 Serve existing local businesses, attract new businesses, and build entrepreneurship skills.	<ul style="list-style-type: none"> • Work with OTMRA to attract and serve local businesses. • Host a "Shark Tank" funding opportunity for local entrepreneurs and new businesses that would serve the neighborhood. 	Employment Committee	1-3
		Old Town Merchants and Residents Association	2



WELCOME
ST. LUKE CHURCH OF GOD IN CHRIST
773.399.7288

The CTA Brown L Line runs along Orleans Street

	Projects	Lead or Convener (Partners)	Time-line (Year)
Goal: Provide input and inform land use development decisions to meet community goals for housing, economic development, open space, and urban design.			
4.1 Encourage the development of new housing that serves all income levels and maintains the diversity of the neighborhood.	<ul style="list-style-type: none"> • Use development review process to expand housing options that serve a range of income levels and maintains the diversity of the community. • Develop a summary of the consent decree requirements, mixed-use goals, and levels of meeting goals to date. • Define present City, ward and area goals for developers. 	<u>Land Use & Development Committee</u> River North Residents Association Alderman Developers Chicago Housing Authority Local Advisory Council	1-3
4.2 Identify development opportunities for local retail, services, and restaurants to fulfill the needs of the community and promote economic development opportunities for local residents.	<ul style="list-style-type: none"> • Define and establish goals for locally-owned businesses • Determine the needs for retail, services, and restaurants. • Create an inventory of businesses that provide critical goods and services. • Research and develop ways to promote and encourage qualified local hiring. 	<u>Land Use & Development Committee</u> Old Town Merchants and Residents Association	1 2
4.3 Expand the amount of open space available to the community.	<ul style="list-style-type: none"> • Advocate for permanent dedication of open space, e.g. open space between Blackhawk, Weed, Frontier, and Larrabee Streets. • Promote the renovation and adequate staffing of parks. • Utilize guidelines for set-backs and landscaping that will improve the streetscape. • Increase collaboration of community councils with parks including establishing a Seward Park Advisory Council and encouraging collaboration with the Stanton Park Advisory Council. 	<u>Land Use & Development Committee</u> Seward Park Advisory Council Chicago Department of Transportation Department of Planning & Development	1-3 2-3 1 1
4.4 Support improvements to the transportation network in Near North.	<ul style="list-style-type: none"> • Advocate for a new CTA Brown Line L station on Division Street. • Connect and upgrade Oak Street between Hudson and Sedgwick Streets. • Create a passage for pedestrians between Clybourn Avenue and Blackhawk Street. 	<u>Land Use & Development Committee</u> CTA Alderman CDOT	1 - 3 2 2
4.5 Promote high quality design for rehabilitation and new development (residential, commercial, that institutional) without displacing other critical uses.	<ul style="list-style-type: none"> • Conduct Development Review process to ensure community input in the design and approval of new projects. • Utilize development guidelines in the review of proposed projects including materials, green space, parking, set-backs, etc.). • Maintain an inventory on projects that meet NNUP Design Guidelines and are approved. 	<u>Land Use & Development Committee</u> Alderman	1 1-3



Wells Street in Old Town



CHAPTER 8

Design Guidelines

As a part of the Near North Quality-of-Life Plan, a set of design guidelines were created with the leadership of the Land Use and Development Committee to guide new development principles and vision for the neighborhood. The design guidelines will be used when reviewing proposed development projects and will advise on elements such as site design, set-backs, landscaping, materials, signage, and open space.



BACKGROUND

The Near North Unity Program (NNUP) believes in the importance of an informed and connected community to guide future development of the Near North Neighborhood. To accomplish this goal, aspects of physical design should be consistent with furthering the vision of the community. The development review process aims to provide a forum for input to improve the design of new projects in order to meet the vision of a cohesive, connected community.

The NNUP Design Guidelines provide a path for projects that either seek a zoning change and/or feedback from the community regarding the design of proposed developments.

In addition, the guidelines provide developers with the community's goals, parameters of the vision, what design elements are desired, and a path through the development process. The design guidelines are broken down into two parts:

The first section of the design guidelines describes the neighborhood as a whole. The second section of the design guidelines reviews the current and desired character of four corridors:

- Orleans Street between Chicago Avenue and Division Street
- Sedgwick Street between Division Street and North Avenue
- Larrabee Street between Chicago Avenue and Division Street

- Clybourn Avenue and Larrabee Street between Division Street and North Avenue

These guidelines will inform community review of the projects, especially those seeking a zoning change or planned development approval.

COMMUNITY VISION

The design guidelines represent physical ways to meet the vision of the Near North Neighborhood. The guidelines aim to further the spirit of the community, foster connections, relationships, and communications through a variety of techniques, from the design of buildings, to fostering pedestrian environments, to providing opportunities for jobs, services, and retail goods. Opportunities for open space and community gathering spaces are particularly important to meet this vision. The vision is:

“The Near North area is a vibrant, thriving, diverse community, built upon respect and trust. We are overcoming years of division and striving for positive change. We have the resources and talent to open new opportunities for all of our residents and stakeholders. Our history, diversity and creativity make us a model for building relationships across races, classes and generations. We strive to understand each other and reach out to the unique perspective of each person and organization in Near North. By working together we create richer relationships and expand opportunities for everyone.”



Residential buildings of varying designs along Larrabee Street



■ SITE DESIGN

Building Orientation and Pedestrian Access

- Buildings shall be oriented with its primary facade towards the front lot line. Multifamily buildings shall provide entry from the public sidewalk to shared entry areas or lobbies.
- Multiple-tenant commercial buildings, including the ground floor of mixed-use buildings, may include an individual entry for each tenant, or a primary lobby entrance that provides internal access to individual tenants.
- Clearly defined pedestrian connections should be provided to link public sidewalks, building entrances, and other areas of pedestrian activity, such as street crosswalks, parking, and public facilities.
- Doors shall be compatible with the architectural style and character of the facade and include address numbers.

Vehicular Access and Parking Design

- The number of curb cuts should be minimized along primary streets.
- Access to on-site parking shall be provided via drive aisle from the public street as permitted.
- Parking shall be located to the rear or on the side of commercial or mixed-use projects. Parking should not be located between the building front and the right-of-way.
- Residential developments that do not have access to an alley may be served by a drive aisle from the public street as permitted.





Pier 1 Imports on Wells Street



■ SET-BACKS (FRONT AND SIDEYARD)

Neighborhood Streets (e.g. Orleans & Sedgwick)

- Low density residential: front yard setbacks of 15 ft or 12% of lot depth, whichever is less, or average front yard depth of nearest two lots.
- Mixed-use and commercial: none, unless adjacent to residential zoned lot or if the pedestrian zone does not meet City's target.
- The pedestrian realm should meet the City's target of twelve feet for mixed-use development composed of one foot frontage, six feet pedestrian zone, and five feet furniture zone.

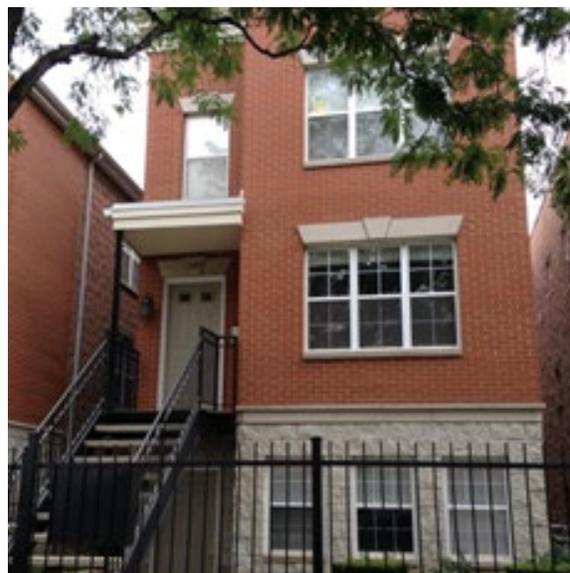
Collector Streets

- Set back new development no less than six feet and no more than fifteen feet from collector streets in order to have greater space for landscaping, cafes and street amenities while maintaining orientation to the street.
- The pedestrian realm should meet the City's target of fifteen feet composed of four feet frontage, six feet pedestrian zone, and five feet furniture zone.

Arterial Streets

(e.g. Division, Chicago, North, Clybourn & Halsted)

- Set back new development no less than six and no more than fifteen feet from arterial streets in order to have greater space for landscaping, cafes and street amenities.
- The pedestrian realm should meet the City's target of fifteen feet composed of four feet frontage, six feet pedestrian zone, and five feet furniture zone for mixed use development, and twelve feet for commercial developments, composed of one foot frontage, six feet pedestrian zone and five feet furniture zone.





345

Single-family homes with trees along the public right-of-way

■ LANDSCAPE STANDARDS

The following standards shall meet or exceed Chicago landscape standards to provide enhanced walkability and community cohesion in Near North.

Parkway Design

- One (1) tree per twenty-five (25) linear feet of frontage on a public right-of-way
- Four (4) inch minimum caliper trees with in the “greater downtown” (area bounded by North Avenue, Lake Michigan, Cermak Road, and Ashland Avenue)
- Provision of street furniture is encouraged in appropriate locations that are designed to be well maintained in highly visible locations
- Lighting should be pedestrian oriented to illuminate parkway areas

Parking Lot and Vehicular use area screening

- Parking lots are to be located to the side or rear of buildings
- Seven (7) foot wide perimeter landscaped area
- Continuous screening hedge, maintained between thirty (3) and forty-eight (48) inches high

- Ornamental metal fencing around new parking lots and other vehicular use areas (4 foot height typical); 6 foot height around secured parking lots and other vehicular use areas (4 foot height typical); 6 foot height around secured parking lots) to be located five (5) feet from sidewalk in seven (7) foot perimeter landscaped area
- Wall, fence, or hedge required alongside or rear lot lines of properties contiguous with residential districts
- Fencing to be provided along alleys as needed
- Chain-link fencing not permitted





NO PARKING
TOW ZONE

P
PAY AT PAY BOX
OPERATED BY
Public Chicago
FOR MOBILE PAY
253 403

NO PARKING
LOADING ZONE
10AM - 7PM
MON-SAT
TOW ZONE

BEADS

String A Strand On Wells

String A Strand On Wells

881



Beads, a local business located on Wells Street



■ MATERIALS

New buildings should be constructed of high quality materials. The following materials shall be prohibited.

- Plain concrete masonry units (CMU)
- Formstone
- Exterior Insulation Finish System (EIFS) or Dryvit (non-masonry stucco products)
- Rough sawn wood, aluminum or vinyl siding, rustic shingles and plastic or fiber-glass panels
- Composite plywood siding

Ground Floor Transparency

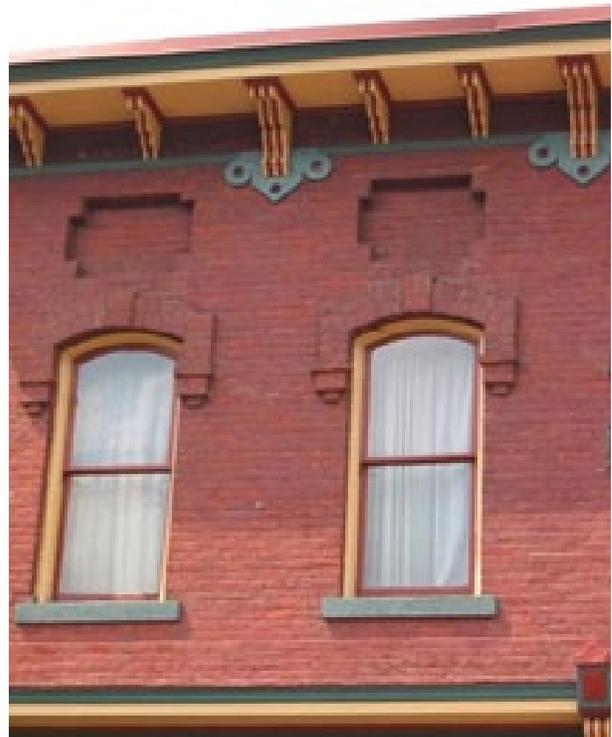
- Ground floor facades for commercial and mixed-use buildings shall include a minimum of forty percent (40%) clear glass (no tinting) that allows full view into the facility. This requirement applies to both primary and secondary facades along public streets. The percent of ground floor transparency is calculated as the total window and door area divided by the total facade area between the ground plane and the awning/signage.
- Storefront proportions and display windows shall be incorporated that allow views the interiors of the building from the street frontage.

Sideyard Facades

- On corner lots, primary facade materials shall “wrap” around all visible areas of the sideyard facades as visible from the public way and the design and character shall be consistent and welcoming on both streets.

Rear Facades

- Public rear entrances should be well-marked, illuminated and similar in design to front entrances.





1339
Village Cycle Center
The Bike Experts

BIKE EXPERTS
NATION'S LARGEST BIKE STORE
Village Cycle Center
The Bike Experts

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BIKE EXPERTS
BIKE EXPERTS
BIKE EXPERTS
BIKE EXPERTS

1339
Village Cycle Center
The Bike Experts

1339

Village Cycle Center, a local businesses located on Wells Street

■ SIGNAGE

Building mounted signs and cantilever signs

- Exterior signs should complement the architectural style of the building.
- Raised individual letters mounted directly to buildings are encouraged.
- Cantilevered signs are encouraged on commercial and mixed use buildings.
- Signage elements should not cover architectural details.
- Small signs and logos applied to glass windows and doors at street level are allowed.
- Unused signage, hardware, and electrical conduit should be removed and building surface repaired.

Building mounted lighting

- Exterior light fixtures should be compatible with the storefront proportions and architectural design.
- Ornamental and goose-neck light fixtures are appropriate for illuminating building entrances and signs.
- Incandescent lighting should be encouraged for store signage and accent lighting.

Awnings and Canopies

- Provide at least eight feet of clear space above the sidewalk.
- Awnings and canopies should not cover architectural detail of the building. They should fit within the framework of the storefront.
- Awnings and canopies should be durable canvas or fabric and easy to maintain.
- Shingle and mansard canopies should be avoided.
- Back-lit canopies shall be prohibited.





SEWARD

PARK

Seward Park water fountain welcomes visitors at the Division Street entrance

■ OPEN SPACE

Parks and Public Open Space

- Open space is a critical element of community well-being and should be encouraged in the future development of the neighborhood.
- A long term master plan as well as a management and maintenance plan is needed for park space with community participation through Advisory Councils.
- Parks should be designed to welcome members of the community and offer a range of active and passive activities.
- Paths and sidewalks should connect open spaces to streets.
- Parking shall be fenced and screened from open spaces.
- A variety of programmed spaces should be planned for all age groups – from toddlers to seniors.

Private Open Space

- Privately-owned open spaces shall be encouraged in new development as a way to meet the needs of residents.
- Private open spaces shall be encouraged to provide light, green spaces, and views for the community.
- Open spaces must have clear ownership, responsibility, security, and maintenance plan.

- Fencing should not be obtrusive. No chain link fences shall be allowed.
- Dog areas that are provided should be well-designed an attractive to neighboring properties and public spaces.

Public Right of Ways

- The use of public right-of-way to enhance the pedestrian experience should be maximized.
- Parkways should be designed to offer clear separation between green space, sidewalk, and private space.
- New developments that include a setback should provide additional landscaping that enhances the pedestrian experience.
- Sustainable materials should be encouraged that provide enhanced water absorption and green space.
- Street furniture should be selected that provides well-designed amenities along commercial corridors including benches, bus stops, signage, and waste receptacles.





Pedestrian path along the Chicago River



Outdoor seating area at local restaurant

■ ENVISIONING OUR COMMUNITY: APPLYING THE DESIGN GUIDELINES

Improving urban design and development decisions can help create the spaces we need as a community to provide attractive places for residents to interact and enjoy their surroundings. Two representative locations were chosen along Clybourn Avenue to illustrate these concepts.

Improving the Streetscape *(see page 64)*

This drawing illustrates ways to accommodate new development while improving the environment for pedestrians and community residents on the block between North Cleveland Avenue and North Schick Place. In this drawing, an existing vacant building is preserved, rehabilitated and added onto with additional floors. The building is moved back from the street to provide a wider sidewalk for pedestrians. In addition, a protected bike lane, that is currently being planned by the City of Chicago, is shown between the sidewalk and the parked cars. Landscaping is added to the parking lane to allow for stormwater detention. New streetlights improve public safety and enhance the attractiveness of the area. High quality awnings, canopies, signage, and materials are chosen to enhance the experience along the street. Outdoor seating in a café could be added to a restaurant, as well as commercial stores on the ground level. Bike racks, tree plantings, planter pots, and decorative paving are all chosen to enhance the neighborhood's identity.

Reclaiming Open Space *(see page 65)*

Since open spaces are at a premium in the community, innovative ideas are needed to provide pocket parks and safe community gathering areas. In this drawing of the northeast corner of Clybourn Avenue and Division Street, a new iconic space is created out of a small area of an existing parking lot. The new "parklet" could provide artistic sculptures, decorative planter walls with live or artistic visions of plantings, pedestrian scale lighting, a bicycle parking and repair station, as well as a new bike lane and improved crosswalk.

IMPROVING THE STREETScape



- (A) Clybourn Avenue Protected Bike Lanes
- (B) Building setback, 6' min to 15' max
- (C) 1st floor facade treatments support active commercial uses and include awnings, canopies, signage, lighting, and high quality materials such as brick or stone
- (D) Outdoor seating and dining at commercial uses
- (E) Outdoor seating at building entrances
- (F) Streetscape amenities include tree plantings, lighting, bike racks, planter pots, decorative paving, and neighborhood identifiers
- (G) Awnings and canopies
- (H) Cantilever signs
- (I) Preserve local architectural character
- (J) Upper floor setbacks support a pedestrian friendly environment

RECLAIMING OPEN SPACE



- (A) Clybourn Avenue Bike Lane
- (B) Neighborhood identifiers/banners
- (C) Decorative living planter walls “Growing community”
- (D) Local art initiatives such as ‘Art on Sedgwick’
- (E) Bicycle parking/repair station
- (F) Plaza space is defined with decorative paving, public art, plantings, bike racks, seating, and lighting
- (G) Pedestrian scale lighting at plaza entrance
- (H) City lighting standard



Orleans Street serves as a walkable street offering pedestrians access to multiple stores, transportation, and religious institutions



■ ORLEANS STREET

Mid Rise Pedestrian Corridor

Orleans Street has an historic character of a mix of churches, stores, institutions, and homes. The corridor is anchored on the north at Division Street by Seward Park and Atrium Village (just to the east fronting Wells Street) and on the south by high rises along Chicago Avenue. It is critical that the design of new buildings enhance and build on the context of the community which currently consists of a narrow, walkable street that connects Division Street and Chicago Avenue. A number of churches are located in the corridor, providing spaces for members of the community to congregate. The CTA Brown Line L tracks are located just east of Orleans Street, with a station proposed at Division Street that will enhance accessibility not only to this corridor, but the central area of the Near North Neighborhood.

PEDESTRIAN ENVIRONMENT

The corridor is envisioned as a particularly important neighborhood street that promotes walking, biking, and community safety. Buildings should be set close to the street or have shallow set-backs to foster the neighborliness of buildings that relate to the streets.

ARCHITECTURAL CHARACTER AND SITE DESIGN

There are a variety of architectural styles along the corridor from older buildings built in the late 19th Century to modern buildings built mid-to late- 20th Century. Most buildings face the street with front entrances along the street.

Seward Park is located at Division Street and Orleans Street. Few other open spaces exist along the corridor however, and opportunities for additional open spaces and community gathering areas would enhance the corridor. The Jesse White Community Center and Field House and potential revitalization of Durso Park are critical elements of the southwest portion of the corridor at Sedgwick Street and Chicago Avenue.

MASSING

Atrium Village is located just east of Orleans Street along Division Street and is approved for high density residential redevelopment at the northern end of the corridor. There are also taller buildings across Division Street on Orleans Street.

Similarly, high rises currently exist and will soon be built at the southern end of the corridor near Chicago Avenue. The vision calls for mid-rise residential and mixed-use development connecting these nodes at the northern and southern ends.





Residential developments vary along Sedgwick Street

■ SEDGWICK STREET

Low Rise Pedestrian Corridor

The Sedgwick Street corridor stretches from the Sedgwick Brown Line L Station near North Avenue to Division Street. The corridor includes Marshall Field Garden Apartments, Noble Court Theater, Old Town Square East and the Old Town Square Shopping Center, as well as townhomes, apartment buildings, and single-family homes.

PEDESTRIAN ENVIRONMENT

The area is highly pedestrian friendly, but should be improved through improved streetscaping and amenities including improved landscaping in the rights of way.

ARCHITECTURAL CHARACTER AND SITE DESIGN

The area holds a mix of historic architecture, modern homes, and two modern shopping centers. While new buildings should be designed to front the street, courtyards (such as portions of Old Town East) can work if well designed. Curb cuts that allow truck loading, such as those that serve Old Town Square Shopping Center should not be allowed on a pedestrian street.

OPEN SPACE

There are few open spaces in the northeastern portion of the Near North Neighborhood. The only significant open spaces are at schools in the area that may not be open to public use. This increases the importance of the public way, private open spaces and access to parks in other areas of the neighborhood.

MASSING

Buildings along the corridor range from single story to ten stories, but most fall between three and six stories. New buildings should fit the scale of the corridor and neighboring properties on the block to keep the pedestrian friendly atmosphere of the area.





Schiff Residences on Clybourn Avenue, completed in 2007, applied green design strategies

■ CLYBOURN AVENUE

Mixed Use Corridor

Clybourn Avenue between Division Street and North Avenue can once again serve as a central corridor of the Near North Neighborhood providing a direct connection between North Avenue/Halsted Street where the Clybourn Red Line L Station is located at the northwest corner, to Seward Park in the center of the neighborhood.

Currently a mix of uses from Old Town Square Shopping Center on Division Street, to older commercial buildings, to Mercy Housing, Schiff Residences, indicate that vacant land is beginning to be developed. New City will be one of the neighborhood's largest redevelopment efforts with a new movie theater, large retail stores, and rental housing. There is an opportunity to provide public, affordable, and market rate housing to rebuild Clybourn Avenue into a vital, active corridor that offers a neighborhood character with housing above one story of retail. Opportunities for the creation of permanent open space should be assessed to meet the needs of residents in the community.

COMPLETE STREET

Clybourn Avenue should be designed using "complete street" concepts including spaces for pedestrians, bicycles, and cars in an attractive design with landscaping and street amenities.

ARCHITECTURAL CHARACTER AND SITE DESIGN

Clybourn Avenue should develop into a truly mixed-use district that provides spaces for all

residents. Mixed-use developments can include ground floor retail spaces that can house restaurants and small businesses are critical. In much the way Wells Street has a neighborhood feeling in Old Town, a new Clybourn Avenue can create connections and opportunities for businesses that are neighborhood-oriented.

OPEN SPACE

Connections should be reinforced through filling in missing links in the street grid such as permanently dedicating a new Near North Park at Blackhawk Street and Larrabee Street and connecting it to Clybourn Avenue.

MASSING

Mid-density residential and mixed-use buildings can reinforce a strong street-wall along Clybourn Avenue with setbacks 1, enhancing walkability, sense of place, and public safety along the corridor.





Landscaping and lighting improves pedestrian access along Larrabee Street

■ LARRABEE STREET

Mixed Use Corridor

The southern section of Larrabee Street between Chicago Avenue and Division Street is a mixed-use corridor with high density office and residential at the southern end and the Chicago Police Department and Parkside at Division Street. Small, privately owned vacant lots provide new opportunities for new development which meet the design principles. This portion of Larrabee Street is a narrow street with a walkable character, and home to a concentration of workplaces and residential developments.

The northern section of the Larrabee Street corridor between Division Street and North Avenue includes vacant land and single-family homes. Future plans call for redevelopment of these vacant parcels and dedication of open space between Blackhawk Street and the Brown Line L tracks for permanently dedicated park land.

ARCHITECTURAL CHARACTER AND SITE DESIGN

The character of buildings along both sections of this corridor present opportunities for pedestrian-oriented development that provides a mix of uses along the corridor, a strong “street wall” that provides enhanced character and walkability, and attention to detail so that Larrabee Street “bridges” the perception of a “divide” at Division Street. The goal is to create a singular flow for pedestrians between employment and higher density

residential development at the southern end, through institutional and retail uses at Division Street, and northward through residential and open space toward North Avenue.

OPEN SPACE

The block between Blackhawk Street and the Brown Line L tracks should be permanently dedicated as open space. In addition, streets should be connected to increase access to the park, including upgrading an alley between Clybourn Avenue and the park.

MASSING

Redevelopment at the southern end provides opportunities for infill development that is mid-density mixed use. Development should respect a streetwall that continues the pedestrian character through the corridor. The two blocks north of Division Street provide opportunities for retail or mixed-use development, while the farthest northern blocks should be lower rise residential.





Seward Park

NearNorth

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