



CGNA GRAND AVENUE WORKGROUP REPORT

April 14, 2014

Executive Summary

The CGNA Grand Avenue Workgroup was formed at the request of Alderman Moreno to review and make recommendations for planned zoning changes along Grand Avenue. The intent of the proposed changes is to replace obsolete Manufacturing zoning classifications with more contemporary Commercial, Business, or Residential zoning classifications. Our recommendations, based on 5 months of discussions, are for the section of Grand between Ogden Avenue and Damen. The zoning classifications for the section of Grand between Damen and Western have already been changed and approved by the City.

The Workgroup seized this opportunity to ask what character and future development for Grand Avenue would be in the best interest of the neighboring community. Our goal is to have a Grand Avenue become a vibrant commercial/residential corridor. Our recommendations are summarized in our Mission and Vision Statements. There are three parts to this report: the Vision and Mission statements, the Recommended Grand Avenue Zoning Classifications, and Recommended Grand Avenue Improvements and Guidelines.

Vision Statement

Irrespective of the zoning constraints we will provide input on the visionary planning process that preserves the architectural diversity of the existing Grand Avenue character, realizes the economic and social benefits of mixed use development, and creates neighborhood safety in both reality and perception.

Mission Statement

To create economic growth via collaboration among commercial, residential, and industrial stakeholders for the realization of a pedestrian friendly business district along Grand Avenue between Western and Ogden Avenue.

Zoning Summary

We recognize the different and unique characteristics of portions of Grand Avenue. We conclude that it is reasonable to limit new residential construction by recommending C3-zoning on the south side of the street in support of the manufacturing district to the south. The intent is for future businesses, commercial



and retail development on the south side of Grand. We support the section between Paulina and Damen as a potential design based commercial area. Therefore, we recommend B1-zoning on the north side of the street because it requires commercial space on the ground floor and allows residential use above the ground floor. We recommend maintaining the 3 to 4 story density for the majority of the street by recommending C3-2 and B1-2 zoning classifications. We allow for higher density B3-3 residential classification at major transit intersections such as Ashland and Grand and Western and Grand. We recommend B2 classification for the area east of Ashland which has existing residential use on the ground floor, limited commercial use, and few vacant lots because this classification allows residential uses on the ground floor. The block between Ashland and Paulina has significant existing residential uses and limited ground floor commercial space.

Recommended Grand Avenue Zoning Classifications

1. Propose B1-2 classification for north side of Grand between Damen and Hartland Court.
2. Propose B1-2 classification for north side of Grand, addresses 1743, 1722, 1716 and 1712 W. Grand and 500 and 502 N. Paulina St.
3. Propose B1-2 classification for the north side of Grand, addresses 1658 and 1636 W. Grand (revised from RS-3).
4. Propose C3-2 classification for south side of Grand between Damen and Paulina.
5. Propose B1-2 classification for north side of Grand between Marshfield and Ashland.
6. Propose B3-3 south side of Grand from Paulina to Ashland.
7. Existing C1-2 zoning to remain on both sides of Grand for gas stations (505 N. Ashland and 1527 -1535 W. Grand).
8. Existing RM-5, RS-3 and RT-4 zoning to remain on north side of Grand between gas station and 1430 W. Grand.
9. Propose B3-3 for south side of Grand between gas station and Armour St.
10. Propose B2-2 on north side of Grand between 1428 and 1410 W. Grand.
11. Propose B1-2 on north side of Grand from 1406 W. Grand to Elizabeth.
12. Existing B1-2 on the north side of Grand to remain between Elizabeth and Ogden Ave.
13. Existing RM-5 on the south side of Grand to remain east of Armour.
14. Propose B2-2 on south side of Grand from 1475 W. Grand to Nobel.



15. Existing B1-2 zoning to remain on south side of Grand between Nobel and Ogden.

Character of Grand Avenue

Our vision is for Grand Avenue to become a vibrant street that is a destination for commercial, retail, restaurant and residential uses. We recommend streetscape and traffic improvements but want to retain the scale and character of the already vibrant sections of the street. The north side of the street is considered a transition to the residential community to the north; the south side a transition to the manufacturing district to the south. We propose development guidelines in addition to the zoning classifications in order to promote projects with viable ground floor commercial spaces.

Grand Avenue Improvements and Guidelines

Commercial Guidelines

1. Support increased commercial investment.
2. Support development with large retail spaces (1500 SF minimum).
3. All buildings between Ashland and Western should have viable commercial ground floor space.
4. Present development projects for review by CGNA Planning and Development Committee.
5. Retain existing masonry buildings with viable ground floor commercial space.
6. Support Landmark/Historic status for existing buildings with character. For example the former Schlitz Bar Building on Damen and Grand.
7. Big-Box retail is not supported.
8. Support uniform signage guidelines for Grand between Ashland and Western to develop unique character.
9. Restrict large electronic and digital signage.
10. Double lot buildings to have single large retail space.
11. Limit Live/Work ground floor spaces.

Character/Streetscape

1. Replace and improve sidewalks. Consider wider sidewalks if feasible.
2. Introduce 10' wide x 20' long sidewalk bump-outs (3 per block).
3. Propose trees, and street furniture at bump-outs.
4. Consider locating DIVVY Bike station at bump-out.



5. Install new streetlights and poles with dark sky compliant lighting.
6. Make Grand between Ashland and Western a parking meter free zone.
7. Provide design standards for storefronts. Consider a high percentage of glazing to prevent the masonry columns from blocking visibility to storefronts.
8. Support contemporary design compatible with existing street character.
9. Support landscape improvements per City Code for vacant lots and parking lots.

Residential Guidelines

1. Residential units to be above second floor between Ashland and Western except for existing buildings.
2. Higher density residential allowed at main street intersections such as Ashland and Western.

Traffic Recommendations

1. Traffic Option 1 – Keep Grand three lanes of traffic at rush hour. Widen sidewalk to 12'-0" wide and eliminate rush hour parking on both sides of the street.
2. Traffic Option 2 – Provide only two traffic lanes on Grand. Maintain existing 7'-0" sidewalk width. Add bump-outs and parking spaces. Provide 60' long right turn/ bus stop lanes at cross streets to improve traffic flow.
3. Provide bump-out on opposite side of street from right turn/bus lane at pedestrian crosswalks.
4. For traffic flow provide 60' long right turn/ bus stop lanes at each traffic light and intermediate 40' to 60' long bus stop lanes.

The Chicago Grand Neighbors Organization would like to thank everyone who participated in the CGNA Grand Avenue Workgroup. Those who contributed include: Andy Tomka, Ben Spies, Bill Bruss, Chris Racana, Dan Laskowski, Jenifer DiCresce, Judith Gethner, Lyn Wolfson, Marvin Mendez, Matthew Williams, Peter Frisbee, and Sam Martorina.