



WESTERN AVENUE REZONING

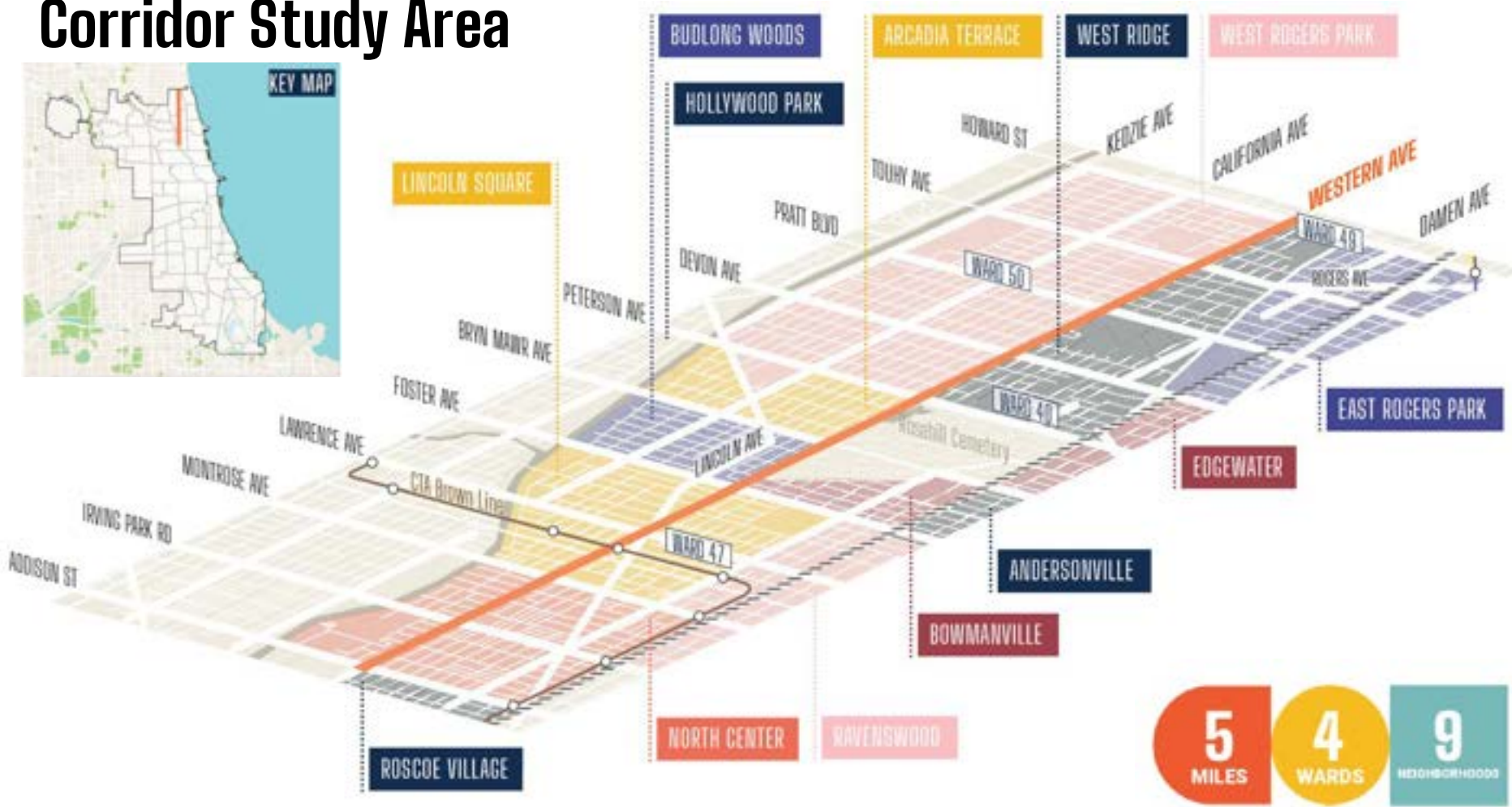
Implementation of the Western Avenue Corridor Study



2022 CORRIDOR STUDY OVERVIEW



Corridor Study Area



5 MILES	4 WARDS	9 NEIGHBORHOODS
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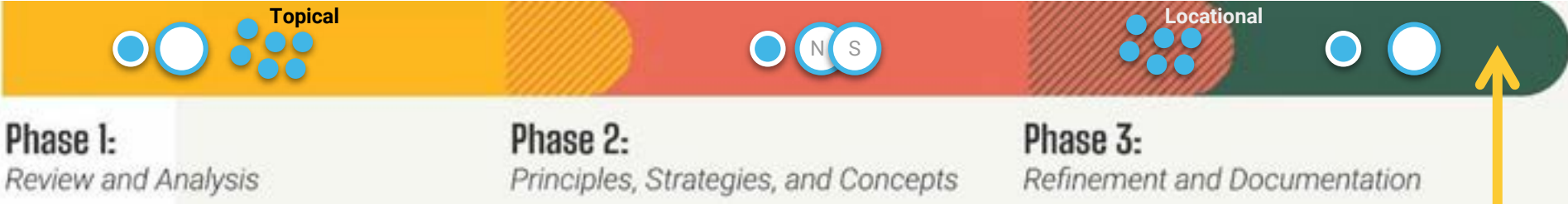
Study Deliverable: Documented Long-Term Vision




- + Policy recommendations for:
 - + **Land use**
 - + **Development**
 - + **Infrastructure**
- + **Implementation strategy** for short- and long-term projects
- + Identification of opportunity areas for:
 - + **Public realm** improvements
 - + **Transit & mobility** improvements
 - + Future **neighborhood development**



Process Timeline

2021 2022



-  Public Meeting
-  Steering Committee
-  Focus Group

**Nov. 17, 2022
Chicago Plan
Commission
Adoption**

Community Engagement Overview

WORKING GROUPS

3

STEERING
COMMITTEE
MEETINGS



JANUARY & JULY 2021
AUGUST 2022

11

FOCUS
GROUPS
SESSIONS



MARCH 2021
MARCH 2022

3

YOUTH
COUNCIL
MEETINGS



JANUARY, FEBRUARY
& APRIL 2021

PUBLIC EVENTS

4

PUBLIC
VIRTUAL
EVENTS



JANUARY & JULY 2021
OCTOBER 2022

+580

Direct participants
via Zoom

+1000

Views via
YouTube

1

YOUTH-LED
POP-UP
EVENT



Northtown Library
MAY 2021

1

POP-UP
EXHIBIT



Northtown Library
OCTOBER 2022

OUTREACH + COMMUNICATIONS

+30,000

POSTCARDS
MAILED



+40

BUS STOP ADS

400

INTERIOR BUS ADS

+1,700

ONLINE SURVEY
RESPONSES



+40

BUSINESSES INTERVIEWS

+2,500

FLYERS
POSTED



WEBSITE +
SOCIAL MEDIA

Envisioning a Corridor with...



Thriving Places



Safe + Attractive Streets



Resilient Communities

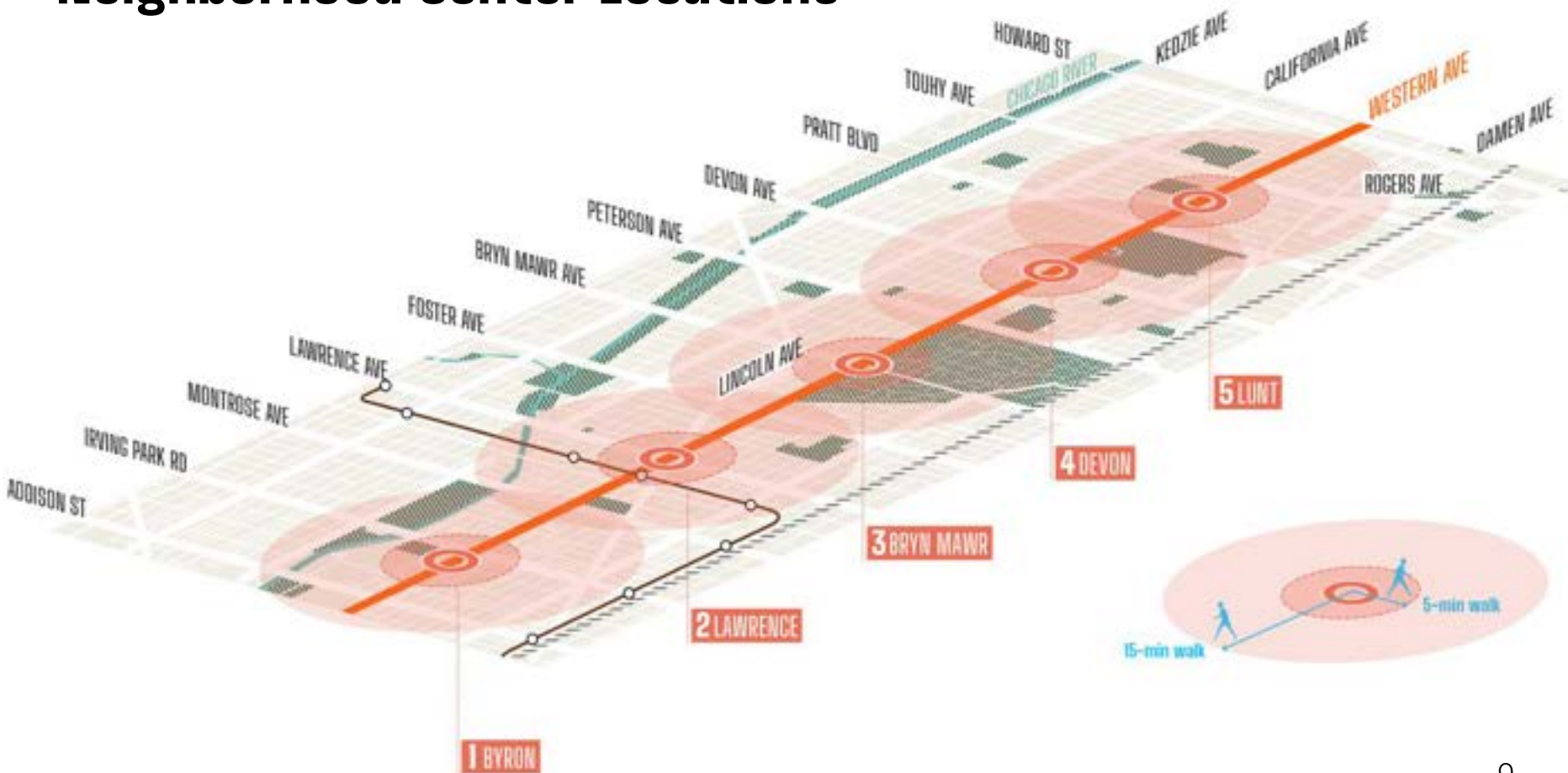
Land Use and Development Goals:

1. Create dynamic **centers of mixed-use activity**
2. Celebrate and enhance the **corridor's identity and experience**
3. Support a **diverse local economy**
4. Encourage **new housing opportunities for a range of affordability levels** and protect existing housing stock that is affordable to lower income residents

Defining Neighborhood Centers



Neighborhood Center Locations





LAND USE IMPLEMENTATION



Land Use Framework



Neighborhood
Center

Housing
Infill

Commercial
Transition



Neighborhood Center

Hub of concentrated mixed-use activity

Recommended Primary Uses:

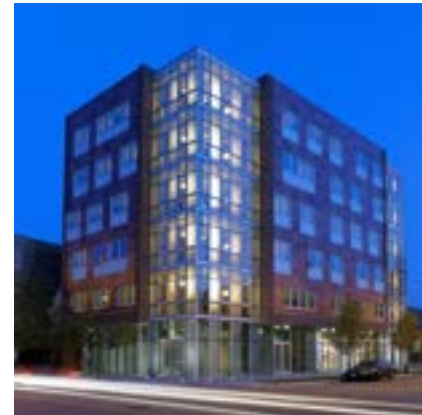
Active ground floor (including commercial), housing above the ground floor, office above the ground floor

Recommended Density:

3-4 floor area ratio (FAR), highest of the corridor

Likely Most Common Future Zoning District:

B3-3



Housing Infill

Prioritized area for increasing housing along the corridor

Recommended Primary Uses:

Residential uses, small-scale limited neighborhood-serving commercial (coffee shop, salon, laundromat, etc.) at the ground floor

Recommended Density:

3 FAR, higher density at corners and areas with high pedestrian activity

Likely Most Common Future Zoning Districts:

B3-3 / B2-3



Commercial Transition

Dominant commercial area

Recommended Primary Uses:

Commercial uses at the ground floor with potential office and/or residential above

Recommended Density:

2-3 FAR, higher density at corners and areas with high pedestrian activity

Likely Most Common Future Zoning District:

B3-3

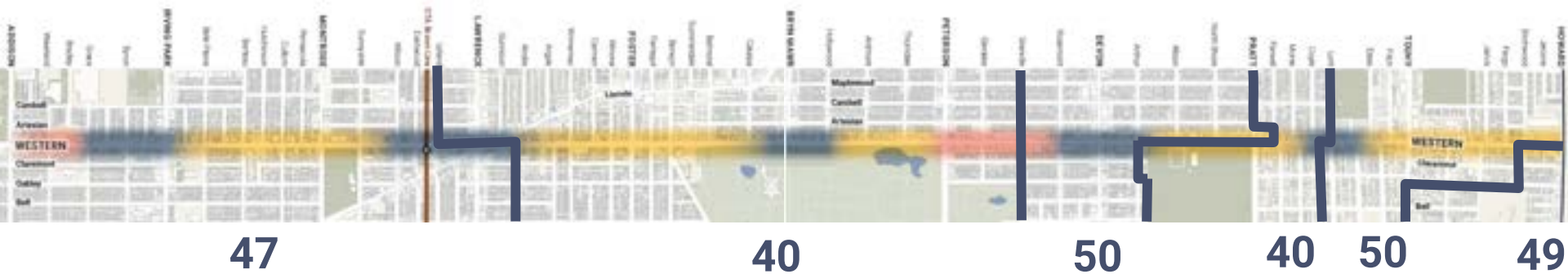




ZONING APPROACH



Five Miles, Four Wards

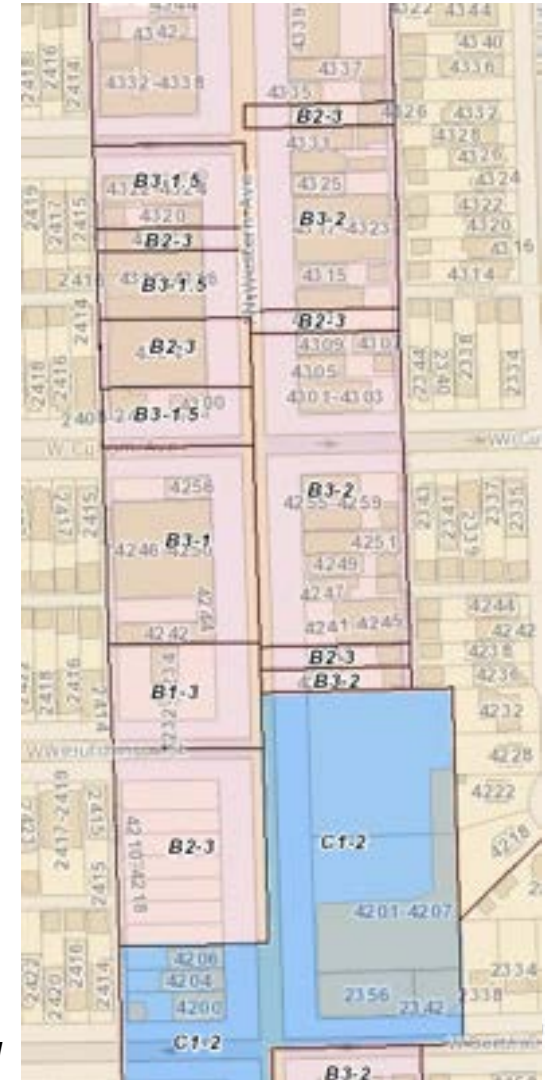


Land use planning was done collectively,
and rezoning happens at the Ward level



A Consistent Approach

1. Establish more consistent zoning to increase transparency and predictability
2. Maintain or increase density allowances
3. Maintain land use flexibility for existing businesses and future mixed-use development, while limiting future auto-oriented land uses



Existing zoning map,
47th Ward

Chicago Zoning Designations

B3-3

Specifies District +
Allowed Land Uses

Specifies Density Level

B2 → Neighborhood Mixed-Use District

B3 → Community Shopping District

Allowed Uses By District: Auto-Oriented Businesses

	RT-4	RM-5	B1	B2	B3	C1	C2
Auto Sales (Outdoor)	-	-	-	-	-	-	✓
Auto Sales (Indoor)	-	-	-	-	✓	✓	✓
Auto Body Shop	-	-	-	-	-	-	✓
Auto Repair Shop	-	-	-	-	✓	✓	✓
Auto Parts Retail	-	-	-	-	✓	✓	✓
Car Wash	-	-	-	-	-	✓	✓
Gas Station	-	-	-	-	S	S	S
Wholesaler	-	-	-	-	-	✓	✓

- Not Permitted

S Special Use Required

✓ Permitted

Allowed Uses By District: Service Businesses

	RT-4	RM-5	B1	B2	B3	C1	C2
Tattoo Parlors	-	-	-	-	S	✓	✓
Taverns	-	-	-	-	S	✓	✓
Restaurant, General	-	-	-	-	✓	✓	✓
Restaurant, Limited	-	-	✓	✓	✓	✓	✓
Animal Boarding	-	-	-	-	S	✓	✓
Drive Thrus	-	-	S	S	S	S	S
Retail	-	-	✓	✓	✓	✓	✓
Bank	-	-	✓	✓	✓	✓	✓

- Not Permitted

S Special Use Required

✓ Permitted

Allowed Uses By District: Low Density Residential

	RT-4	RM-5	B1	B2	B3	C1	C1
Detached Residence	√*	√*	S*	√*	S*	S*	S*
Two Flat	√	√*	S*	√*	S*	S*	S*
3+ Units (above ground floor)	√	√	√	√	√	√	√
3+ Units (at ground floor)	√	√	S	√	S	S	S

* New construction not permitted in [community preservation areas](#)

- Not Permitted

S Special Use Required

√ Permitted

“-3” Zoning By-Right

Floor Area Ratio: 3.0 FAR

Height Maximum: 50-65 ft

Dependent on lot width and ground floor use

Minimum lot area/unit: 400 SF

Less for efficiency/SRO

Front Setback: 0 ft

Some exceptions

Rear Setback: 30 ft

For floors with residential units

Note: Planned Developments + Qualifying
Type 1 Map Amendments for Transit
Served Location projects may differ

*Recent
Local
Examples:*



Potential Impacts to Properties

New Nonconforming Business

- No impact to existing operations
- Nonconforming status will lapse if not used or licensed for 18+ months or structure is intentionally demolished
- Nonconforming status not affected by change of owner
- Zoning Administrator may approve shift to similar land use and expansion within existing building

New Special Use – Residential *At/Below Ground Floor Only*

- No impact to existing residents
- Ground floor/basement *can be* renovated and expanded up to 20% for multi-family buildings or up to 30% for single family with building permit approval
- Special Use approval from the Zoning Board of Appeals (ZBA) is required to increase unit count at/below ground floor or expand those areas more significantly

New Special Use - Commercial

- No impact to existing operations
- Special Use approval from the Zoning Board of Appeals (ZBA) may be required to expand business space
- Special Use status will be void if use is discontinued for 6+ months