

# CLARK STREET CROSSROADS









corridor study  
Montrose - Foster

# Virtual Community Workshop

FEBRUARY 15TH, 2022 | 6 - 7:30PM (CT)

## Welcome!

WAYS TO ENGAGE:

-  **Chat box**
-  **Q & A box**
-  **Workshop polls**
-  **Online survey**
-  **Project website**
-  **Interactive map**

# INTRODUCTIONS



*All  
Together.*

**SMITHGROUP**

Via Chicago  
Architects ×  
Diseñadores



# STEERING COMMITTEE

- **40th Ward** Ald. Andre Vasquez
- **46th Ward** Ald. James Cappleman
- **47th Ward** Ald. Matt Martin
- **Andersonville Chamber of Commerce** (SSA #22)
- **Greater Ravenswood Chamber of Commerce** (SSA #31)
- **Uptown United and Uptown Chamber of Commerce**
- **Black Ensemble Theatre**
- **Chicago Department of Housing (DOH)**
- **Chicago Department of Transportation (CDOT)**
- **Andersonville South Neighborhood Association (ASNA)**
- **Clark Street Block Club**
- **Dover Street Neighbors**
- **North Uptown Neighbors Association (NUNA)**
- **WFCW Block Club**



# **AGENDA**

## **INTRODUCTIONS**

## **EXISTING CONDITIONS ANALYSIS**

- WALKSHOP RESPONSE
- WEBSITE RESPONSE
- EXISTING CONDITIONS

## **NEXT STEPS**

- FUNDING OPPORTUNITIES
- WHAT'S NEXT?
- FEEDBACK OPPORTUNITIES

## **Q&A**



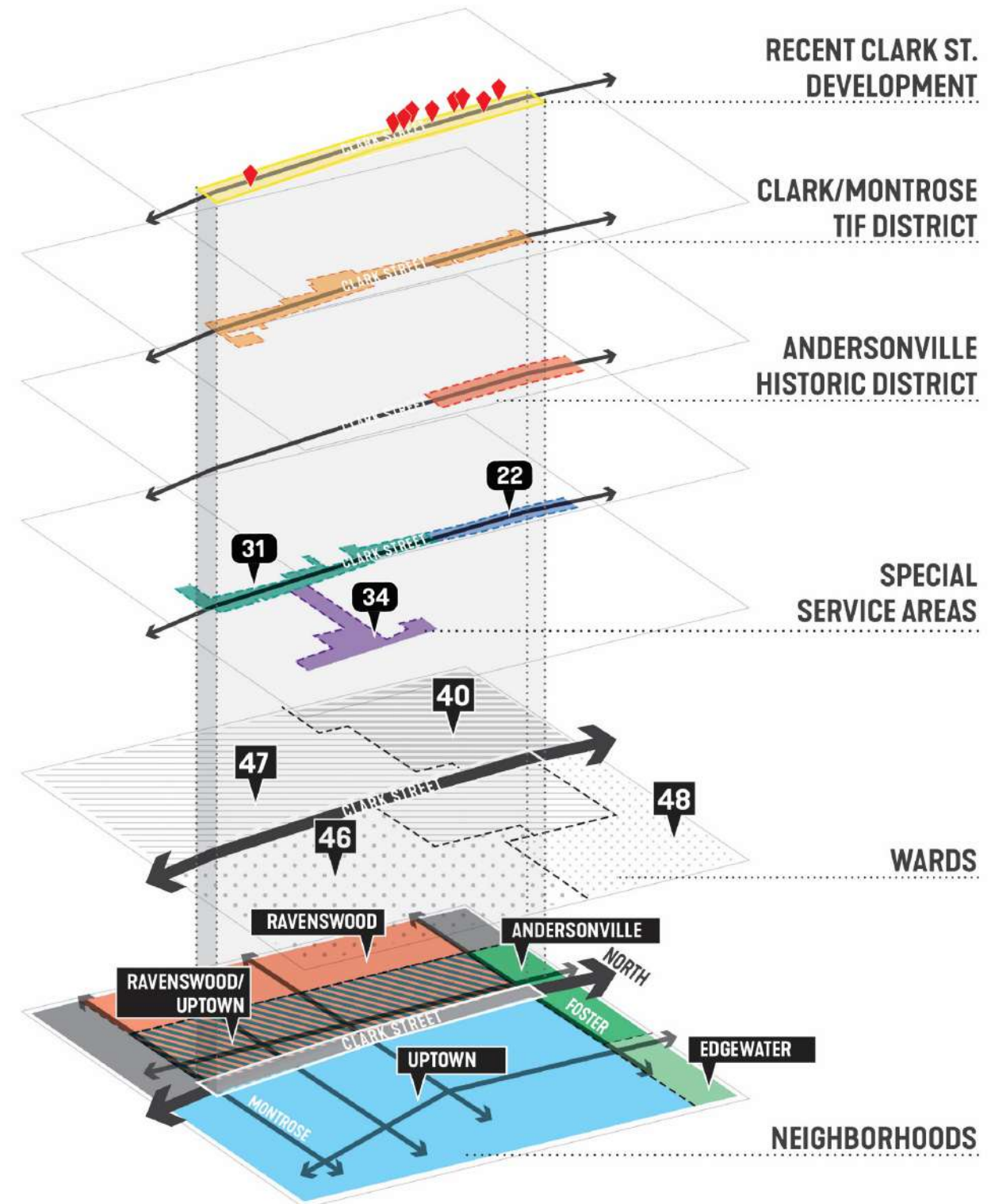
# PROJECT TIMELINE



# PROJECT OVERVIEW

## CORRIDOR LAYER DIAGRAM

- Three overlapping neighborhoods
- 4 Aldermanic Wards
- 3 Special Service Areas
- 1 Historic District
- 1 TIF District







**EXISTING CONDITIONS**

# WALKSHOP RESPONSE

## KEY FEEDBACK FROM THE 12/1 WALKSHOP

- Streetscape cohesion between neighborhoods (through identifiers such as banners, light poles, street trees, public art and benches)
- Wider sidewalks
- Capitalize on adaptive reuse of historical buildings to honor architecture
- Active storefront windows & a diversity of retail/commercial uses
- Auto uses as a barrier to connectivity/ walkability (assess underutilized streetparking)
- Connected and protected bike paths





# WEBSITE RESPONSE

**SIGN UP / SOUNDS**

**325+** *COMMUNITY  
EMAILS*

FOR PROJECT UPDATES/NEWS

**5800+** *PAGE  
VIEWS*

AND COUNTING...

**<10** *SONG  
SUBMISSIONS*

LET'S HEAR MORE!!!

- Golden (Jill Scott)
- Move On Up (Curtis Mayfield)
- Go Cubs Go (Steve Goodman)

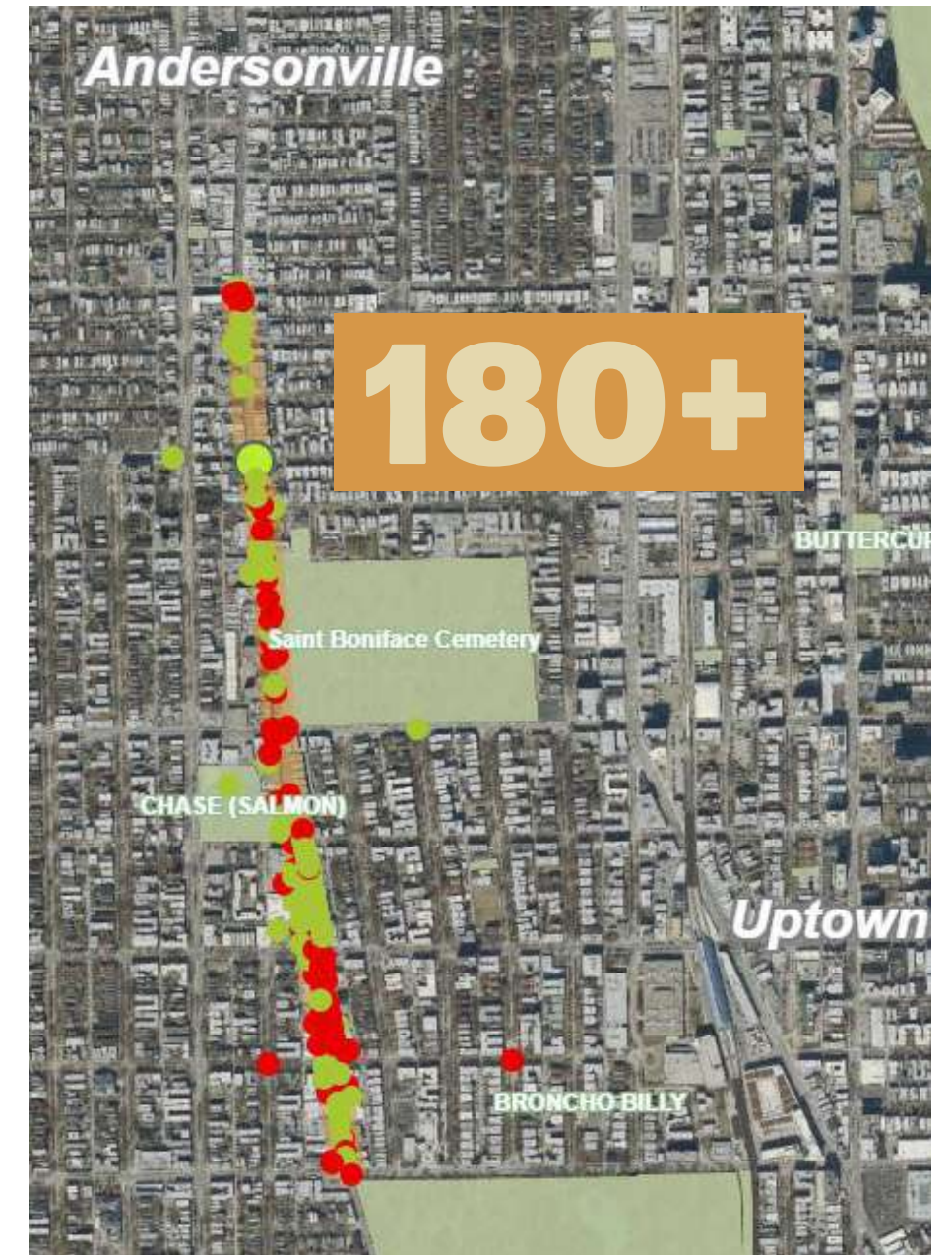
**THOUGHTS / IDEAS**

**35+** *COMMUNITY  
COMMENTS*

TO SHARE FEEDBACK

- New desired land uses
- Bicycle infrastructure
- Pedestrian safety
- Protecting small businesses
- Gathering spaces
- Spreading joy
- Redundancy of cars
- Lack of identity
- Destination spots
- More housing options

**INTERACTIVE MAP**





# WEBSITE RESPONSE

## KEY FEEDBACK FROM THE WEBSITE

- Support mixed-use development (active storefront streetedge/upper floor residential)
- Greater diversity in housing opportunities/price points
- Restrict new auto-oriented commercial & mitigate driveways/curbcuts
- Safe/consistent protected bike connectivity
- Transform bollard areas to bumpouts, widening the sidewalk when possible
- Improved crossings for bike/pedestrians/ride share safety
- Preservation of historic architecture
- Mitigate existing surface parking lots along the street edge; create a more welcoming environment for the pedestrian/bicyclist
- Murals/local art, tactical urbanism, outdoor patios and placemaking





**IDENTITY**

**STREETSCAPE**

**BUILT ENVIRONMENT**





# IDENTITY

CONTEXT & BOUNDARY  
CONNECTIVITY  
JURISDICTION OVERLAP  
COMMUNITY BRANDING  
COMMUNITY ASSETS





# CONTEXT



Photo Label, Source: XXXXX

**Clark Street is at an exciting crossroads.**

# BOUNDARY



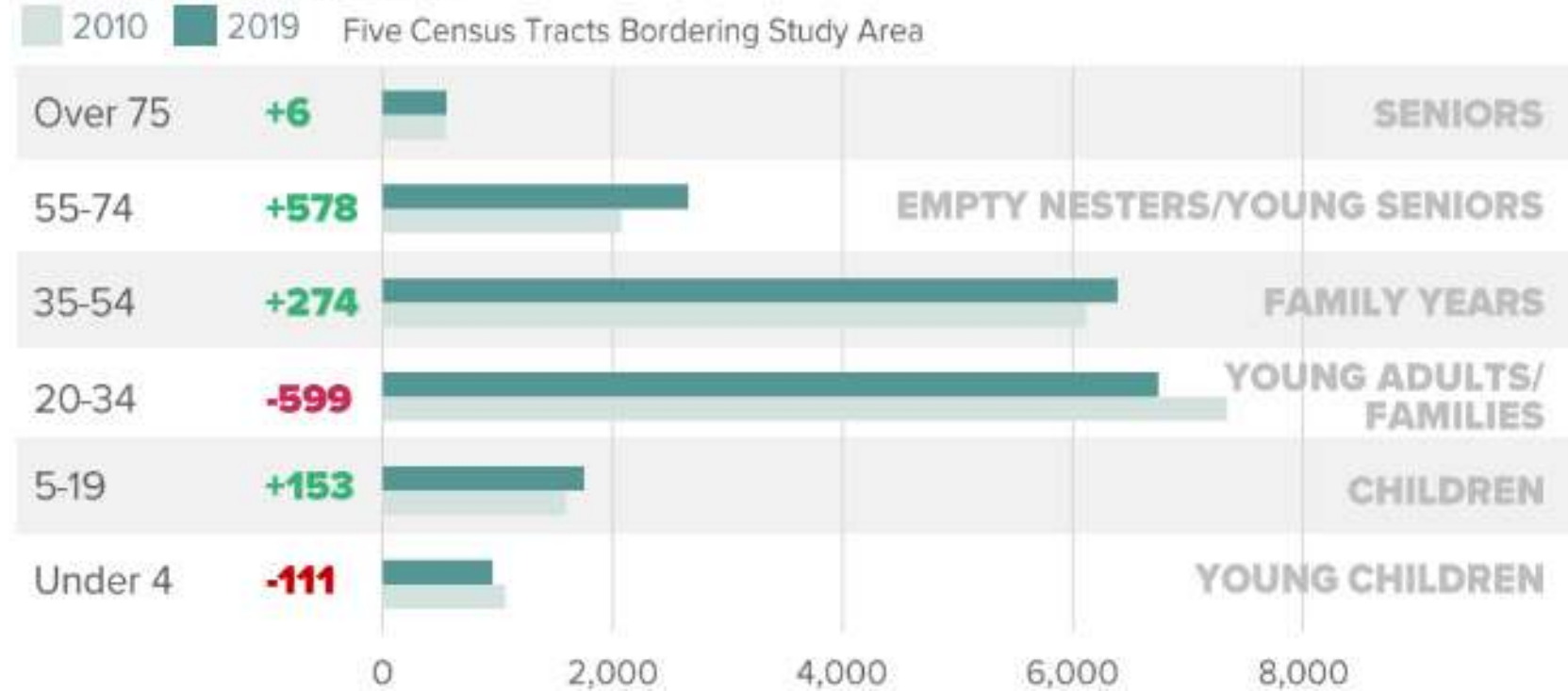


# DEMOGRAPHIC TRENDS

## DEMOGRAPHICS ARE SHIFTING IN THE 5 CENSUS TRACTS THAT BORDER THE STUDY AREA

	2010	2020	% Change
Population	18,750	19,285	▲ 2.9%
Households	9,985	10,751	▲ 7.7%
Median Age	33.9	35.2 (2019)	▲ 3.8%

### POPULATION BY AGE



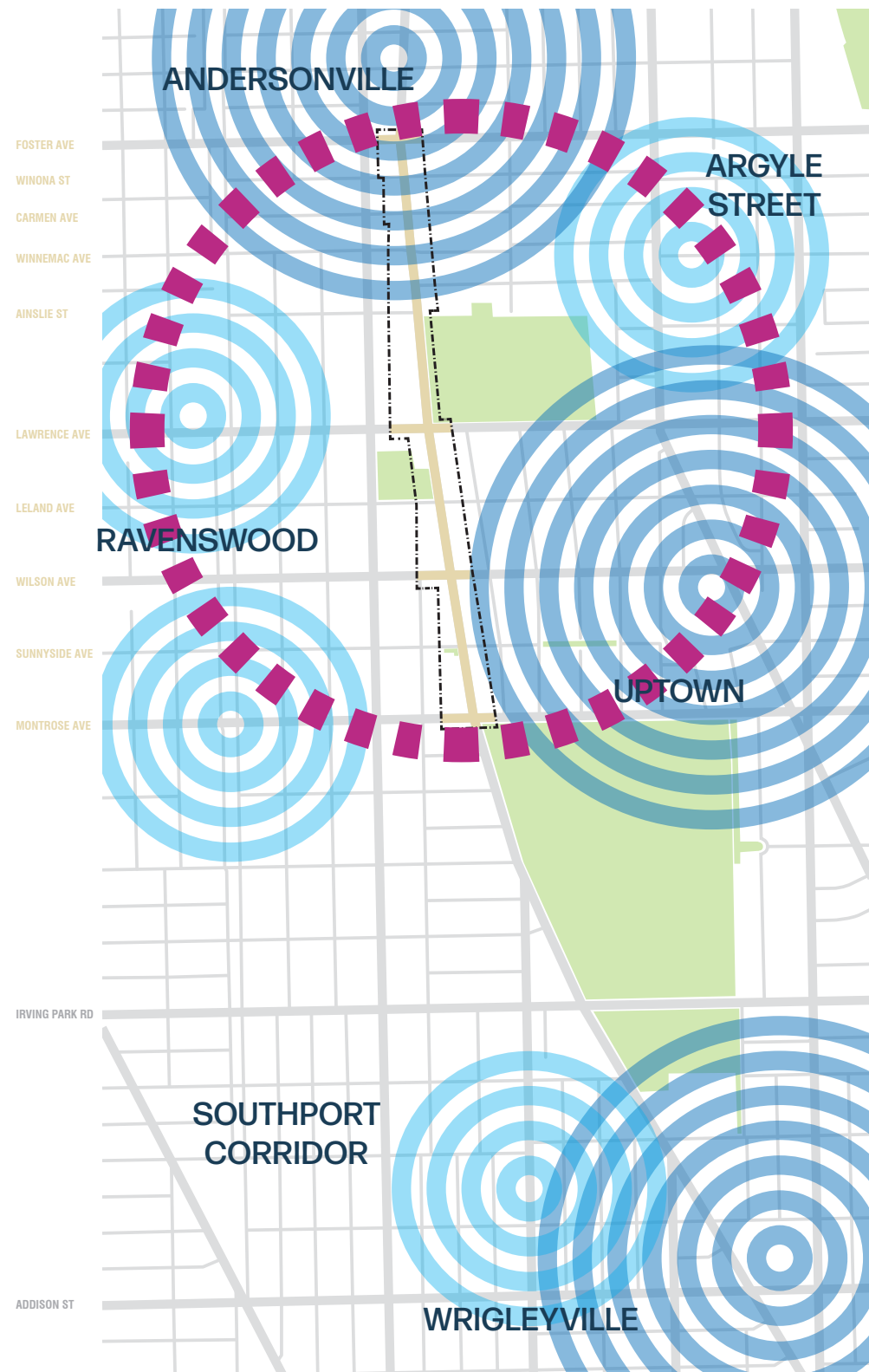
### MEDIAN HOUSEHOLD INCOME CHANGE (2013-2019)



Source: Esri Business Analyst, SB Friedman

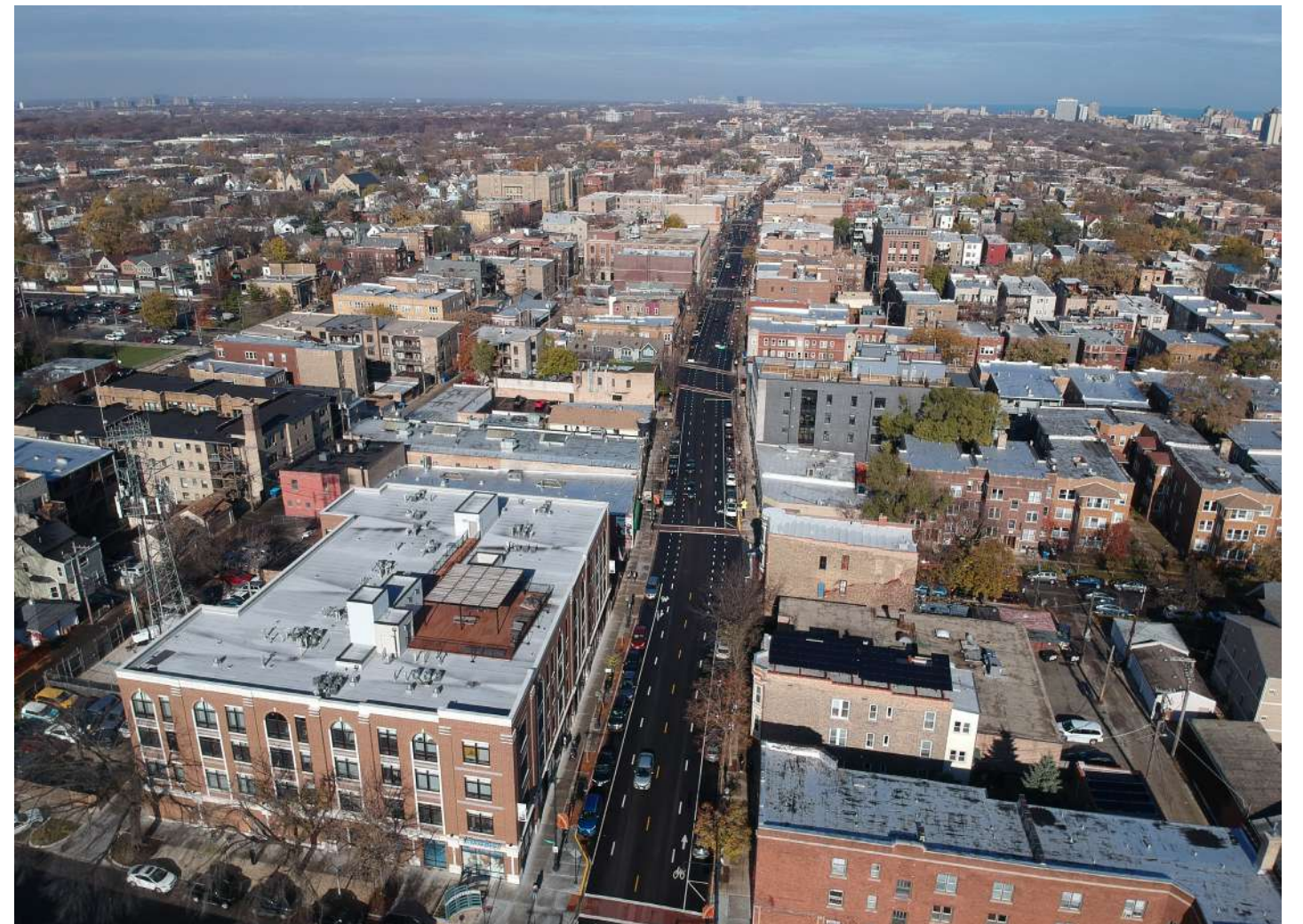


# CONNECTIVITY



◀ NEIGHBORHOOD NODES

“IT’S ABOUT STRENGTHENING  
NEIGHBORHOOD CONNECTIVITY...”



## COMMUNITY POLL QUESTION #1

**What brings you most frequently to this stretch of Clark Street?**

**LET US KNOW!**





# CONNECTIVITY

REGIONAL TRANSIT ►

“IT’S ABOUT STRENGTHENING  
NEIGHBORHOOD CONNECTIVITY...”

## TRANSIT & COMMUTE PATTERNS

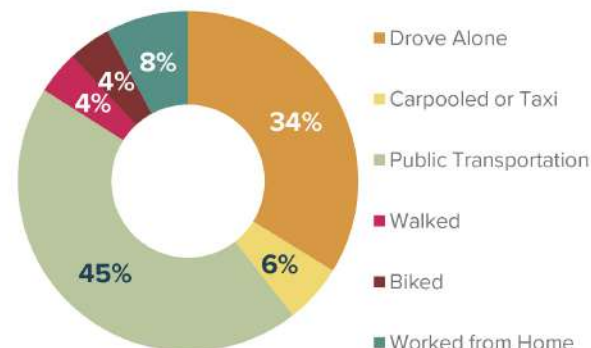
Very few residents both live and work within the Study Area

- Roughly half of residents either use public transportation, walk or bike to get to work
- 98% of residents work elsewhere

### WORKER INFLOW/OUTFLOW

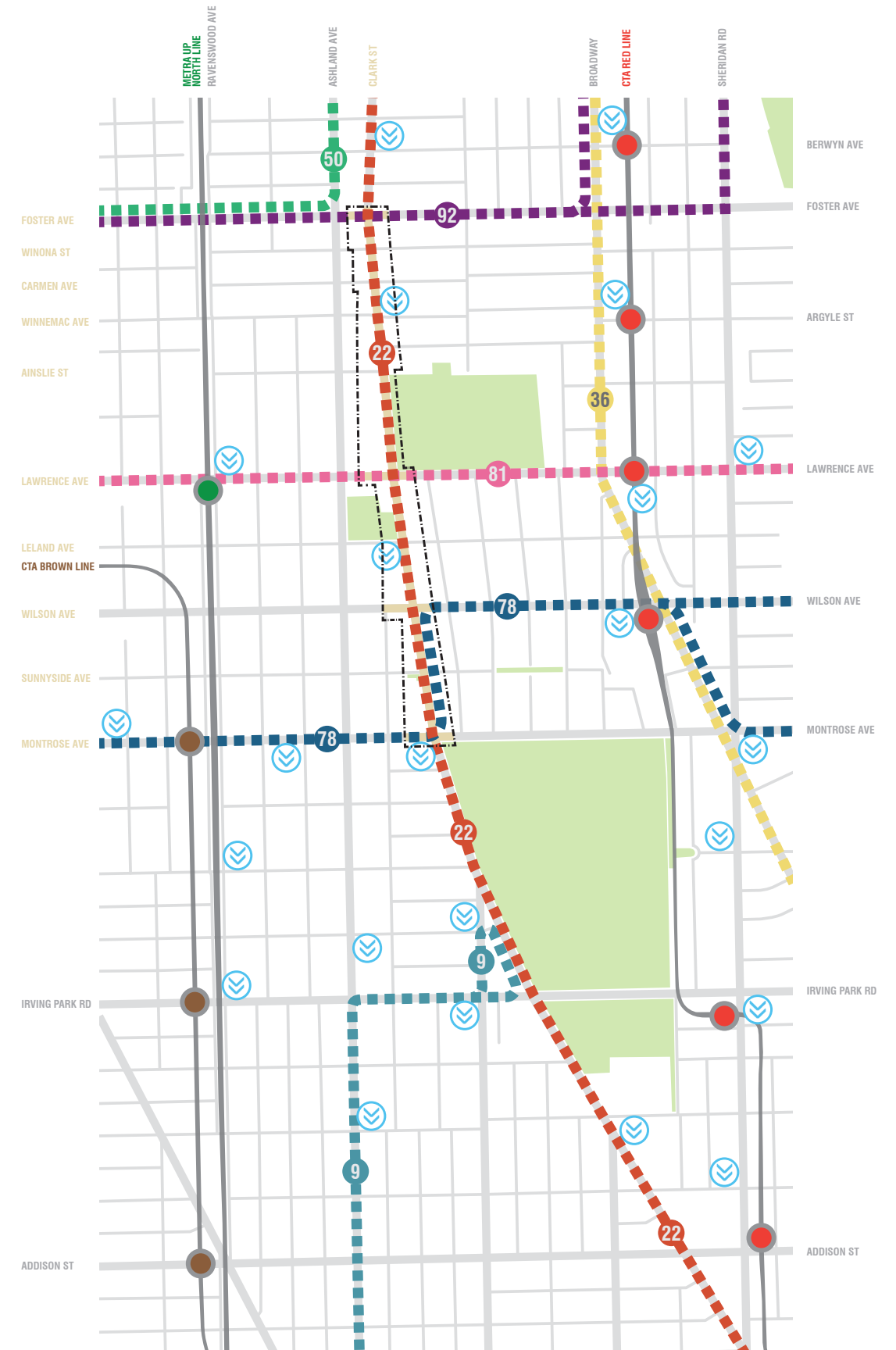


### PRE-PANDEMIC MODE OF TRANSPORT [1]



[1] Data as of 2019 before the effects of Covid-19

Source: ACS 2015-2019 5-Year Estimates, Esri Business Analyst, LEHD OnTheMap, SB Friedman





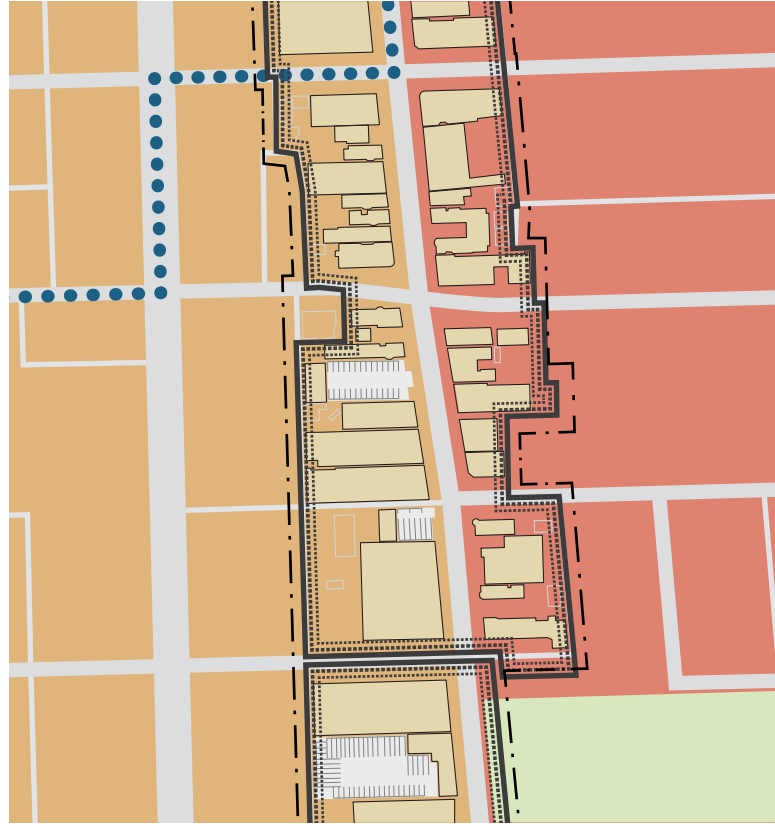
## COMMUNITY POLL QUESTION #2

**How do you travel  
most frequently  
throughout the corridor?**

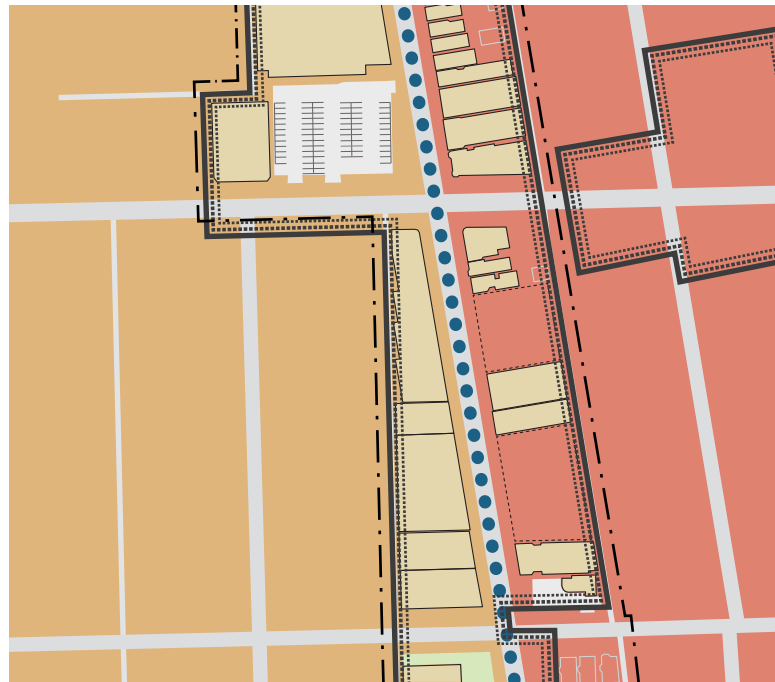
**LET US KNOW!**



# JURISDICTION OVERLAP



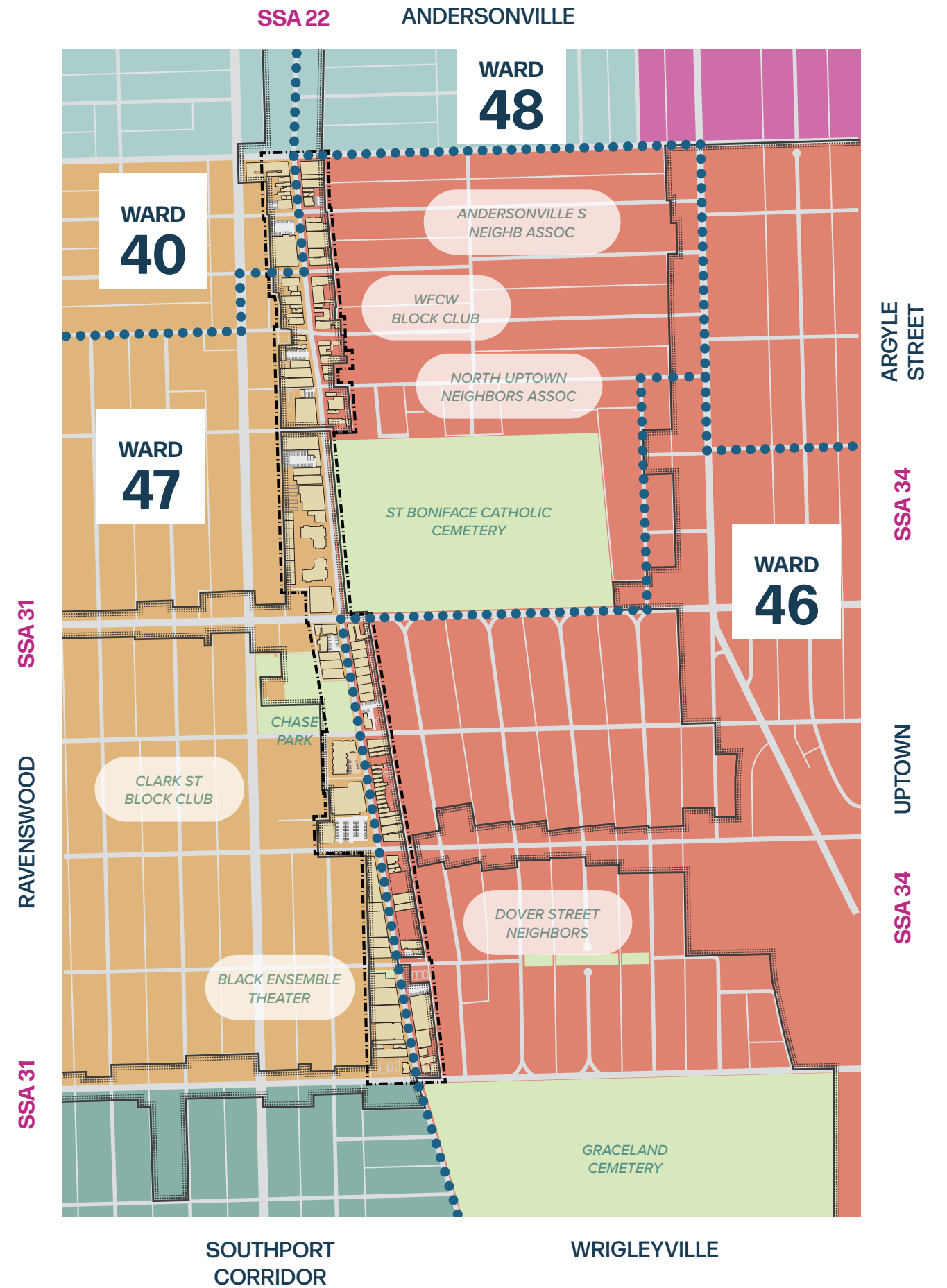
◀ **Enlarged Area**  
 Clark St & Ainslie St Area  
 47 Ward / 40 Ward Border  
 SSA 31 / SSA 22 Border



◀ **Enlarged Area**  
 Clark St & Wilson Ave Area  
 47 Ward / 46 Ward Border  
 SSA 31 / SSA 34 Border

**LEGEND**

- Southport Corridor
- Ravenswood
- Uptown
- Andersonville
- Edgewater
- SSA Boundary
- Ward Boundary





# COMMUNITY BRANDING



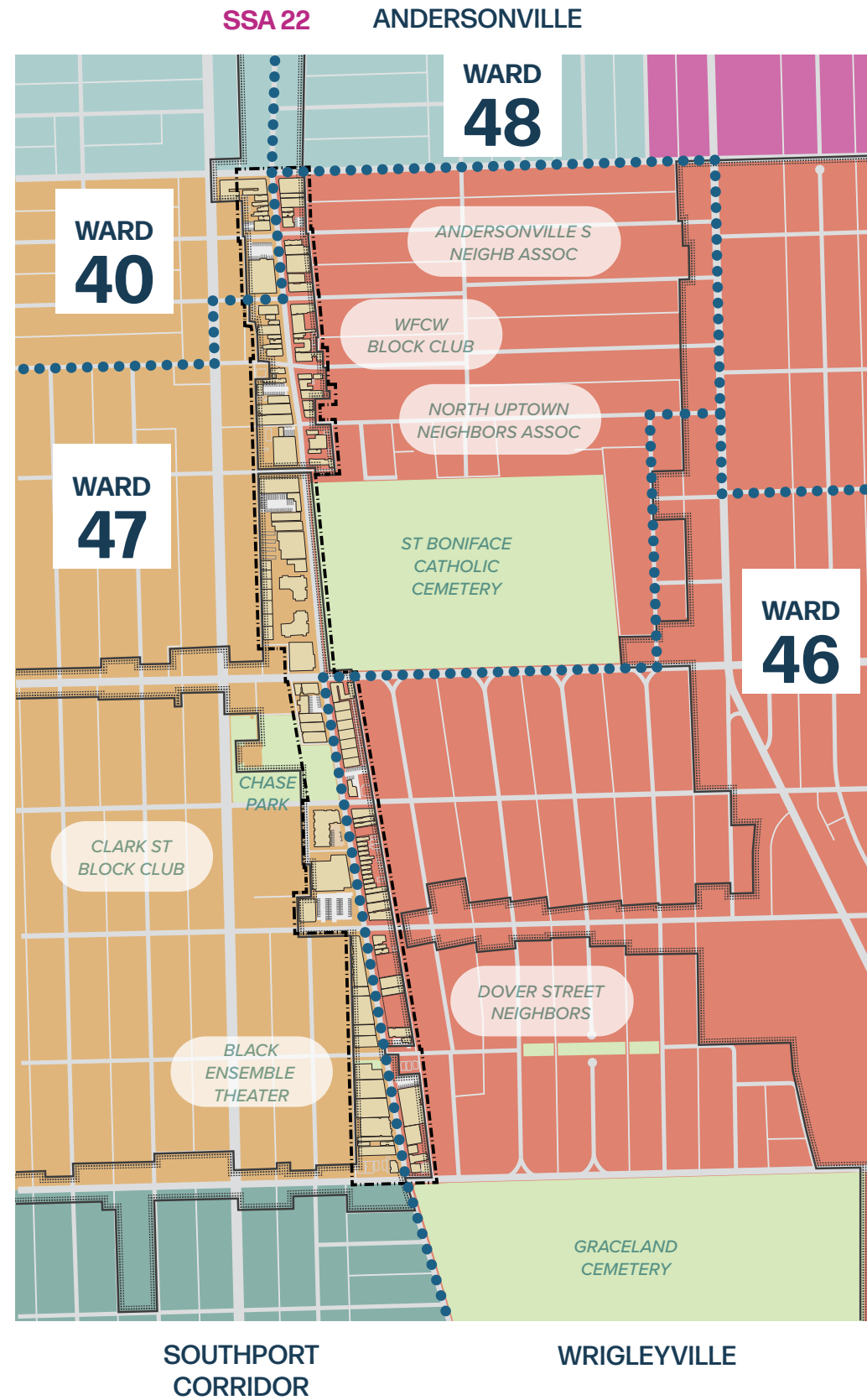
Ravenswood SSA #31 Planter



Ravenswood Banner



Ravenswood Bike Rack Marker



N Clark St - Street Markers



Andersonville Pavement Stamp



Andersonville Banner



Ravenswood Banner



Andersonville Identity Sign



# COMMUNITY ASSETS



*Chase Park  
N Clark St & Leland Ave*



*Pick Me Up Cafe  
4882 N Clark St*



*Ridman's Coffee  
4758 N Clark St*



*Hopleaf  
5148 N Clark St*



*Smashy Automotive  
5006 N Clark St – Landmark*



*Issel Building (c. 1929)  
4532-4558 N Clark St – Landmark*

## ... GROWING POSITIVE ACTIVATION ALONG THE CORRIDOR ...



*Restaurants & Small Businesses  
N Clark St - Wilson Ave to Leland Ave*



*Carol's Pub  
4659 N Clark St*



*Black Ensemble Theater  
4450 N Clark St*



## COMMUNITY POLL QUESTION #3

**What “experience”  
do you feel is currently  
missing along this  
stretch of Clark Street?**

**LET US KNOW!**



# STREETSCAPE

URBAN RHYTHM

BUILDING SCALE

STREET DESIGN

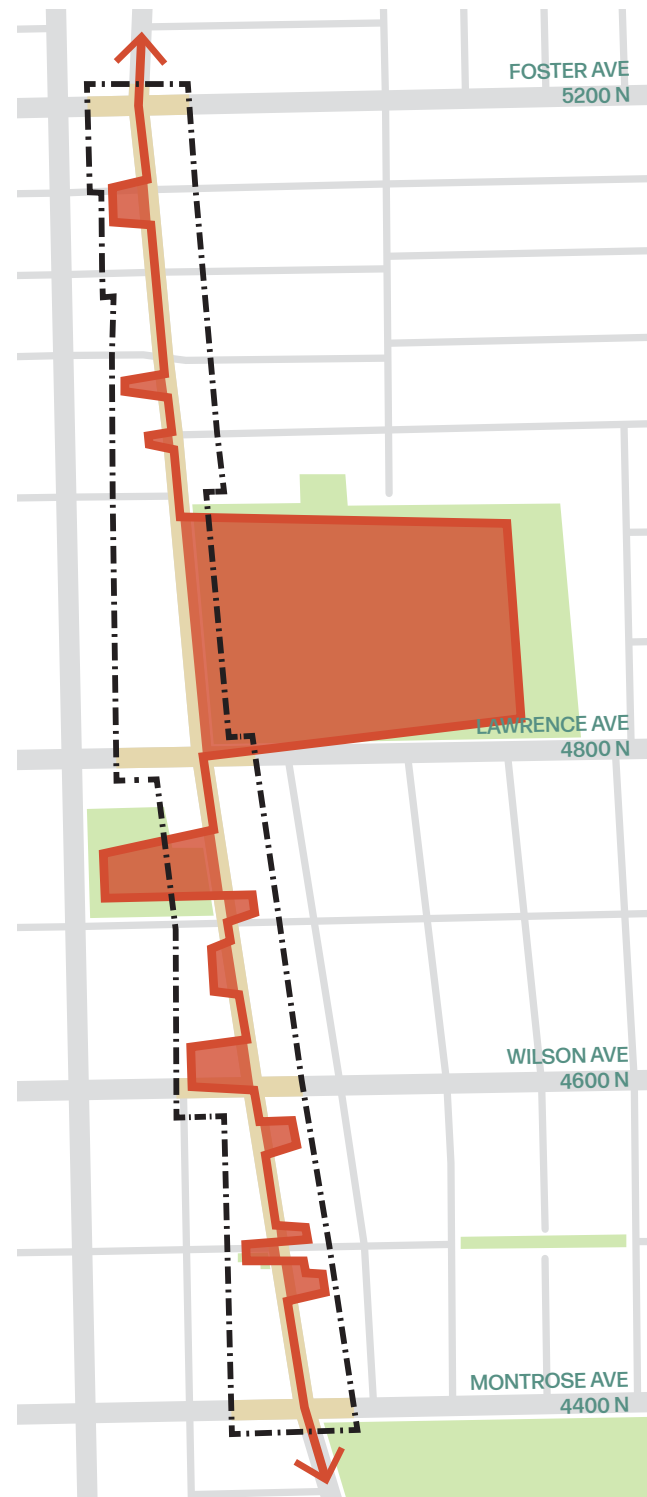
UNDERUTILIZED ASSETS

EXISTING INTERSECTIONS

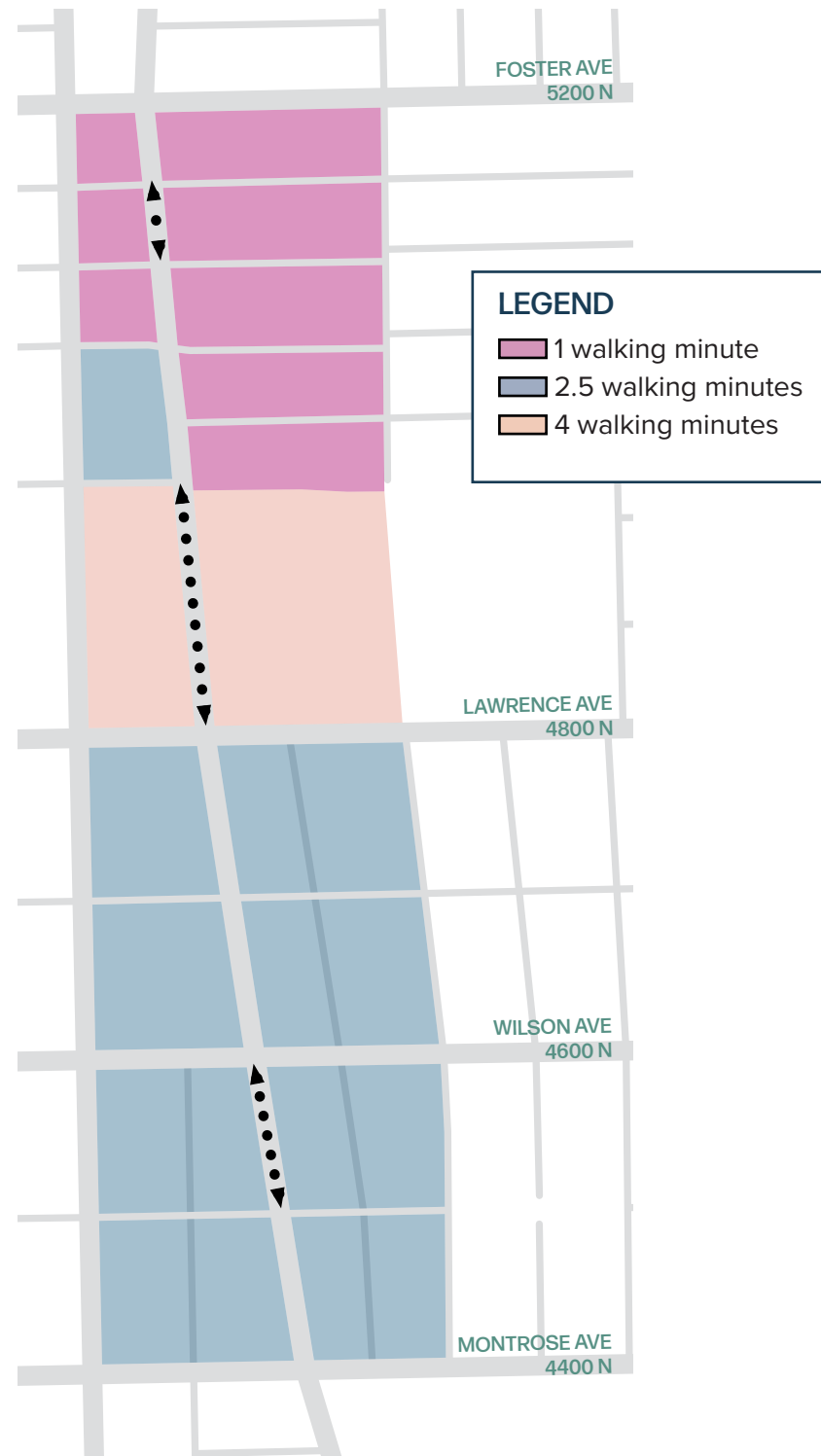




# URBAN RHYTHM



Street Front Continuity

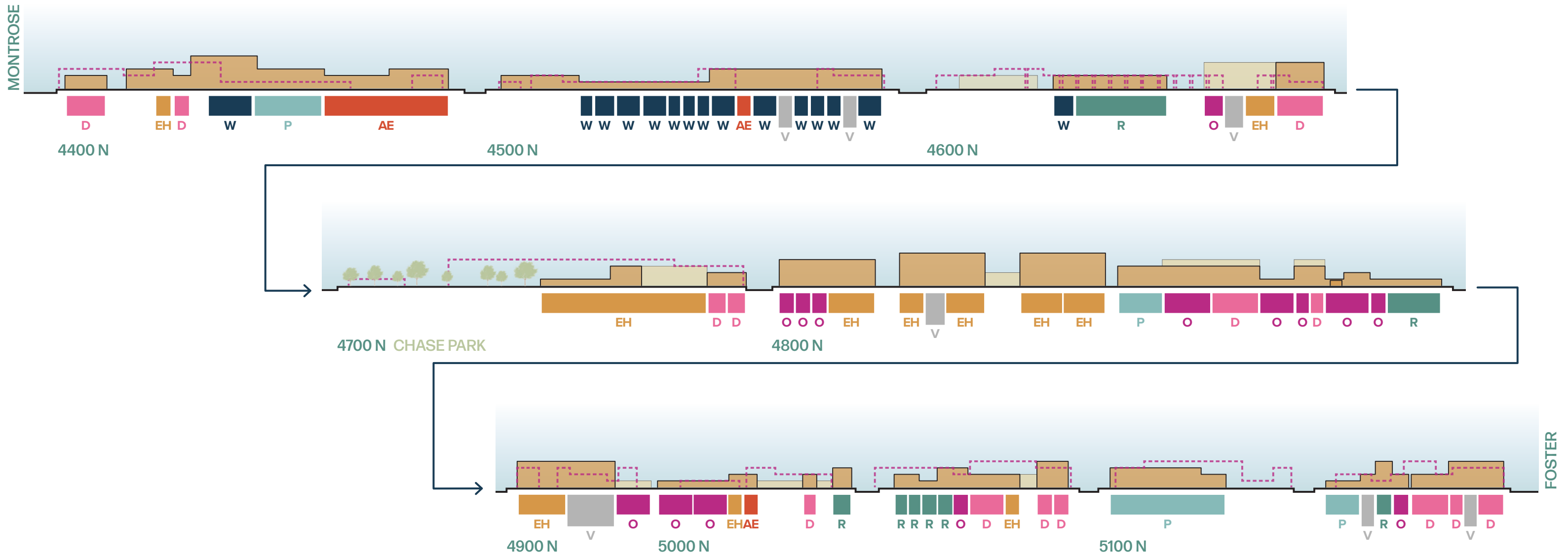


Block Size Variations

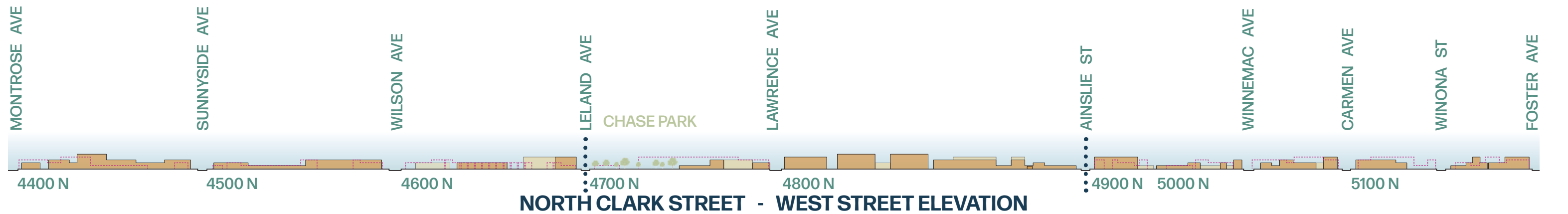


Tree Health & Canopy Size

# BUILDING SCALE AND GROUND FLOOR USE - WEST

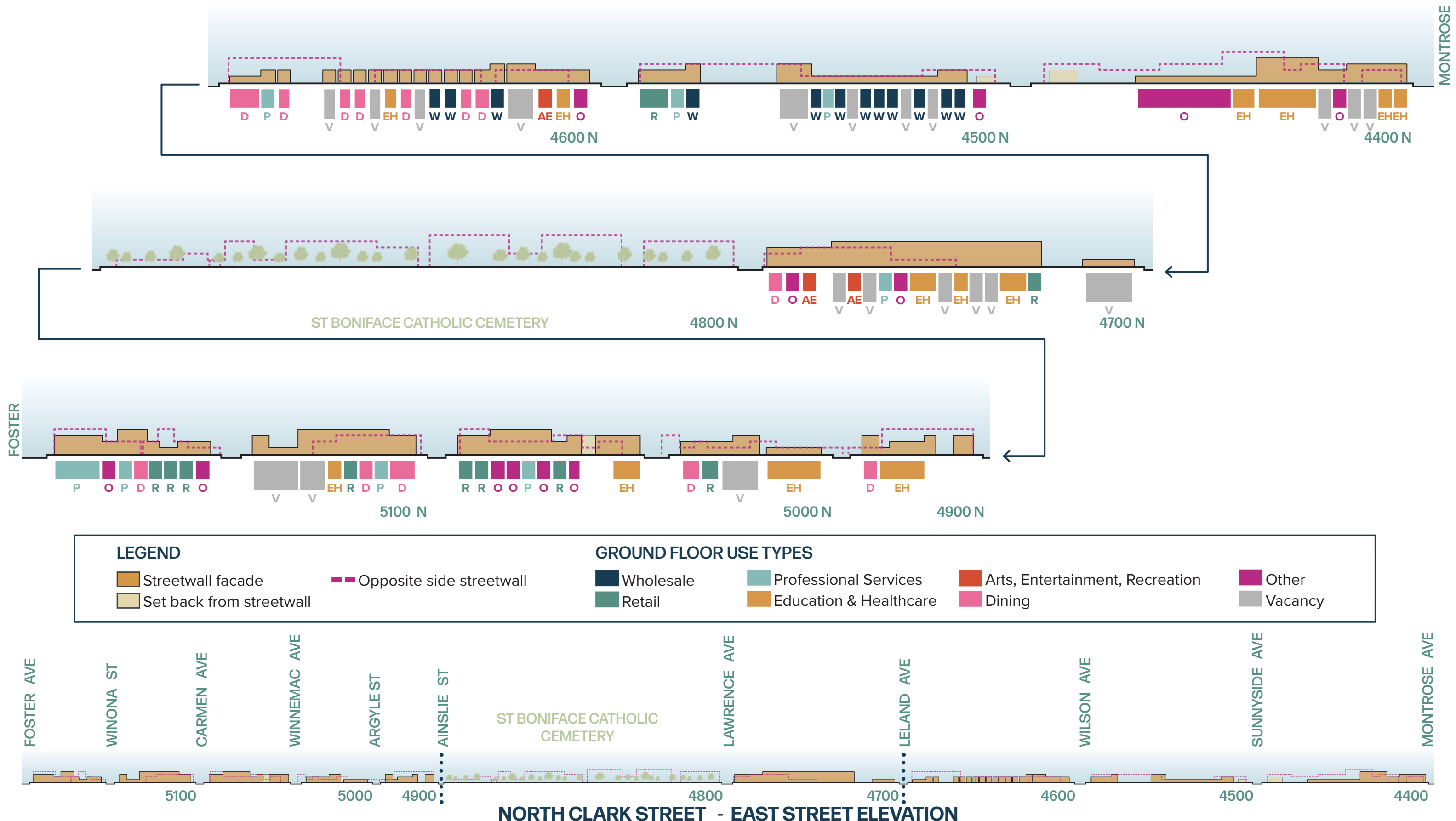


LEGEND		GROUND FLOOR USE TYPES							
	Streetwall facade		Wholesale		Professional Services		Arts, Entertainment, Recreation		Other
	Set back from streetwall		Retail		Education & Healthcare		Dining		Vacancy
	Opposite side streetwall								





# BUILDING SCALE AND GROUND FLOOR USE - EAST

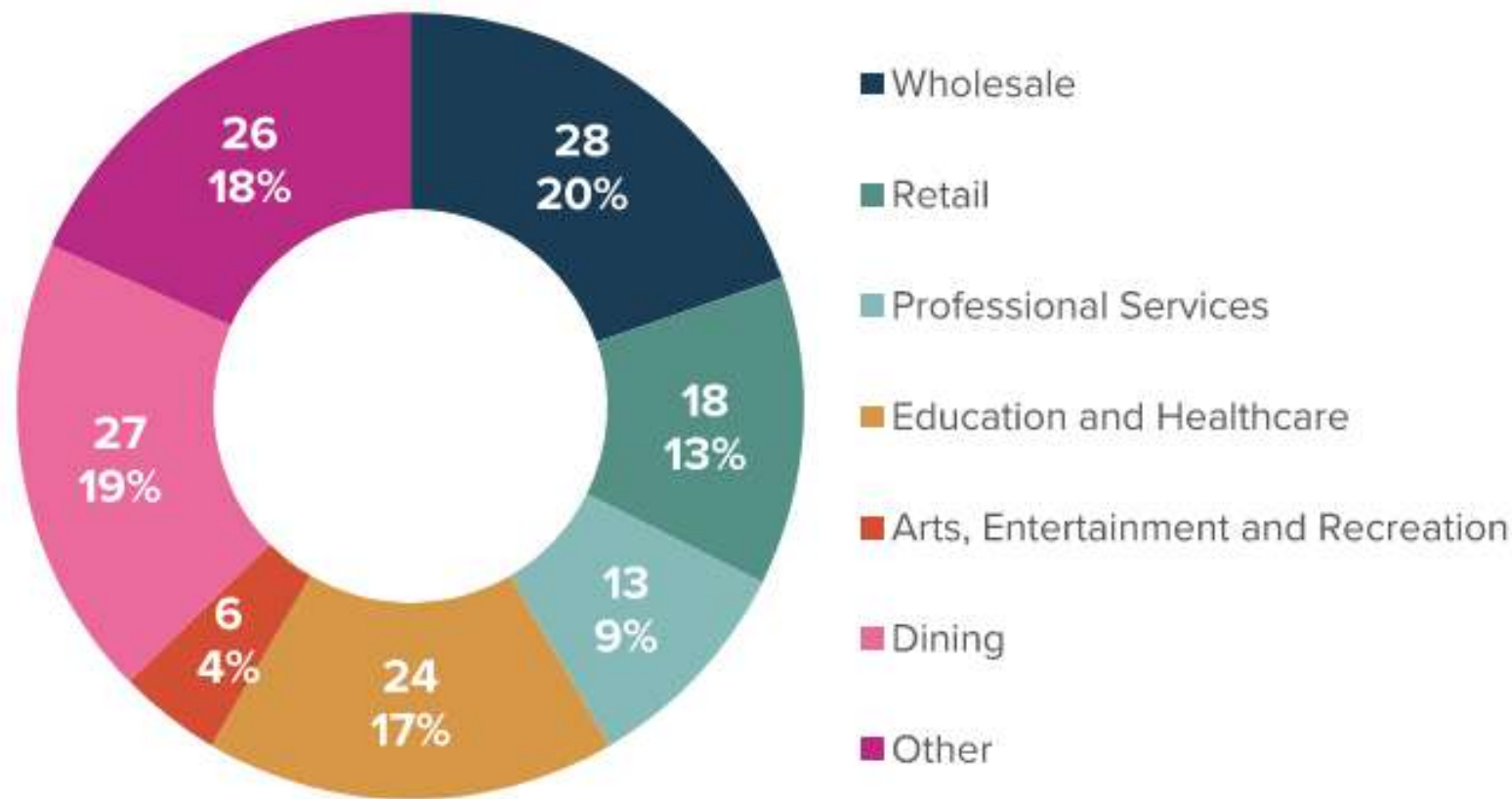


LEGEND		GROUND FLOOR USE TYPES							
	Streetwall facade		Wholesale		Professional Services		Arts, Entertainment, Recreation		Other
	Set back from streetwall		Retail		Education & Healthcare		Dining		Vacancy
	Opposite side streetwall								

# GROUND FLOOR USE AND VACANCY

WHOLESALERS MAKE UP 20% OF TOTAL GROUND FLOOR USES, AND OVERALL VACANCIES ARE CONCENTRATED SOUTH OF LELAND AVENUE

GROUND FLOOR USES  
Along Clark Street in Study Area



Source: Esri Business Analyst, SB Friedman

GROUND FLOOR VACANCIES

Block	# of Properties	Estimate of Vacant SF	% of Total Vacant SF
Foster to Winona	2	2,100	4%
Winona to Carmen	2	9,200	18%
Carmen to Winnemac	0	0	0%
Winnemac to Argyle	1	700	1%
Argyle to Ainslie	1	2,990	6%
Ainslie to Lawrence	1	1,405	3%
Lawrence to Leland	5	5,000	10%
Leland to Wilson	5	14,000	28%
Wilson to Sunnyside	6	9,695	19%
Sunnyside to Montrose	3	5,100	10%
<b>TOTAL (ESTIMATED)</b>	<b>26</b>	<b>50,190</b>	



## COMMUNITY POLL QUESTION #4

**What commercial use  
are you most interested in  
seeing along Clark Street?**

**LET US KNOW!**



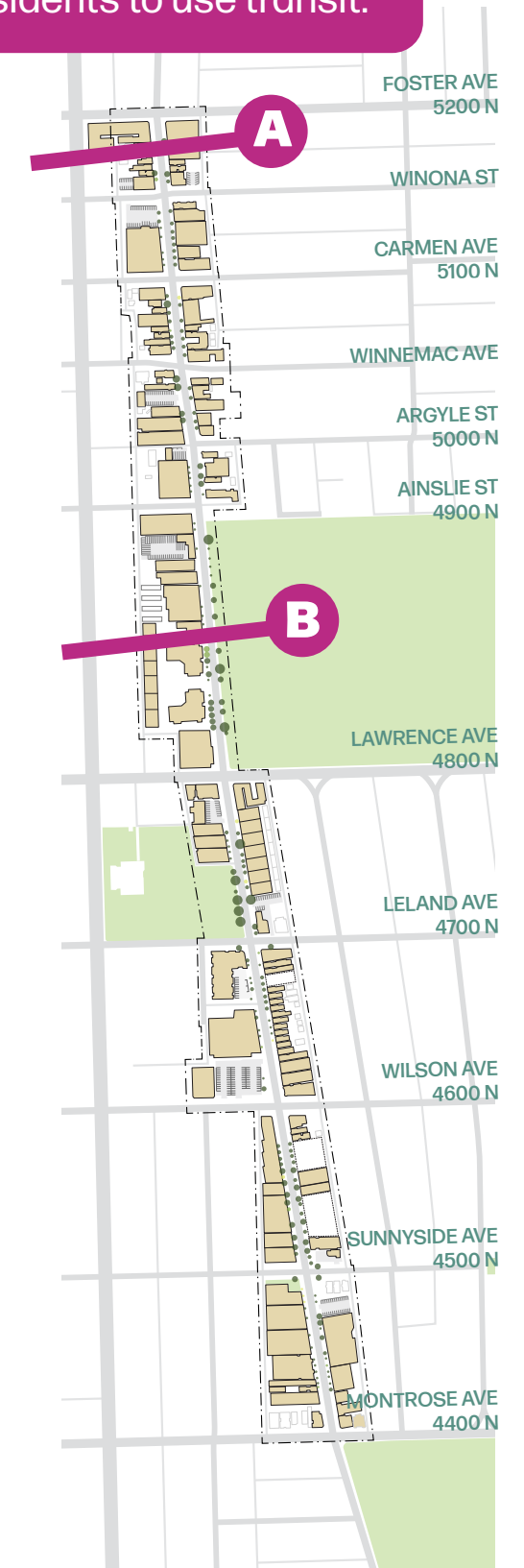
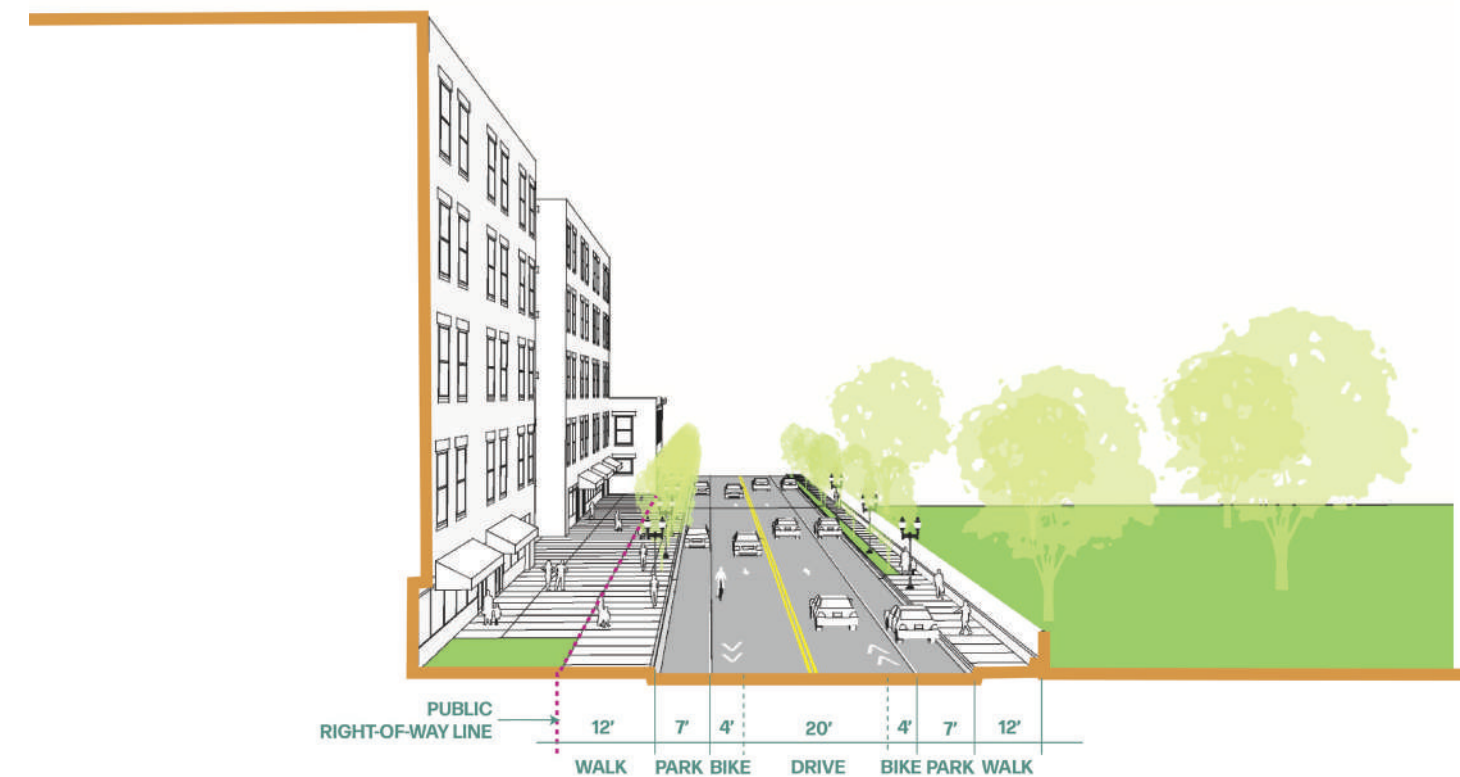
# EXISTING STREET CROSS SECTIONS

“Create more comfortable bus stops... updating bus stops all along the corridor will benefit those who take trains and invite more residents to use transit.”

## A CLARK STREET AT FOSTER AVE.



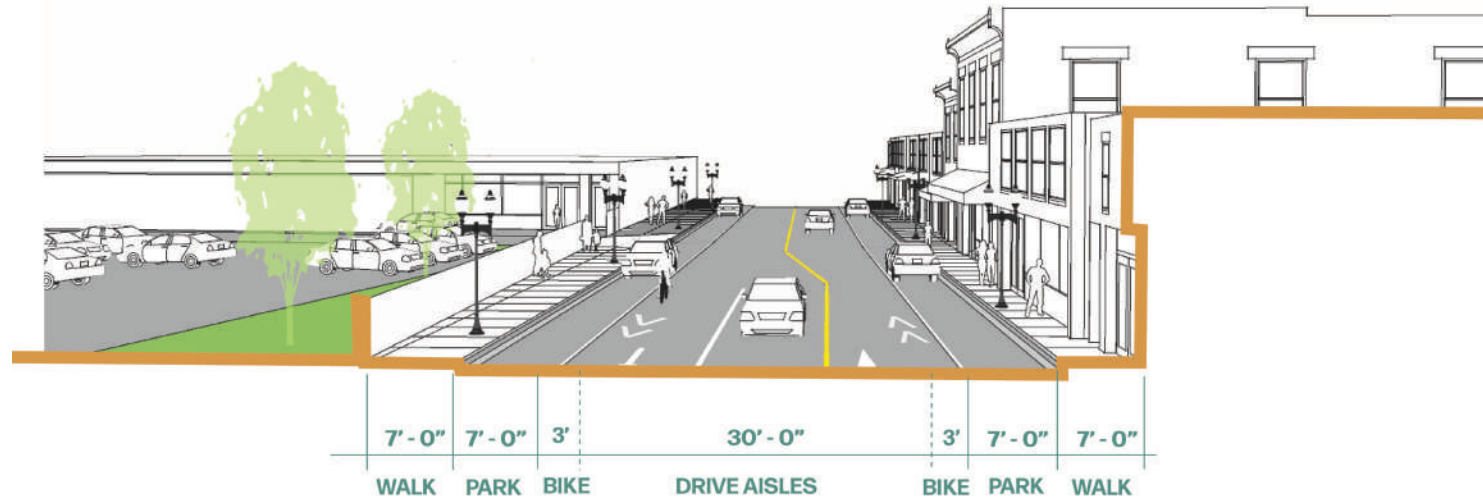
## B CLARK STREET AT ST. BONIFACE CEMETERY



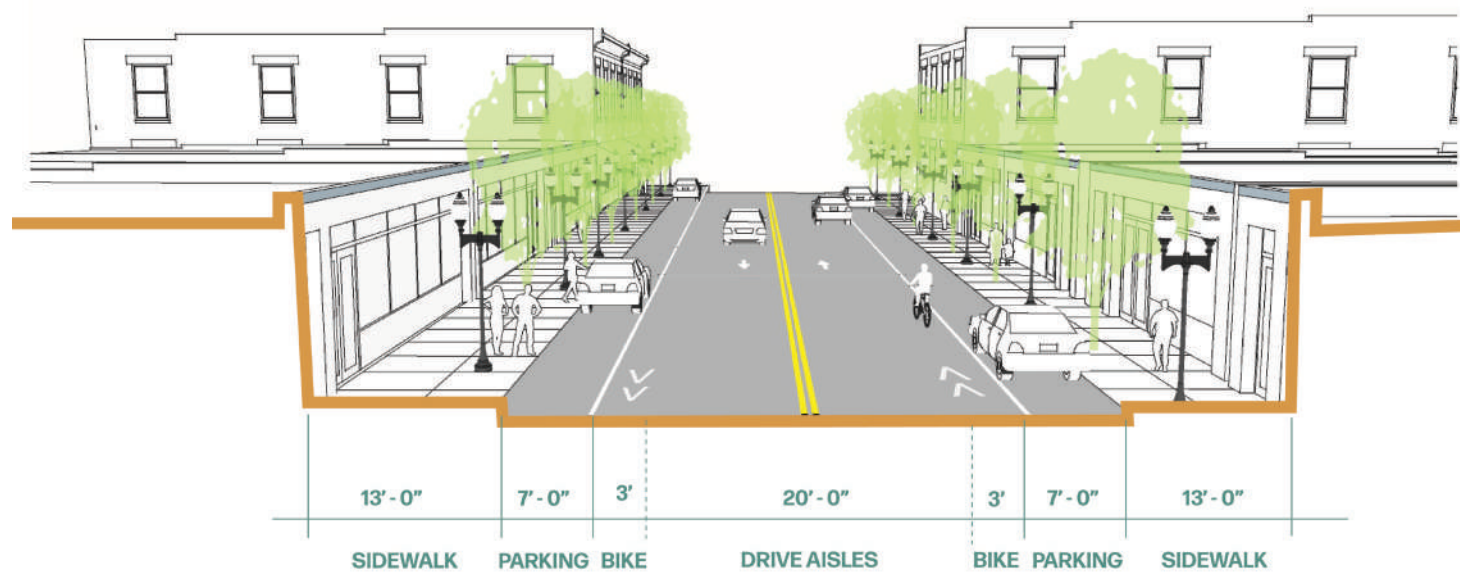


# EXISTING STREET CROSS SECTIONS

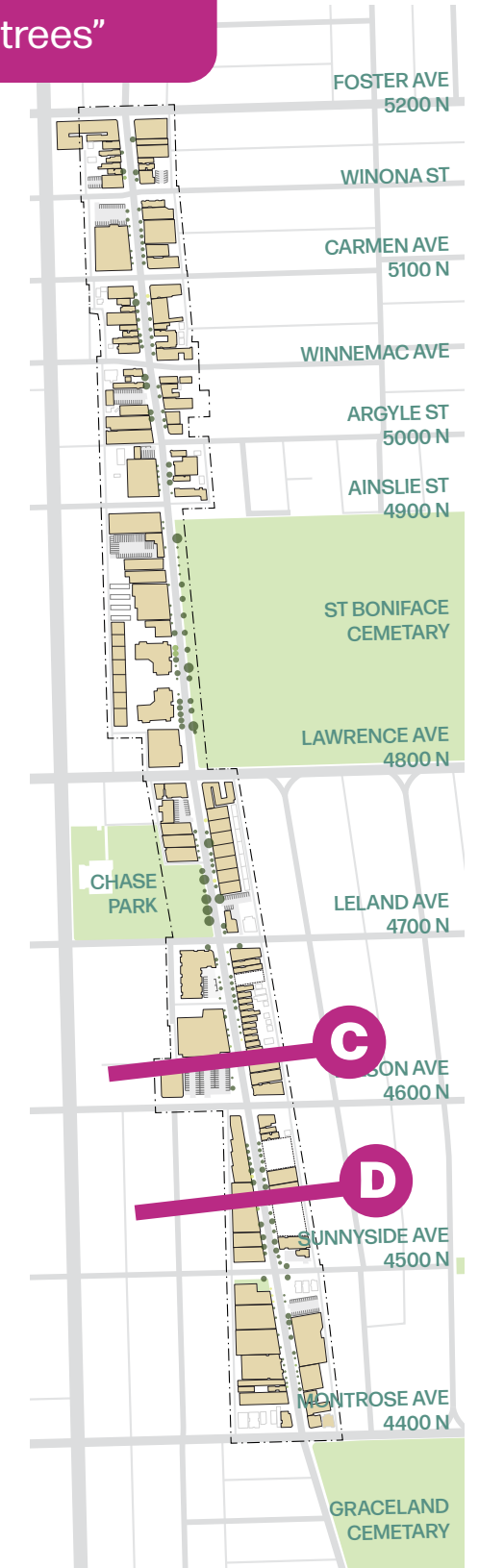
## C CLARK STREET AT WILSON AVE.



## D CLARK STREET AT SUNNYSIDE AVE.



"Stretches in the lower portion of the corridor feel unwelcoming... more sidewalk space and street trees"

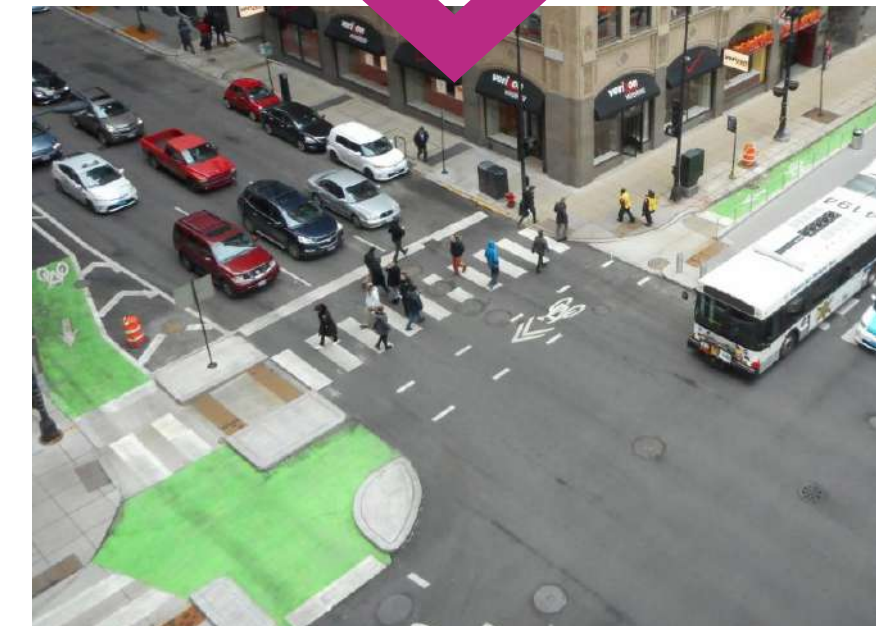
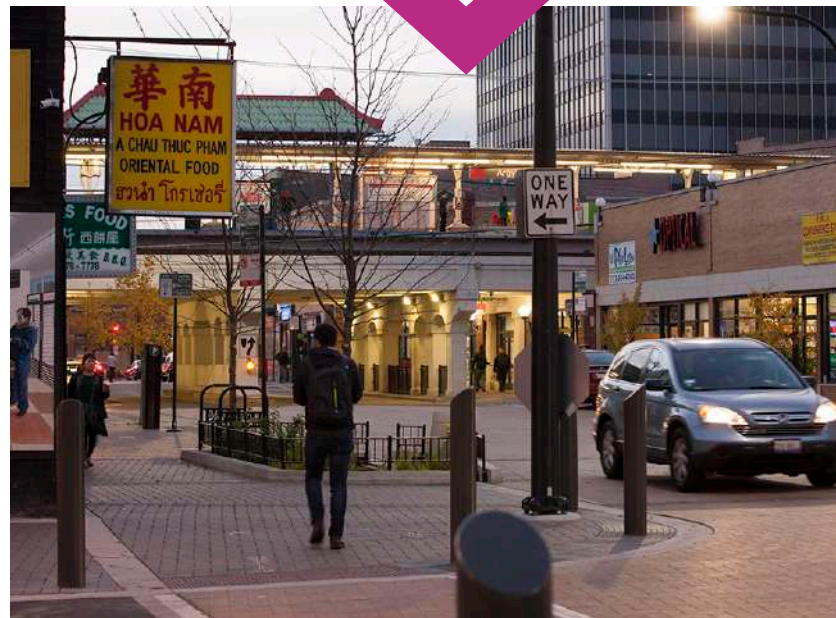




# UNDERUTILIZED ASSETS

## ACTIVATING THE PUBLIC REALM

“Calm the traffic - how about speed tables at crosswalks”





# UNDERUTILIZED ASSETS

## ACTIVATING THE PUBLIC REALM

"I think when you build spaces that people feel safe in and want to spend time there, then the small business will follow that opportunity."

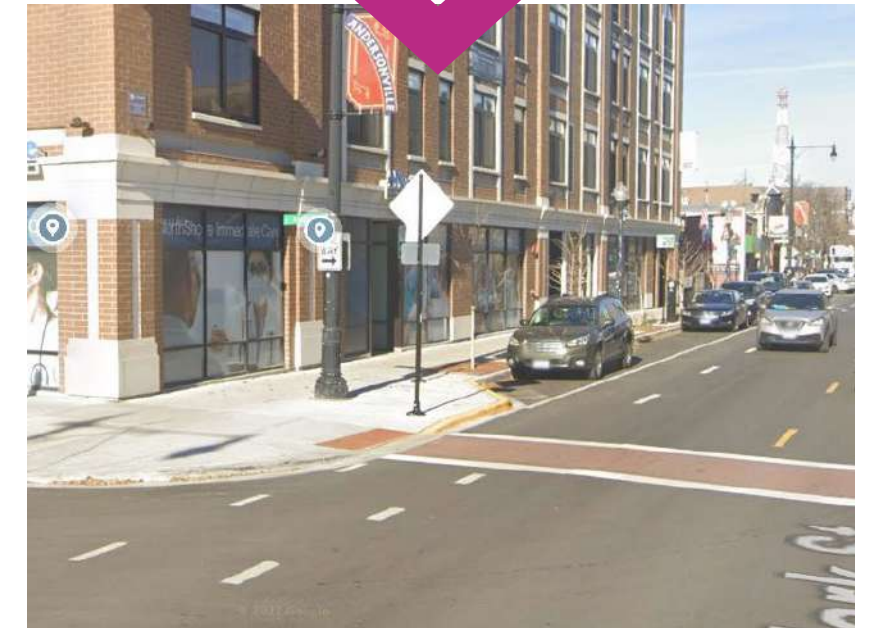
OPPORTUNITY:  
PEDESTRIAN REFUGE



OPPORTUNITY:  
IN LANE BUS  
BOARDING



OPPORTUNITY:  
CURB EXTENSIONS





# UNDERUTILIZED ASSETS

## ACTIVATING THE PUBLIC REALM

“Public art, protected bus stops, pocket parks, sidewalk cafes, beer gardens, dog parks”





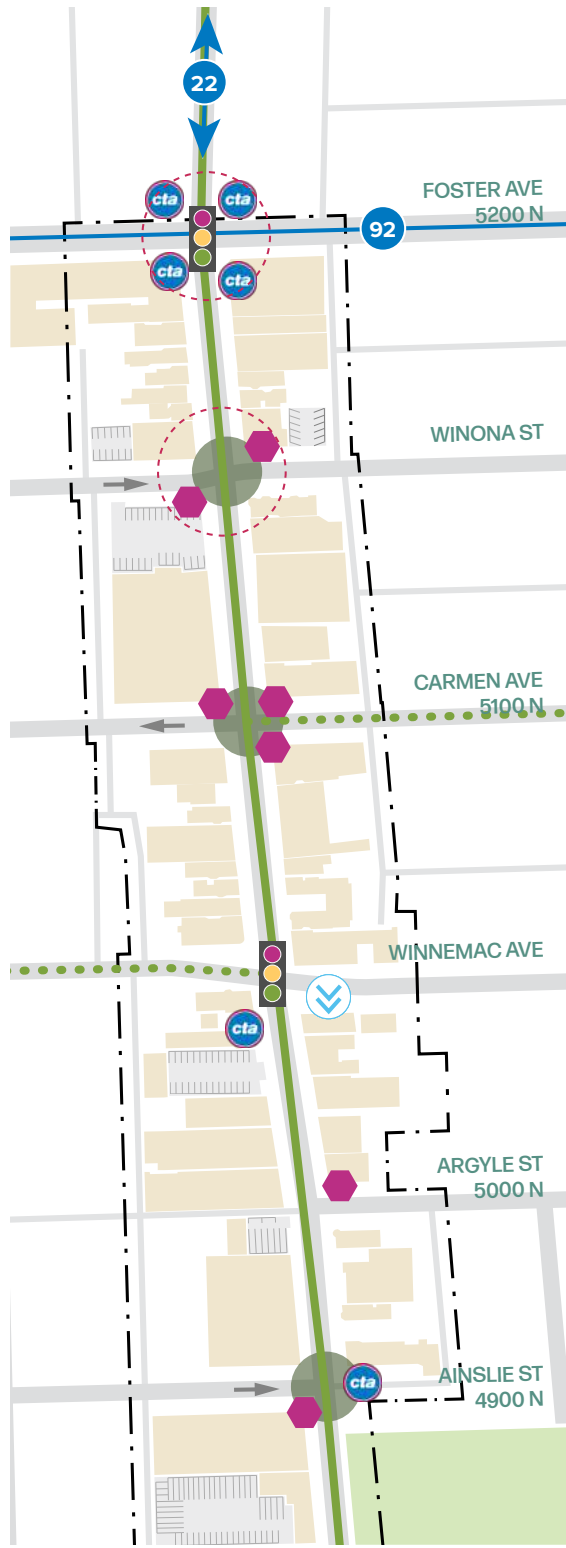
## COMMUNITY POLL QUESTION #5

**What is your biggest priority for public way improvements along the corridor?**

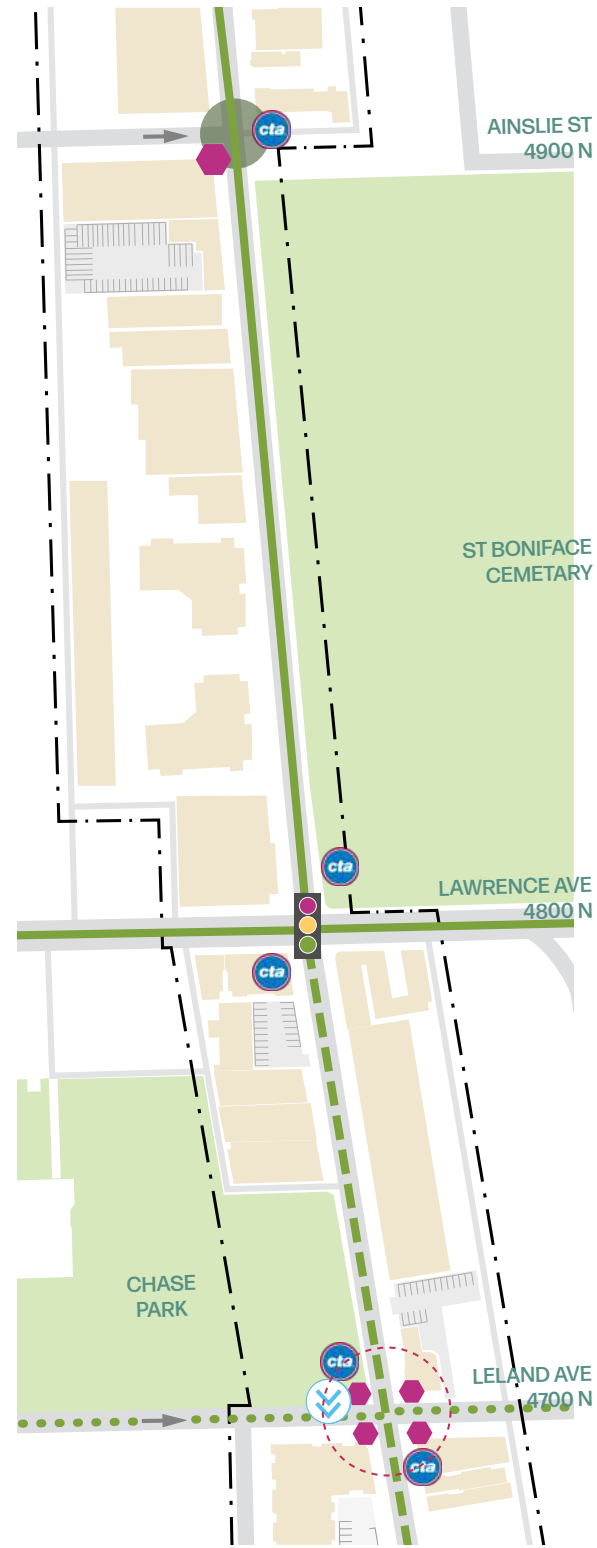
**LET US KNOW!**



# INTERSECTIONS



SECTION C: AINSLIE ST - FOSTER AVE



SECTION B: LELAND AVE - AINSLIE ST



SECTION A: MONTROSE AVE - LELAND AVE

-  SIGNALIZED INTERSECTION
-  STOP SIGN INTERSECTION
-  PAINTED BUMP-OUTS
-  DIVVY STATION
-  CTA BUS STOP
-  CTA BUS ROUTE
-  BIKE LANE
-  SHARED LANE
-  NEIGHBORHOOD GREENWAY
-  INTERSECTION DIAGRAM

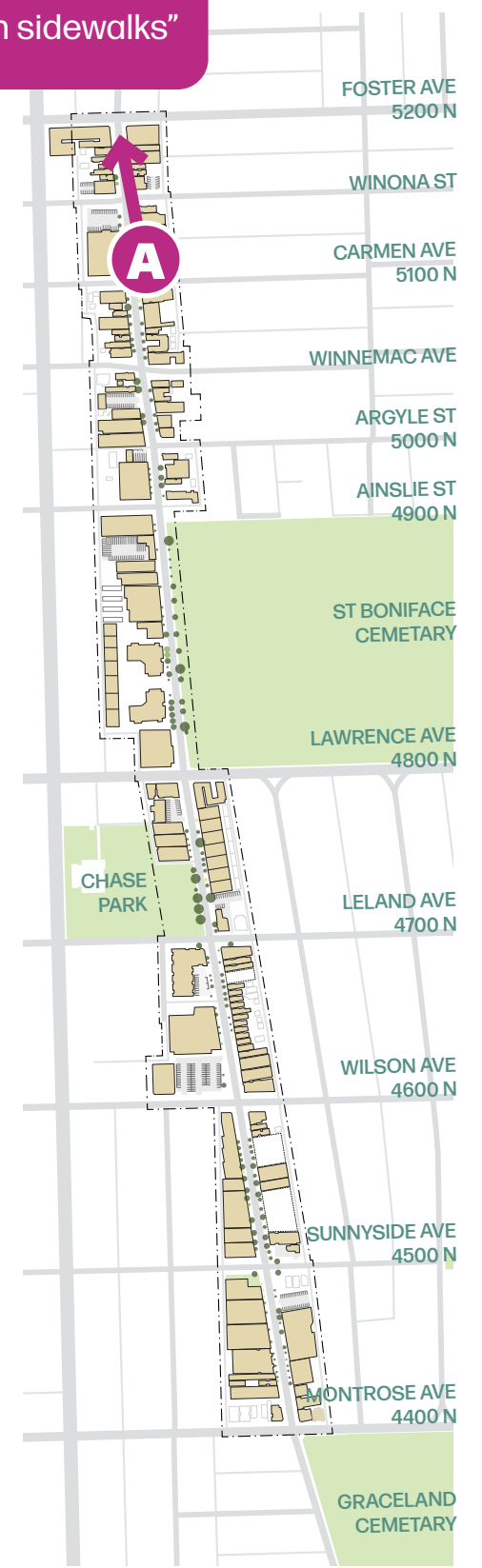




# EXISTING INTERSECTIONS

"Introduce traffic-calming measures along the length of Clark - raised crosswalks, intersection bump-outs, remove on-street parking... introduce protected bike lanes and widen sidewalks"

## A FOSTER & CLARK

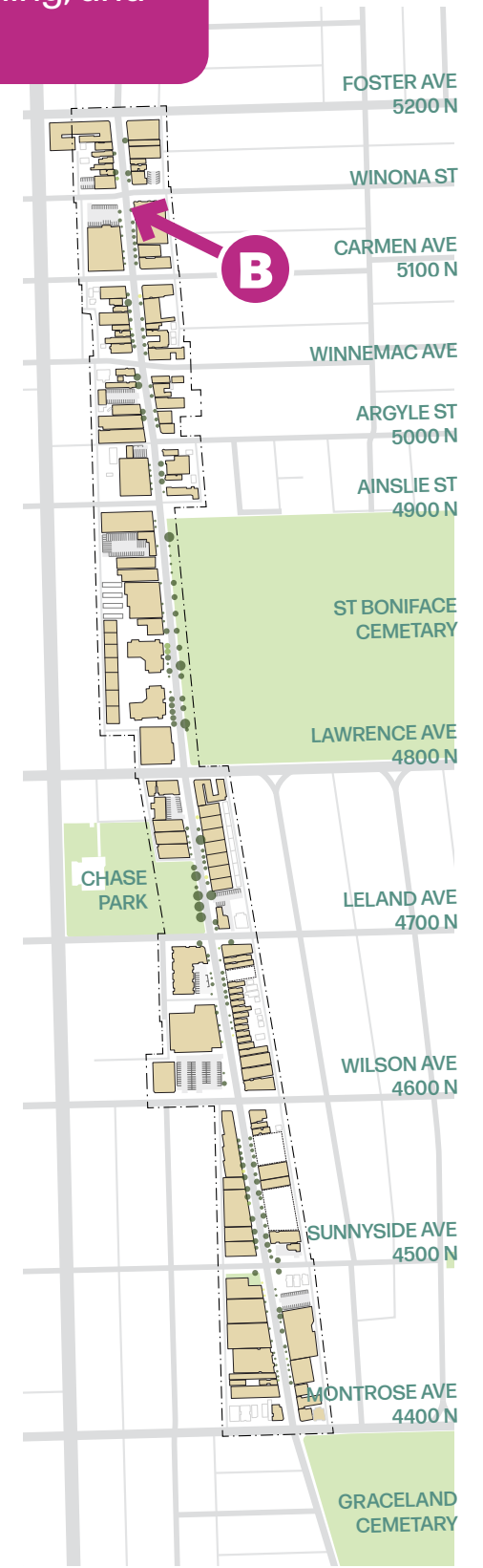
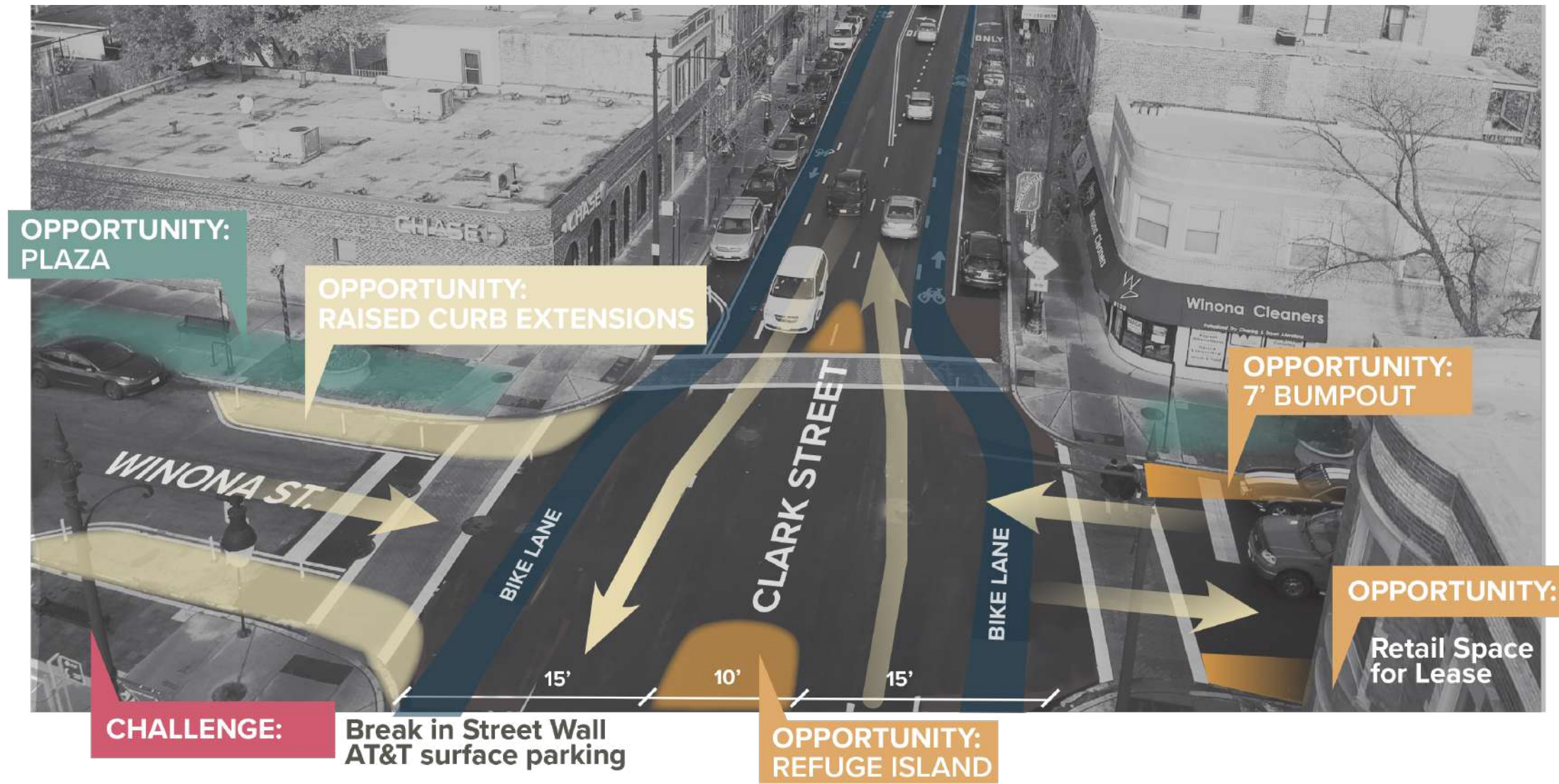




# EXISTING INTERSECTIONS

"All projects on Clark Street should prioritize pedestrians, cycling, and transit users"

## B WINONA & CLARK

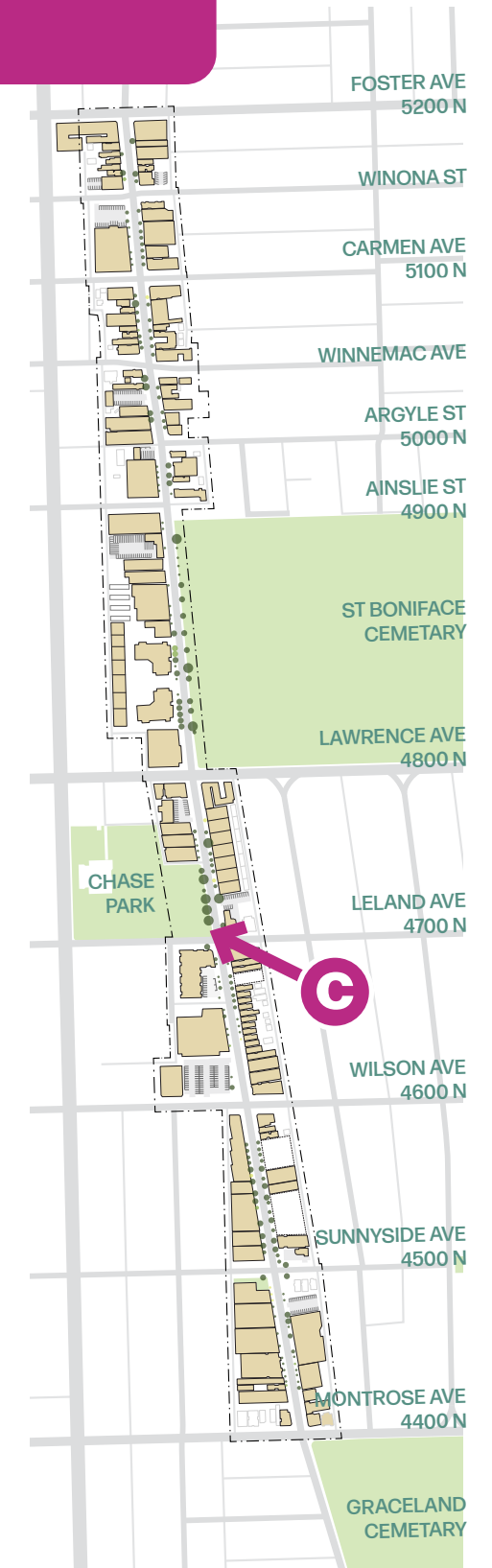
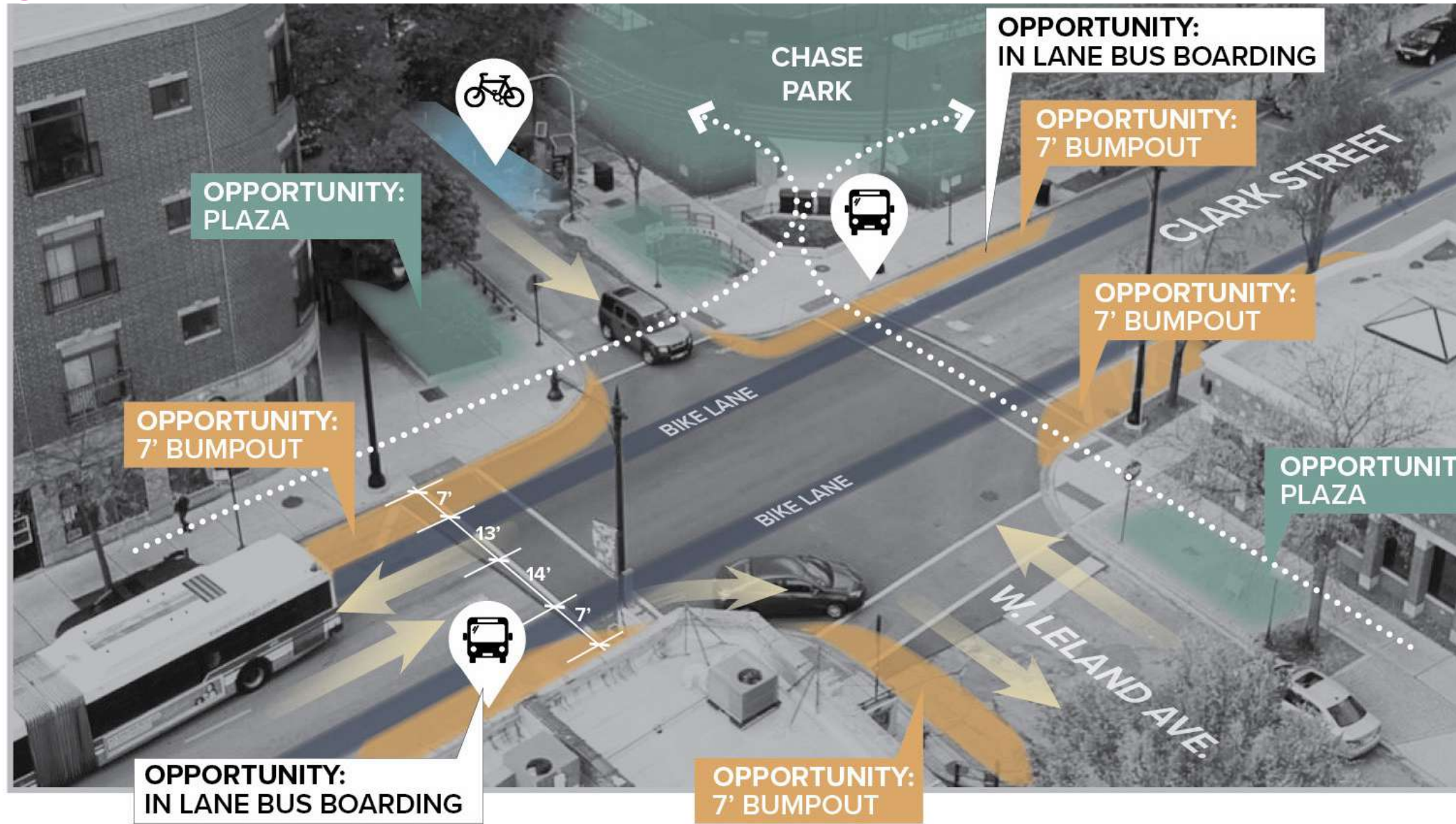




# EXISTING INTERSECTIONS



"Spaces that complement the great options already available at Chase Park, Graceland Cemetery, etc."





# BUILT ENVIRONMENT

ZONING & LAND USE

PEDESTRIAN STREETS

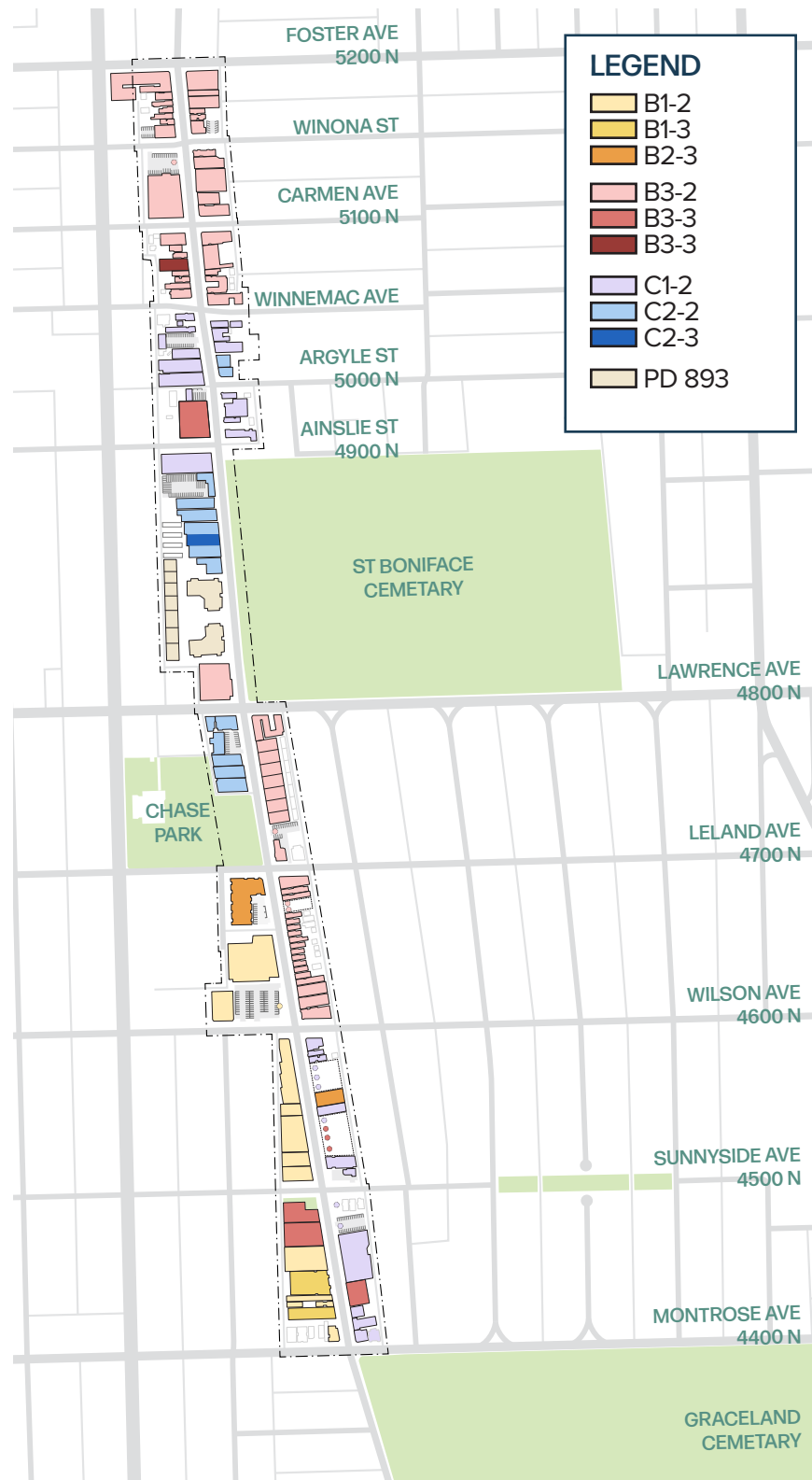
RECENTLY PROPOSED & BUILT

HOUSING TRENDS





# ZONING MAP



## ZONING PATTERNS

- The corridor zoning is composed of B-Business & C-Commercial.
- Clusters of same- zoning designations vary most dramatically at jurisdiction transitions.
- Unlike other principal corridors of Chicago, the current zoning along the corridor varies between the east and west facing side of Clark Street.



View looking North at the Montrose Ave & Clark St Intersection



# LAND USE DIAGRAM

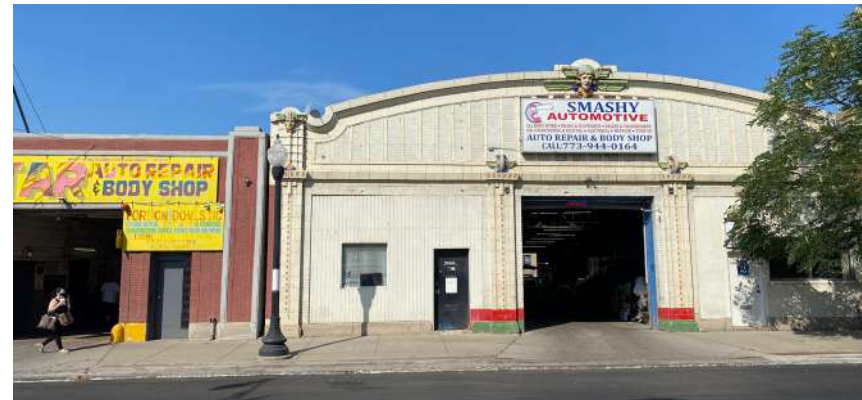


Chase Park  
Leland Ave & Clark St

## LAND USE PATTERNS

- The land use along the corridor has a mix of Commercial & Mixed Use buildings primarily, accompanied with a few instances of Cultural, Automotive, and Residential.
- The two cemeteries and Chase Park create large breaks in the built environment - St Boniface Cemetery most dramatically.
- Breaks in the street front continuity are felt through vacant storefronts and residential uses on the ground floor.

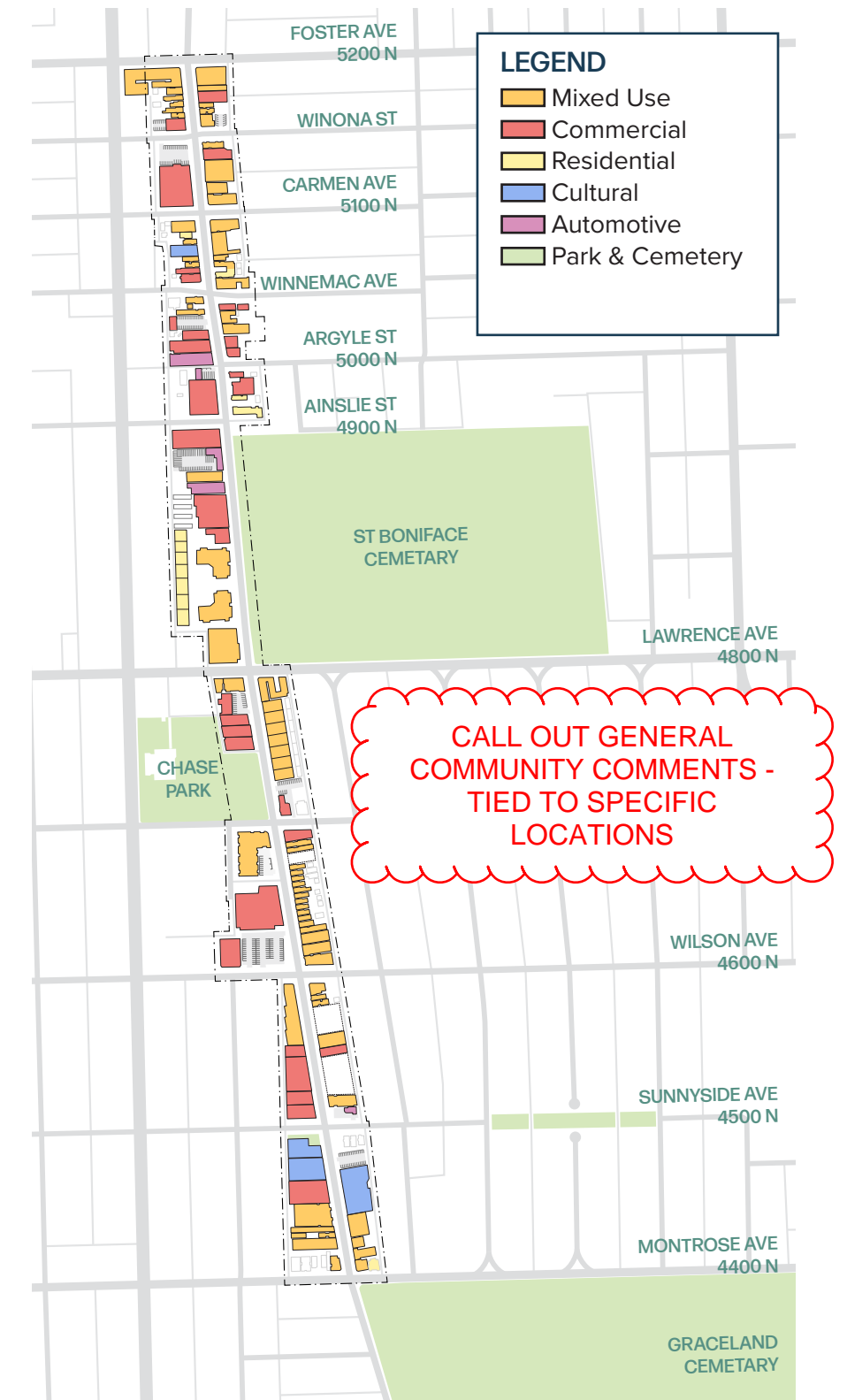
## HISTORICAL LANDMARKS



Smashy Automotive  
5006 N Clark St – Landmark



Issel Building (c. 1929)  
4532-4558 N Clark St – Landmark





# PEDESTRIAN STREETS



**A** Public Storage – 4430 N Clark  
Use: Residential storage warehouse  
Insufficient storefront transparency



**C** Al Medina Auto Repair – 4876 N Clark  
Use: Vehicle service with outdoor storage of vehicles



**B** Somboom Auto Service – 4501 N Clark  
Use: Vehicle service with outdoor storage of vehicles



**D** Lincoln Towing Service – 4882 N Clark  
Alba Auto Service – 4886 N Clark St  
Use: Vehicle service with outdoor storage of vehicles



**E** High Point Auto Service – 4922 N Clark  
Use: Vehicle service with outdoor storage of vehicles



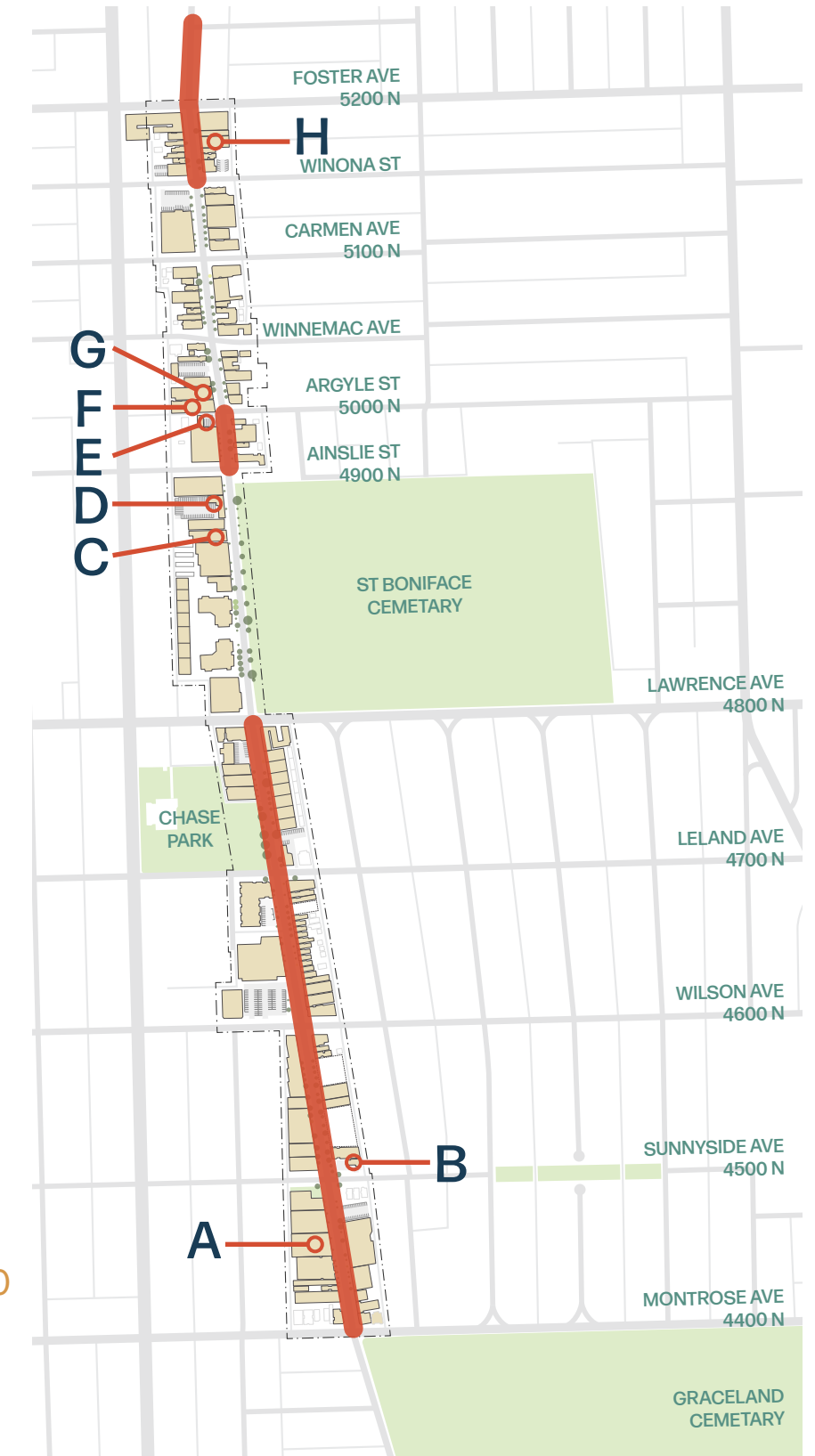
**F** Star Auto Repair and Body Shop – 5000 N Clark  
Curb cuts on Clark Street  
Insufficient storefront transparency



**G** Smashy Automotive – 5006 N Clark  
Curb cuts on Clark Street  
Insufficient storefront transparency



**H** Honore Storage – 5147 N Clark  
Use: Residential storage warehouse



## PEDESTRIAN STREET DESIGNATION

- Requires storefront transparency that in turn promotes retail and dining.
- Prohibits auto focused property uses and creates standards for street facades, transparency, and prohibits new curb cuts.
- Reduces street parking requirements for nonresidential uses.
- Responsibility of street beautification and its maintenance falls on other entities like SSA's or private developments.

CLARK STREET PEDESTRIAN STREET SECTIONS WERE CONSOLIDATED IN MARCH 2020

Pedestrian Street sections prior to 2020 consolidation from Montrose to Bryn Mawr.

## COMMUNITY POLL QUESTION #6

**What residential development type are you most interested in seeing along Clark Street?**

**LET US KNOW!**





# RECENTLY PROPOSED & BUILT

N CLARK ST  
EAST



4410 (2022)

4450 (2011)

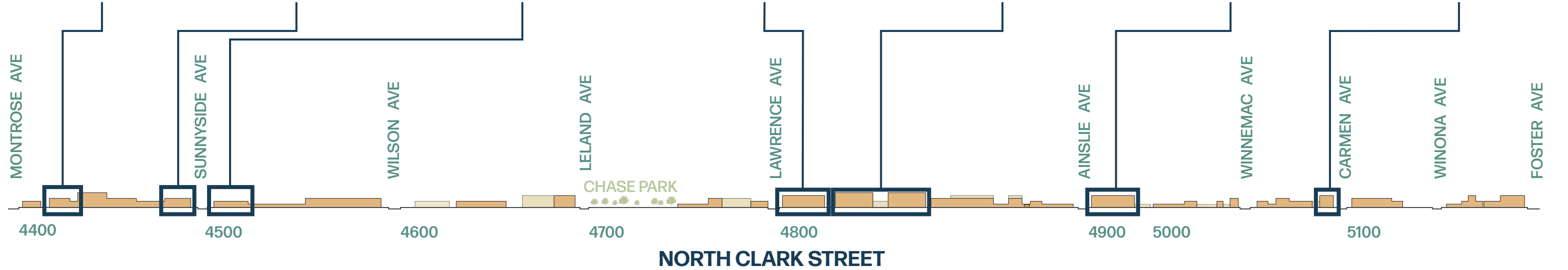
4504 (2022)

4800-4806 (2016)

4814-4846 (2013)

4906-4918 (2020)

5058 (2016)



N CLARK ST  
WEST



4421 (2015)

4511 (2022)

4533 (2022)

4537-4543 (2022)

4645 (2022)

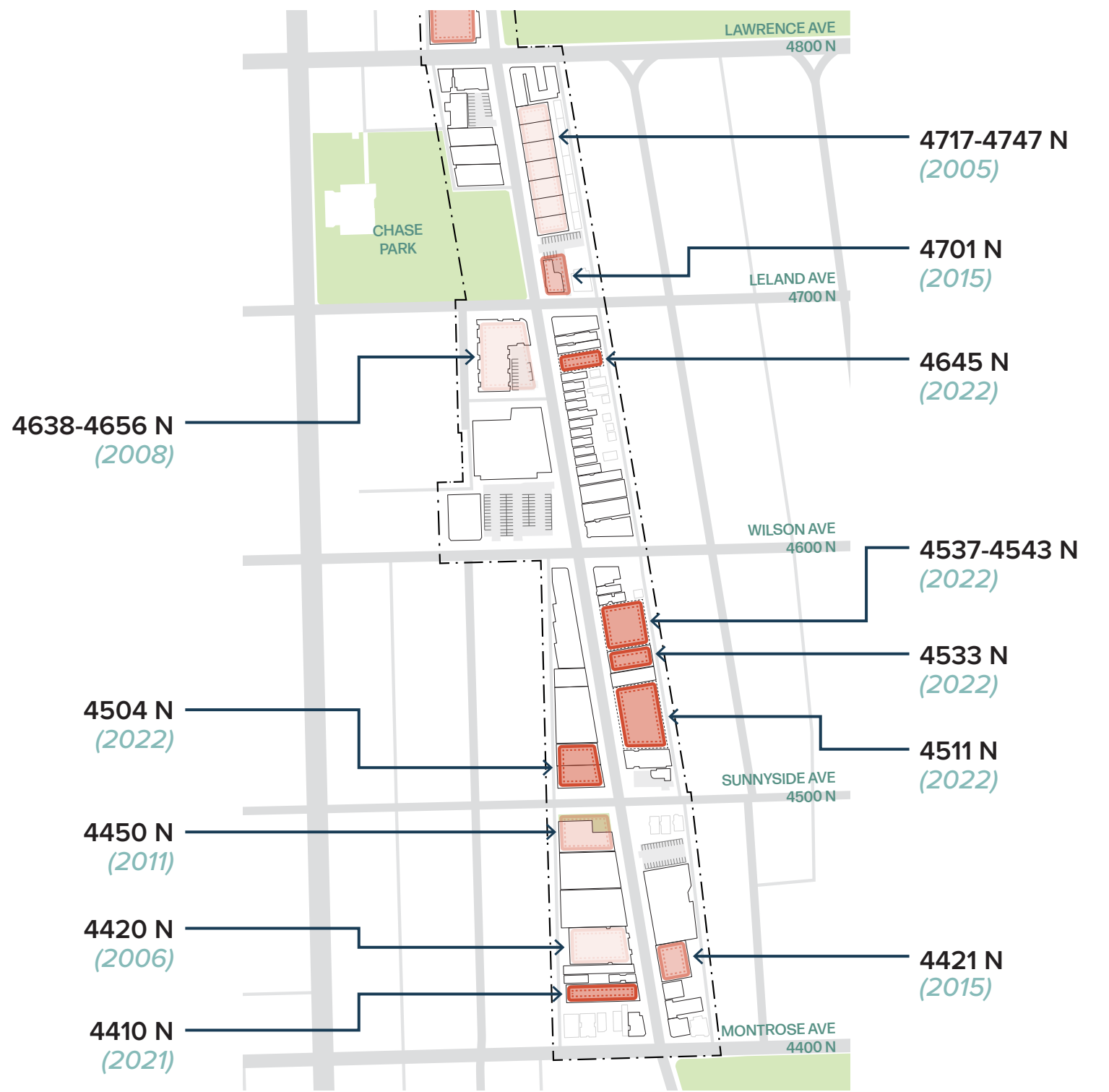
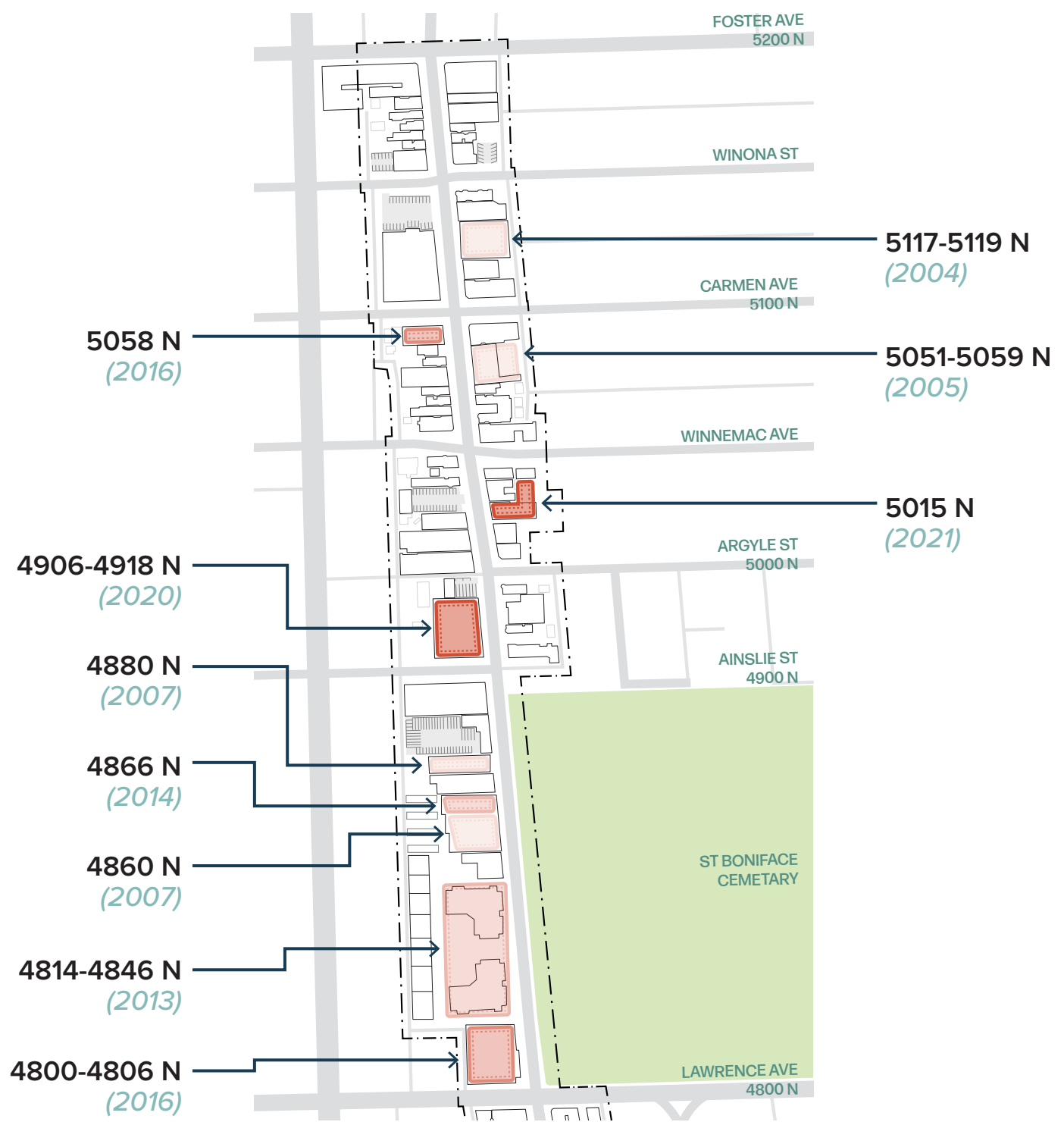
4701 (2015)

5015 (2022)

# RECENTLY PROPOSED & BUILT

**LEGEND**

Development Age	2000 - 2009	2010 - 2014	2015 - 2019	2020 >





# HOUSING TRENDS

MULTIFAMILY UNIT PRODUCTION  
Along Clark Street in Study Area

2013-2022+

For-Sale Condo  
**+195 units**

Rental Apartments:  
**+186 units**



**NEW DEVELOPMENT HAS BEEN HISTORICALLY CONDOS, BUT IS SHIFTING TO INCLUDE MORE APARTMENTS**

Source: CoStar, MLS, SB Friedman

# HOUSING TRENDS

CONDO SALES ACTIVITY/PRICING  
Along Clark Street in Study Area



2012-2021 For-Sale Condo Average Sale Price:  
**+80%**

APARTMENT RENTS PER SF  
Along Clark Street in Study Area



2012-2021 Rental Apartments Average Rent:  
**+23%**

**CONDO PRICES & APARTMENT RENTS HAVE BOTH INCREASED SIGNIFICANTLY SINCE 2012**

Source: CoStar, MLS, SB Friedman





# **NEXT STEPS**

**FUNDING OPPORTUNITIES**

**WHAT'S NEXT?**

**FEEDBACK OPPORTUNITIES**

# FUNDING OPPORTUNITIES FOR FUTURE PROJECTS

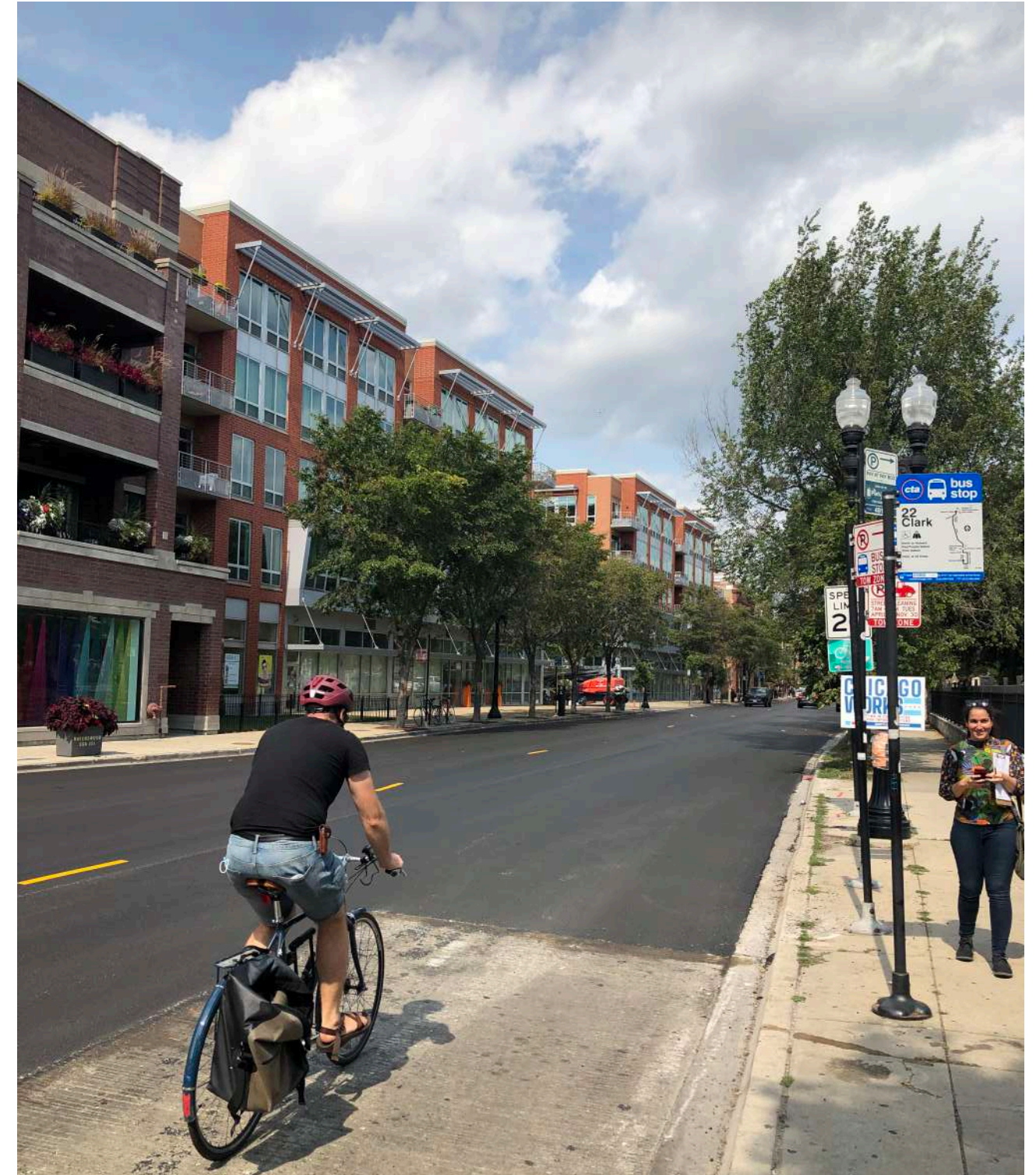
**Public Investments**

**Small Business Improvement Fund (SBIF)**

**Citywide Recovery Funds (available through Federal Recovery Grants)**

**Special Service Areas (SSAs)**

**Open Space Impact Fees**





# WHAT'S NEXT?

## PHASE ONE: Discovery

(FEB - MAR 2022)



### Community Workshop #1

FEB 15TH | 6 - 7:30 PM (CT)

### Community Survey #1

FEB 15TH | 6 - 7:30 PM (CT)

## PHASE TWO: Conceptualization

(FEB - APR 2022)



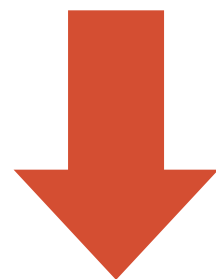
Stakeholder Focus Groups  
Plans & Development Scenarios  
Land Use Framework

### Community Workshop #2

### Community Survey #2

## PHASE THREE: Documentation

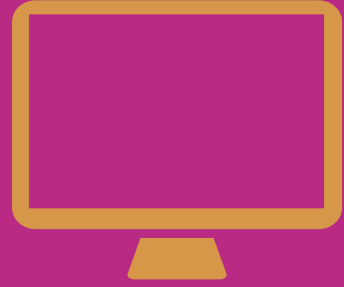
(APR - JUN 2022)



Resource Reference Guide  
Implementation Strategy  
Final Corridor Study



# FEEDBACK OPPORTUNITIES



## Project website

VISIT: [WWW.CLARKSTREETCROSSROADS.COM](http://WWW.CLARKSTREETCROSSROADS.COM)



## Interactive map

LINK IN THE CHAT BOX OR PROJECT WEBSITE



## Community survey

EITHER SCAN THE QR CODE (OR)  
CLICK THE LINK IN THE GROUP CHAT



corridor study  
Montrose - Foster





## COMMUNITY POLL QUESTION #7

# Have you taken the Community Survey?

LET US KNOW!





**Q & A**