

OLD TOWN CANVAS

2nd WARD COMMUNITY MEETING | *JANUARY 16, 2024*



AGENDA

Project Updates:

1. Design Update
2. Zoning Overview
3. Development Strategies

Public Comment

Community Considerations:

4. Traffic Improvements
5. Neighborhood Safety
6. Community Benefits

Engagement Process - 3 Year Timeline

Phase I

Introduction

- First Public Meeting
- 3 Community groups
- 6 Condo Associations
- 12 Small Group Gatherings

Phase II

Engagement

- Launched Website
- 8 Unique Updates
- +2,200 written comments
- +20,000 page views

Phase III

Public Meeting

- Framework
- Engagement Outcomes
- Stakeholder Potential
- Community Framework

Phase IV

Public Meeting

- Project Specifics
- Framework Conclusions
- Development Proposal
- Community Benefits

Phase V

Public Meeting

- Project Specifics
- Design updates
- Development Proposal
- Community Benefits



Engagement Process

What You've Told Us Matters:

Historic Preservation

Violent Crime and Theft

Progression of Nightlife & Bars

Neighborhood Grocer

Improving Traffic

Promote Community Interaction

Remove Gas Stations

Address Retail Vacancy

Organize & Plan for Growth

Project Massing

1. Design Progress Update

Improvements Based on Community Input

PROJECT INFO AT:

WWW.ENGAGEFERNHILL.COM

OR

OLDTOWN@FERNHILLCOMPANY.COM



*PROJECT AS PRESENTED
26 SEPTEMBER 2023*



*MANIPULATED IMAGE **NOT**
PRODUCED BY DEVELOPMENT TEAM*

COMMUNITY INPUT:

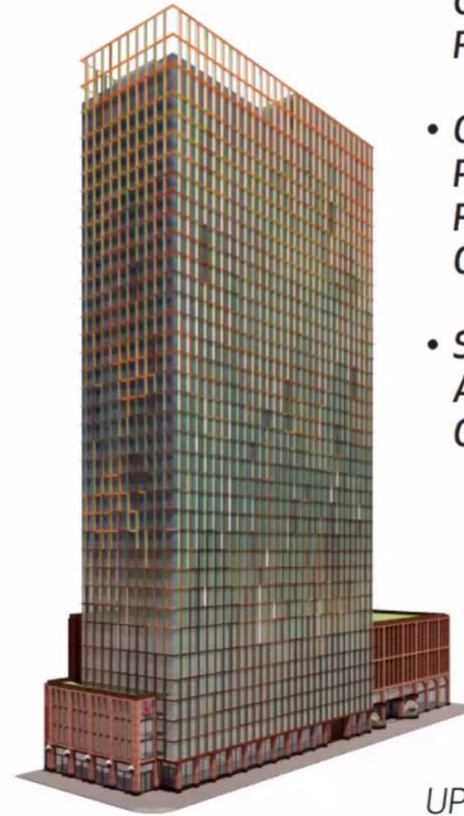
- COLOR, MATERIALS SHOULD FEEL MORE LIKE 'OLD TOWN'
- BASE/GRADE LEVEL NEEDS MORE CONTINUITY & WARMER MATERIALS
- DIRECT COMMUNITY INPUT SOLICITED FOR STREET-LEVEL/ WELLS STREET FACADE



26 SEPTEMBER 2023

UPDATED DESIGN:

- WARMER, MORE TRADITIONAL COLOR SCHEME BETTER REFLECTS OLD TOWN CONTEXT
- COHESIVE, BRICK BASE TIES PROJECT TOGETHER & BETTER RELATES TO NEIGHBORHOOD CONTEXT
- STREET-LEVEL FACADE DESIGN ADJUSTED IN RESPONSE TO COMMUNITY INPUT

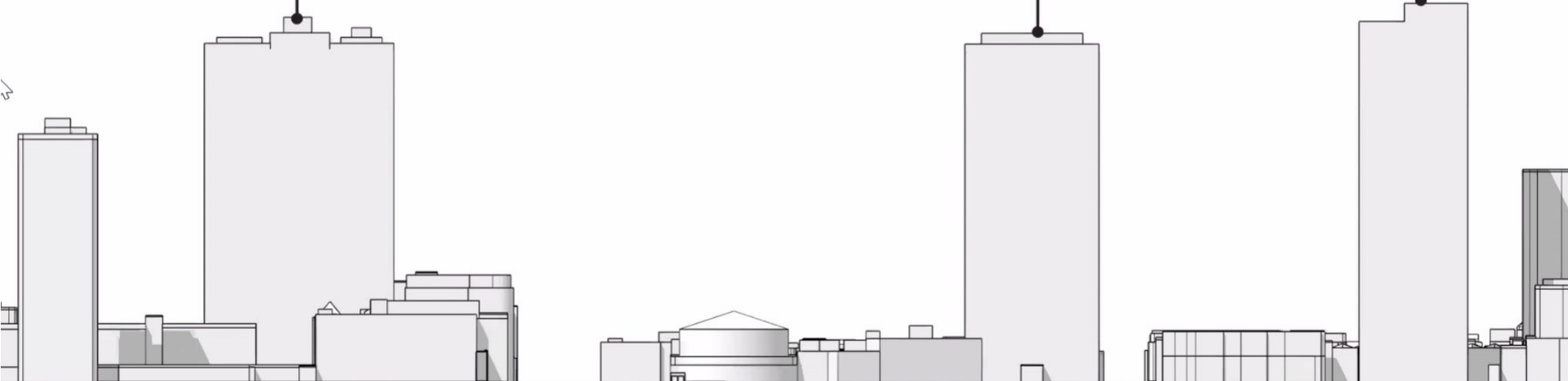


UPDATED DESIGN

JAMES KILMER
CONDOMINIUMS
+400'

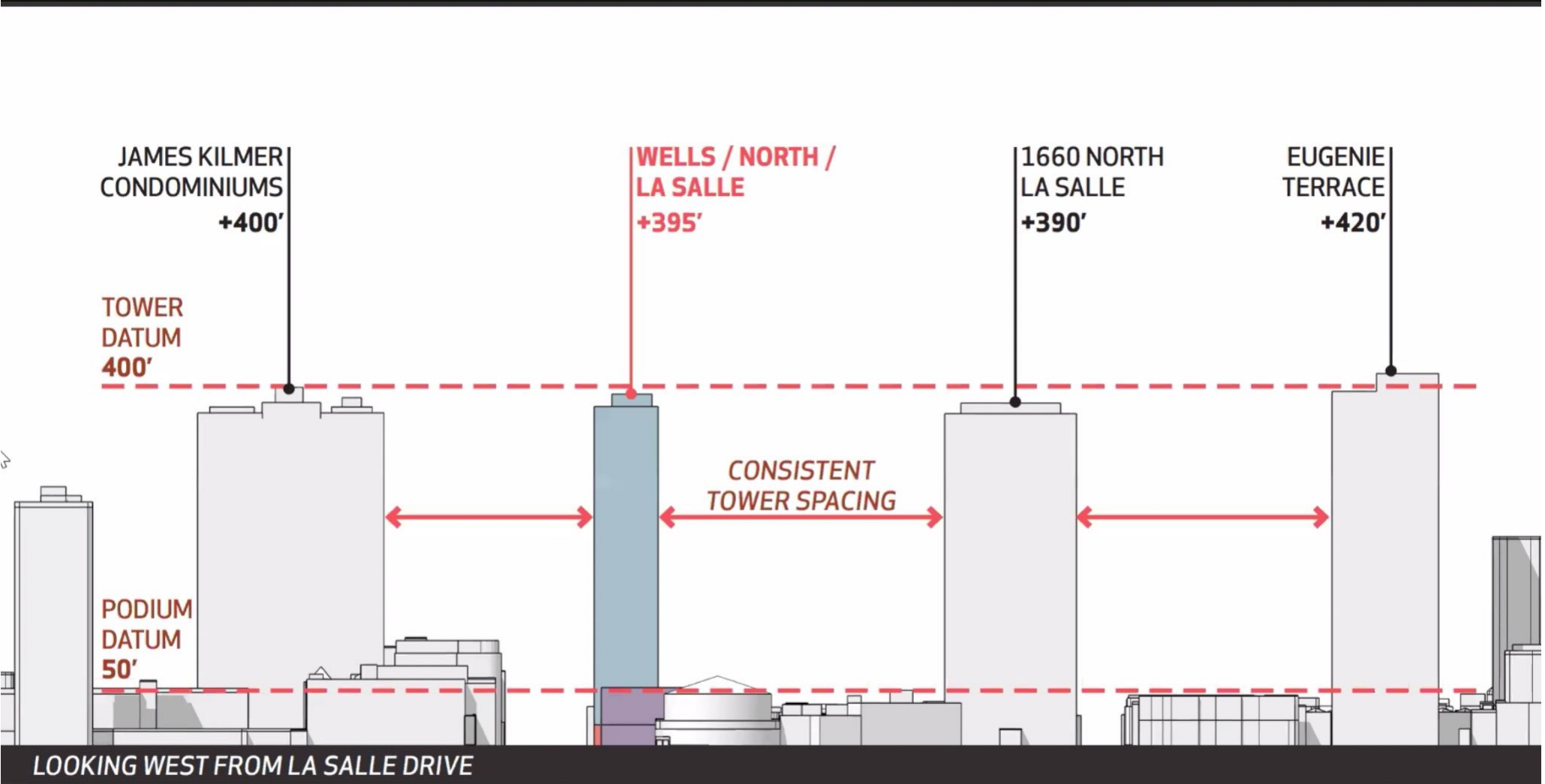
1660 NORTH
LA SALLE
+390'

EUGENIE
TERRACE
+420'



LOOKING WEST FROM LA SALLE DRIVE

THE FRAMEWORK Project Site



THE FRAMEWORK Project Site



PROPOSED PROJECT IN CONTEXT



26 SEPTEMBER 2023



UPDATED DESIGN

PROPOSED PROJECT IN CONTEXT



PROPOSED PROJECT IN CONTEXT *UPDATED DESIGN*



26 SEPTEMBER 2023



UPDATED DESIGN

NORTH AVE & LA SALLE



EXISTING



PROPOSED

NORTH AVE & LA SALLE *PARKING REPLACED WITH RESIDENTIAL LOBBY & COMMUNITY RETAIL*



EXISTING



PROPOSED DESIGN

NORTH AVENUE *BLANK WALLS REPLACED WITH ACTIVE RETAIL*



26 SEPTEMBER 2023



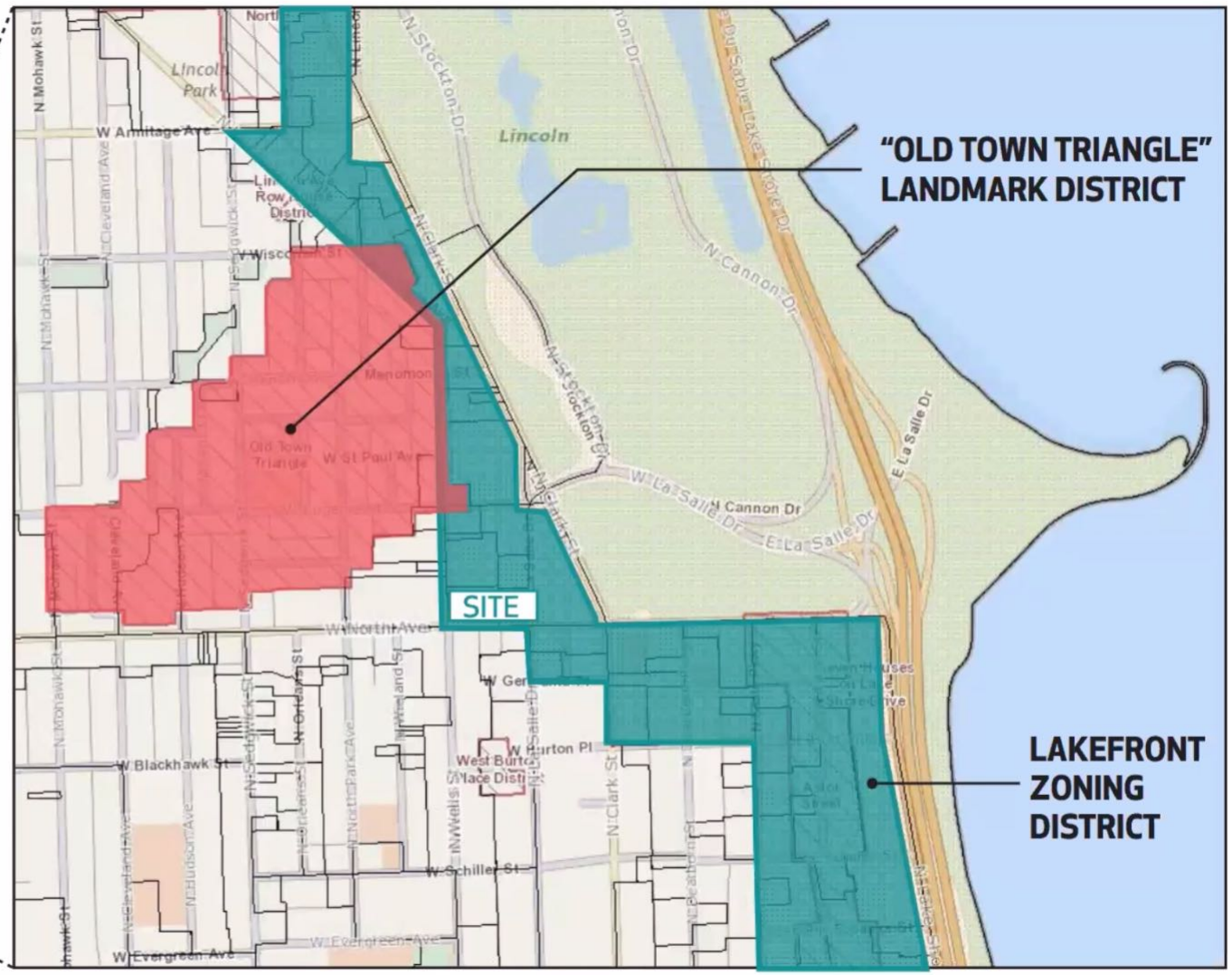
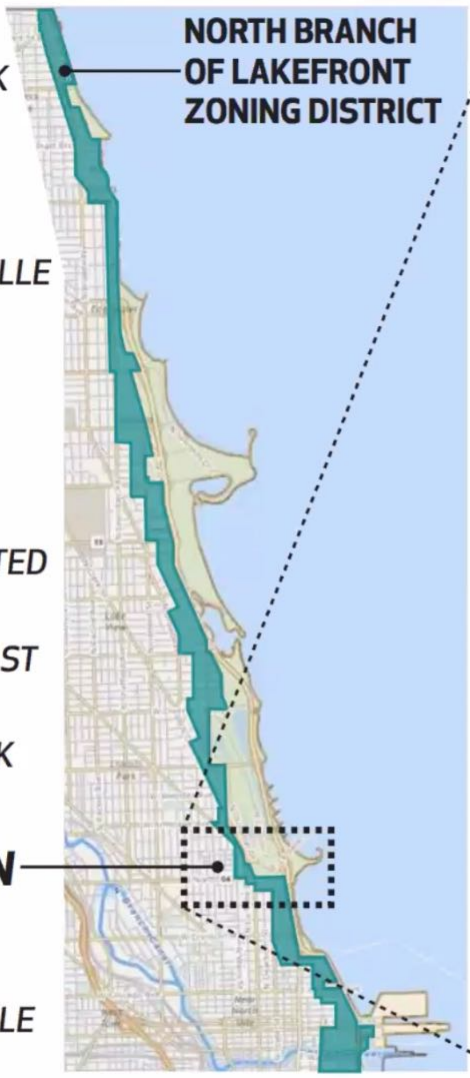
UPDATED DESIGN

NORTH AVE & WELLS

2. Zoning Overview

The City and The Neighborhood

- ROGERS PARK
- EDGE WATER
- ANDERSONVILLE
- UPTOWN
- BUENA PARK
- NORTH HALSTED
- LAKEVIEW EAST
- LINCOLN PARK
- OLD TOWN**
- GOLD COAST
- STREETERVILLE



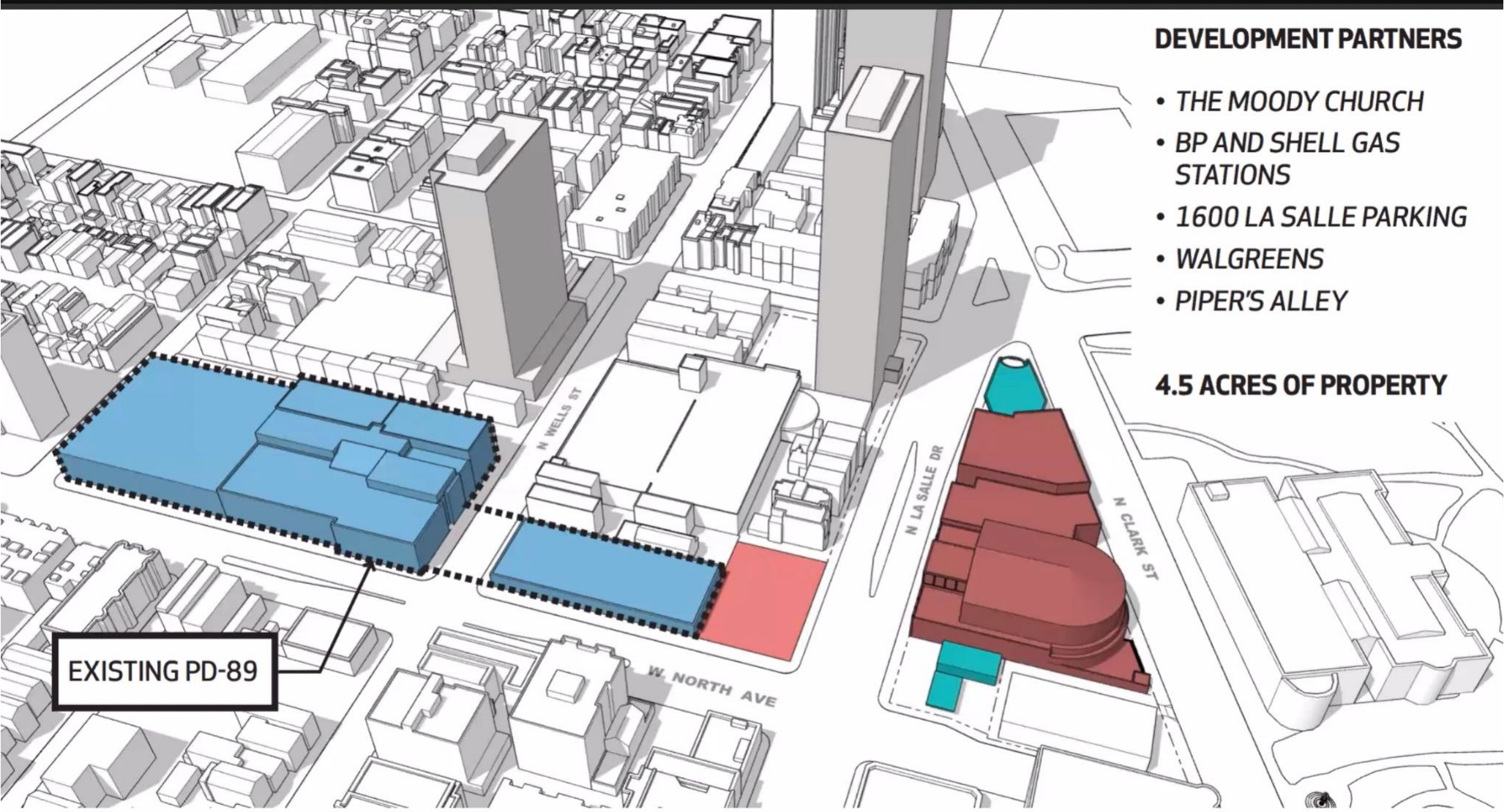
CITY OF CHICAGO ZONING OVERLAYS

◀ LOW RISE NEIGHBORHOOD ZONING

HIGH RISE LAKEFRONT ZONING ▶



DENSITY ON THE LAKE LAKEFRONT ZONING



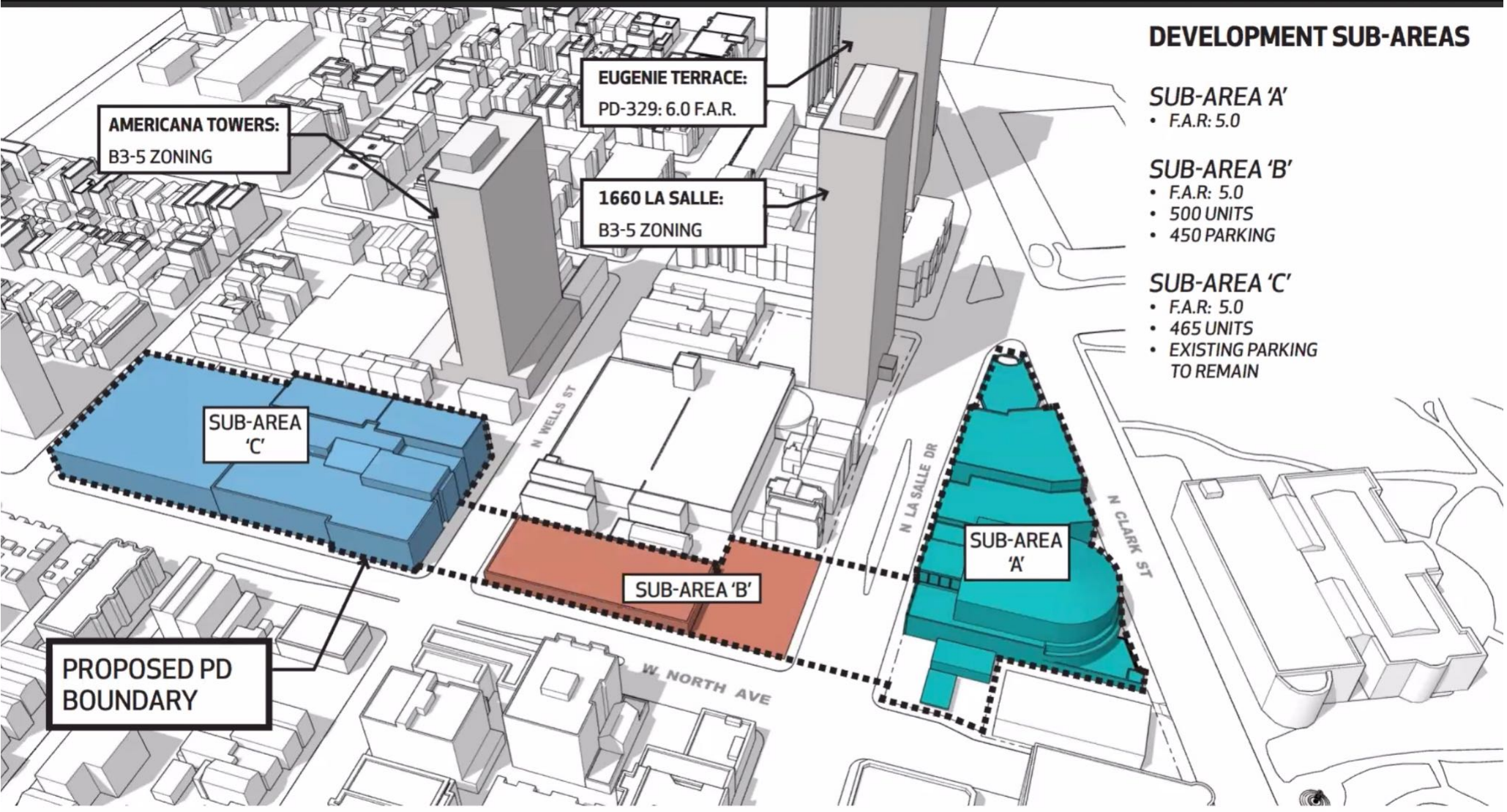
DEVELOPMENT PARTNERS

- THE MOODY CHURCH
- BP AND SHELL GAS STATIONS
- 1600 LA SALLE PARKING
- WALGREENS
- PIPER'S ALLEY

4.5 ACRES OF PROPERTY

EXISTING PD-89

EXISTING PROPERTIES



AMERICANA TOWERS:
B3-5 ZONING

EUGENIE TERRACE:
PD-329: 6.0 F.A.R.

1660 LA SALLE:
B3-5 ZONING

SUB-AREA
'C'

SUB-AREA 'B'

SUB-AREA
'A'

**PROPOSED PD
BOUNDARY**

DEVELOPMENT SUB-AREAS

SUB-AREA 'A'
• F.A.R: 5.0

SUB-AREA 'B'
• F.A.R: 5.0
• 500 UNITS
• 450 PARKING

SUB-AREA 'C'
• F.A.R: 5.0
• 465 UNITS
• EXISTING PARKING
TO REMAIN

PROPOSED PLANNED DEVELOPMENT & SUB-AREAS

SUB-AREA 'B'

- F.A.R: 5.0
- 500 UNITS
- 450 PARKING
- 14,000+ SF RETAIL

SUB-AREA 'C'

SUB-AREA 'B'

SUB-AREA 'A'

PROPOSED DEVELOPMENT

N WELLS ST

N LA SALLE DR

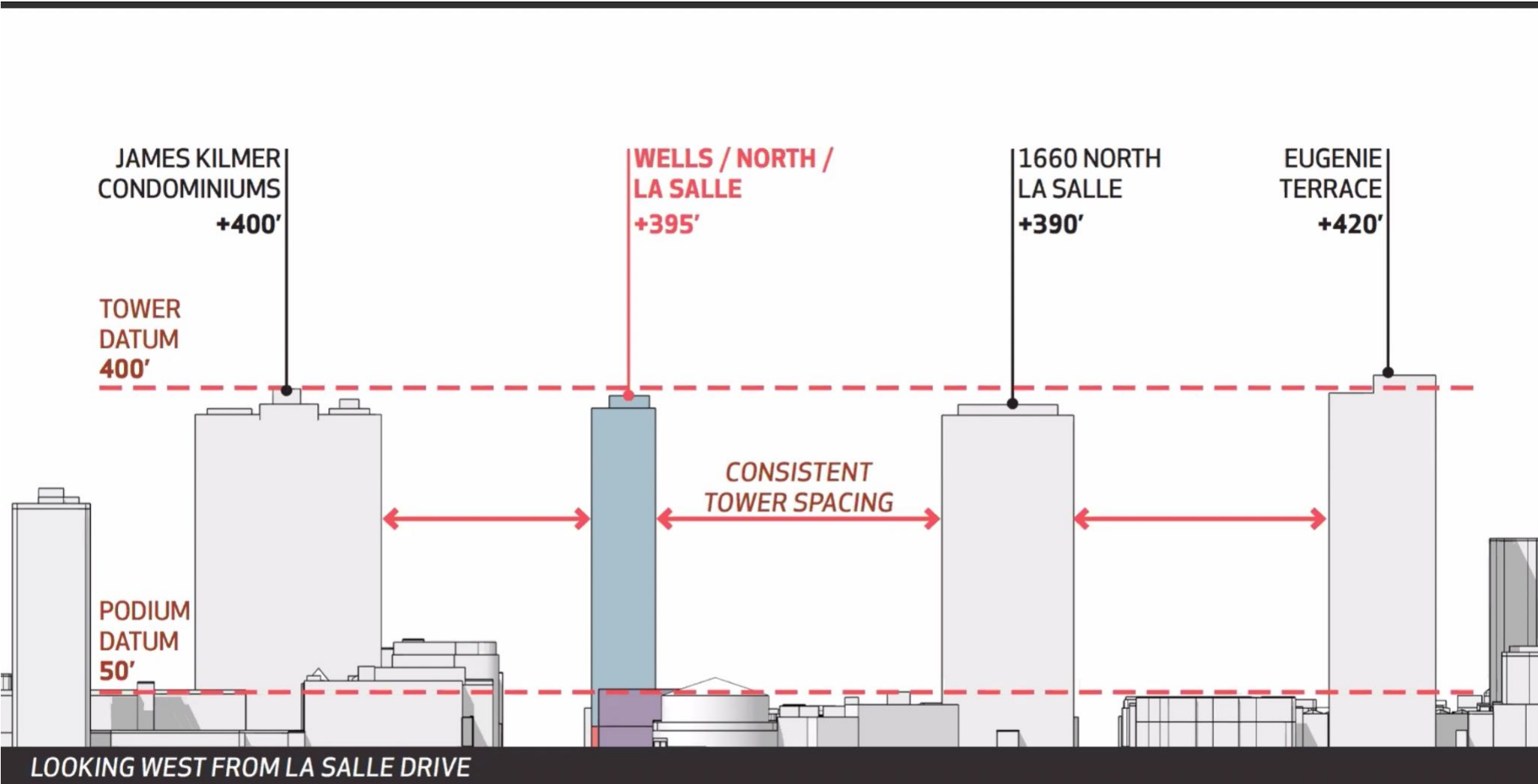
N CLARK ST

W. NORTH AVE

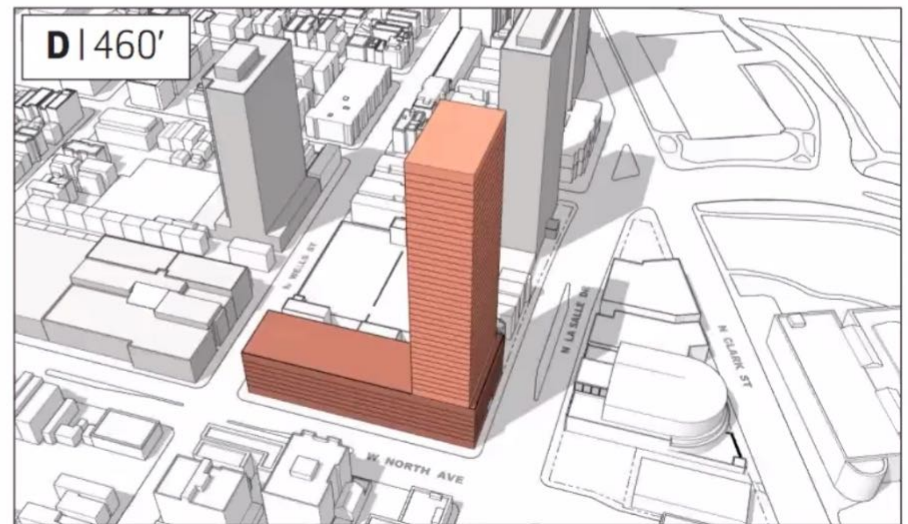
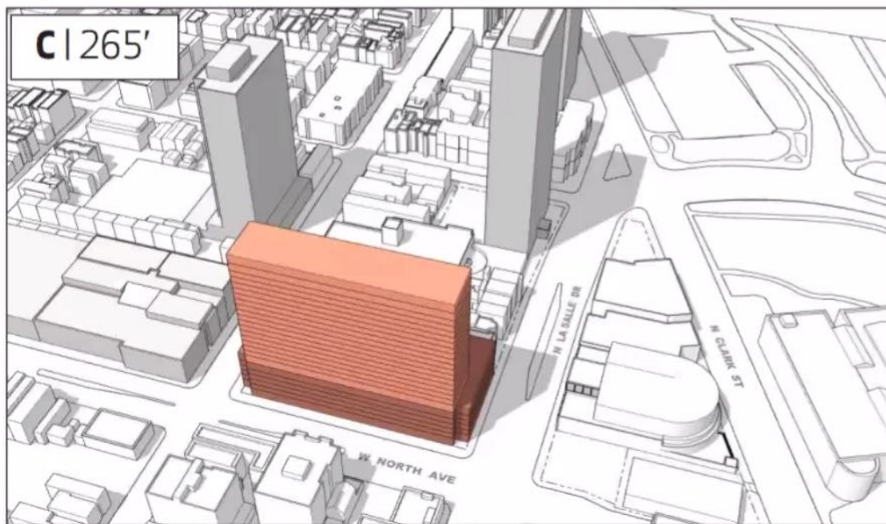
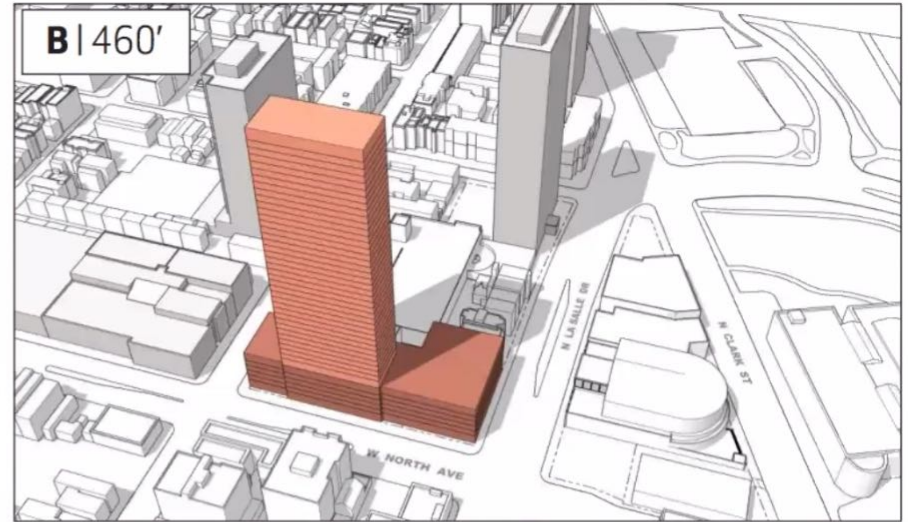
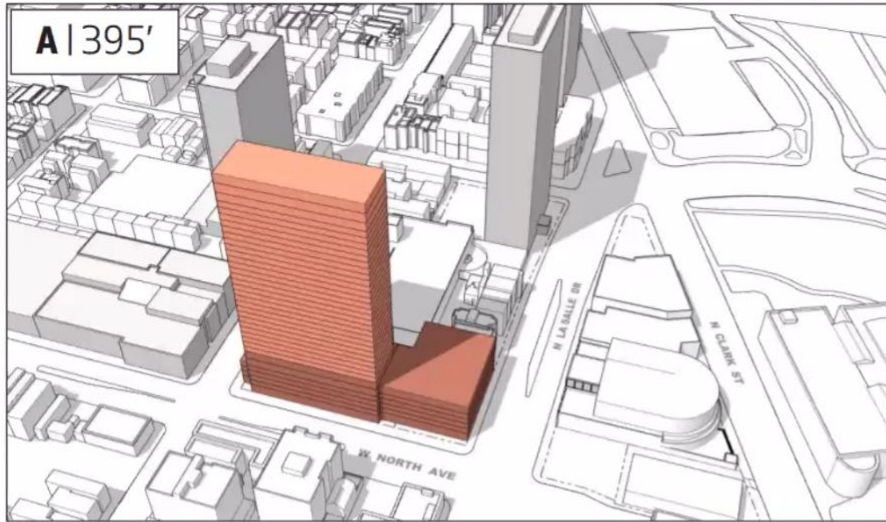
PROPOSED PLANNED DEVELOPMENT & SUB-AREAS

3. DEVELOPMENT STRATEGIES

A Coordinated Development Plan



THE FRAMEWORK Project Site

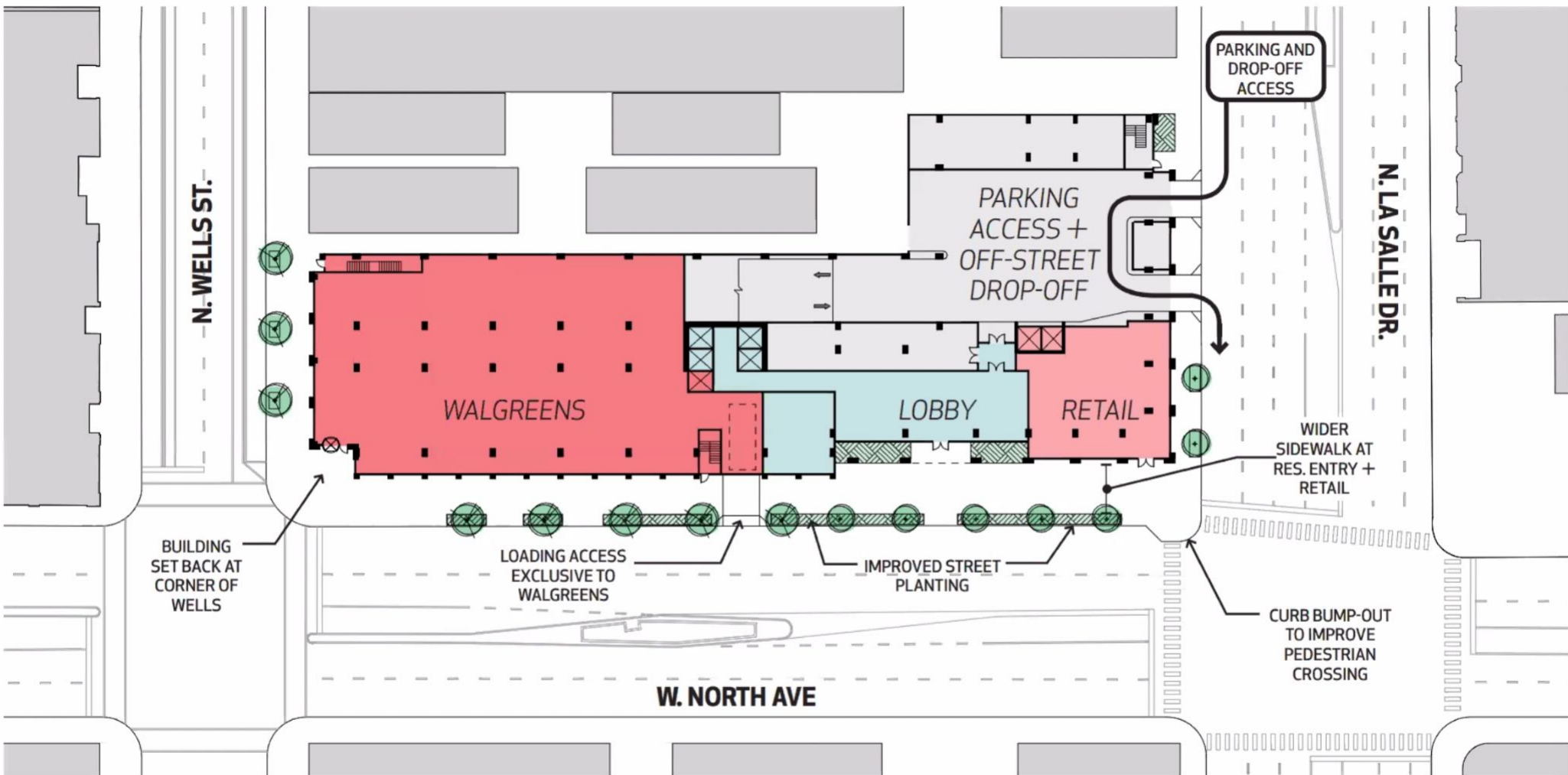


TOWER MASSING STUDIES SUB-AREA 'B'



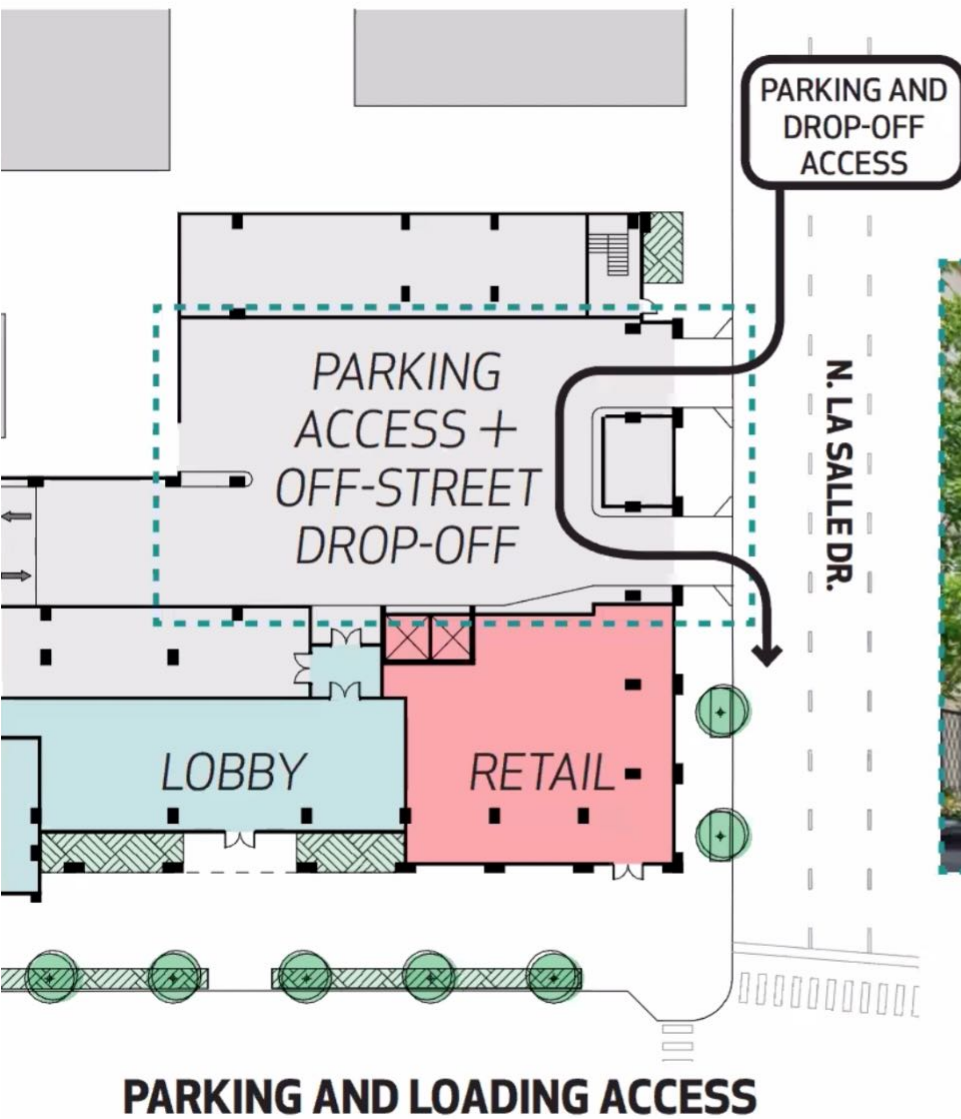
4. Traffic Improvements

Practical Solutions For Traffic Improvements



GRADE LEVEL PLAN

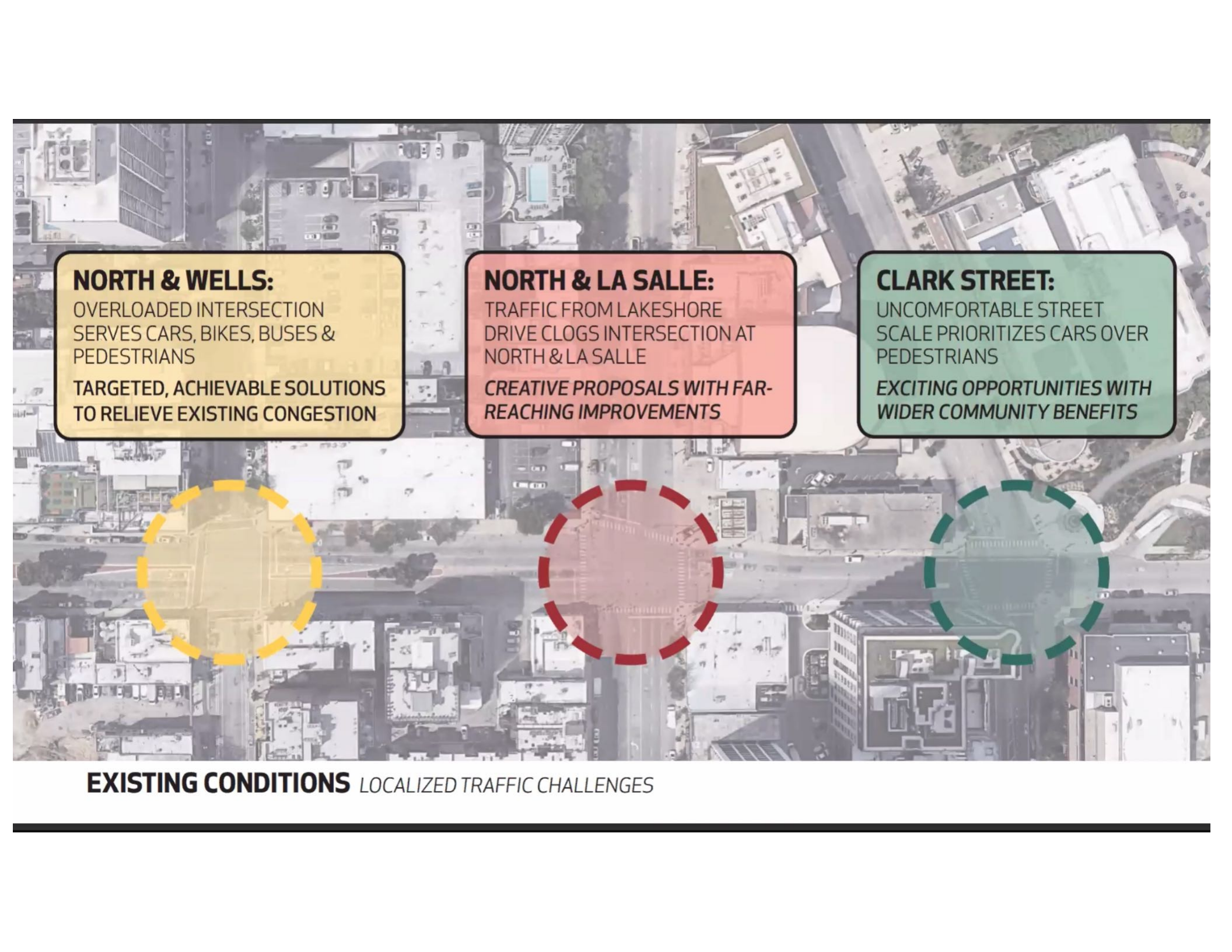




PRACTICAL TRAFFIC IMPROVEMENTS



**NEW PARKING
GARAGE FOR
THE MOODY
CHURCH REMOVES
PARKING IMPACT
FROM LOCATIONS
ACROSS THE
NEIGHBORHOOD**



NORTH & WELLS:

OVERLOADED INTERSECTION
SERVES CARS, BIKES, BUSES &
PEDESTRIANS

TARGETED, ACHIEVABLE SOLUTIONS
TO RELIEVE EXISTING CONGESTION

NORTH & LA SALLE:

TRAFFIC FROM LAKESHORE
DRIVE CLOGS INTERSECTION AT
NORTH & LA SALLE

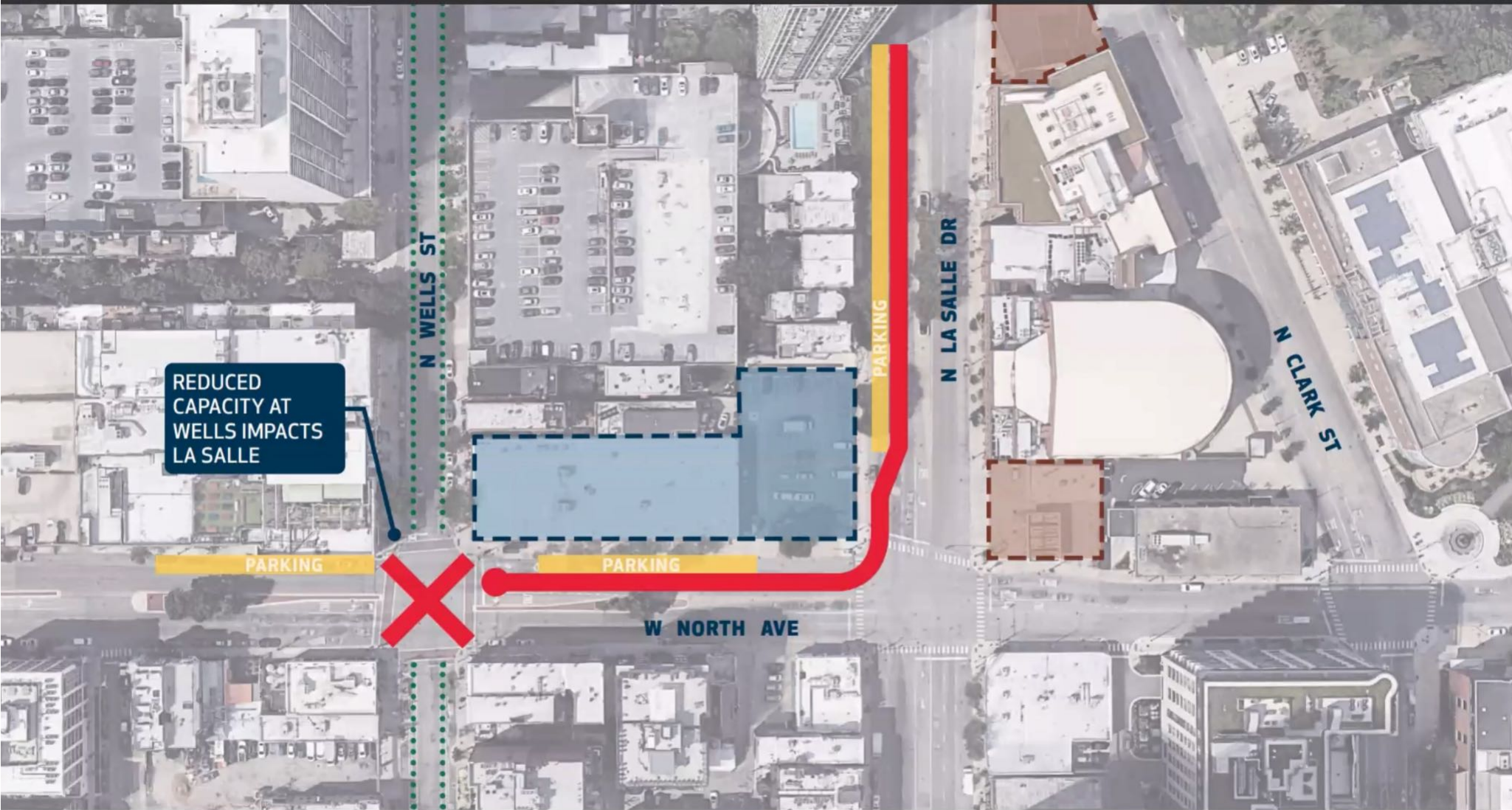
CREATIVE PROPOSALS WITH FAR-
REACHING IMPROVEMENTS

CLARK STREET:

UNCOMFORTABLE STREET
SCALE PRIORITIZES CARS OVER
PEDESTRIANS

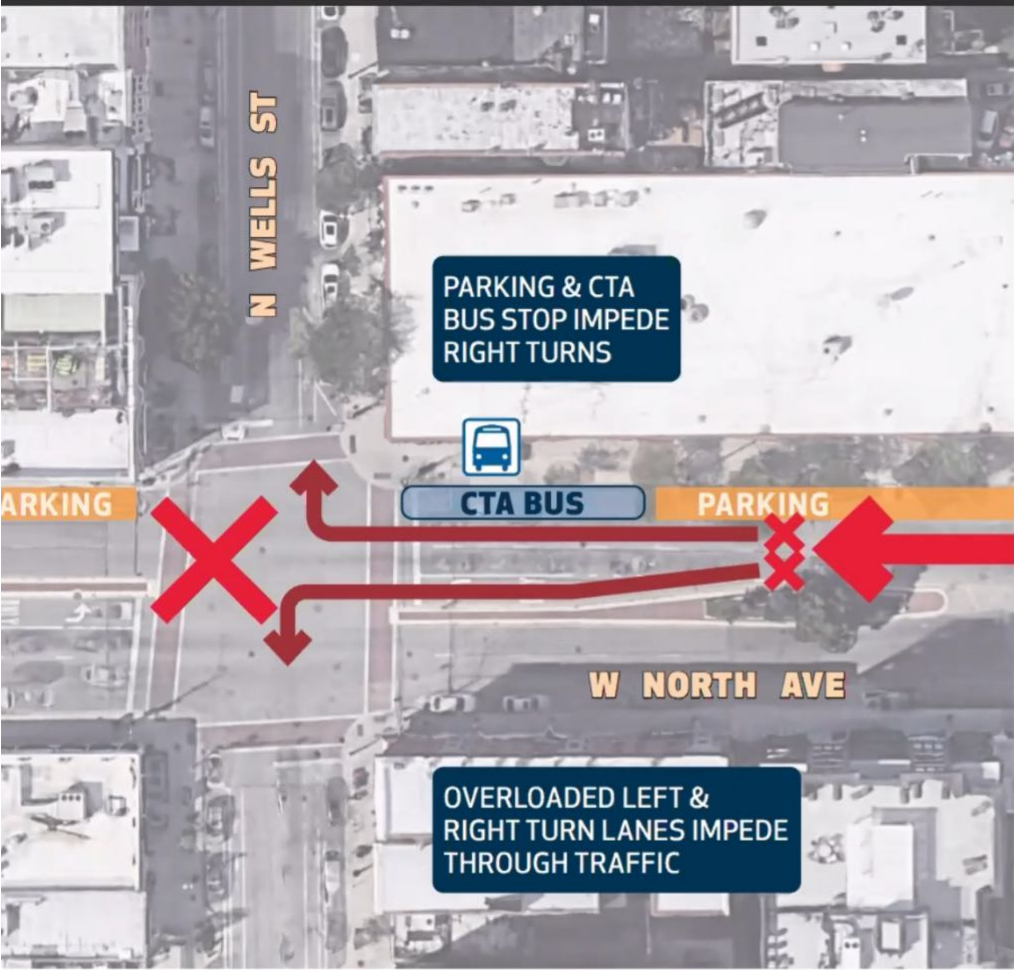
EXCITING OPPORTUNITIES WITH
WIDER COMMUNITY BENEFITS

EXISTING CONDITIONS LOCALIZED TRAFFIC CHALLENGES

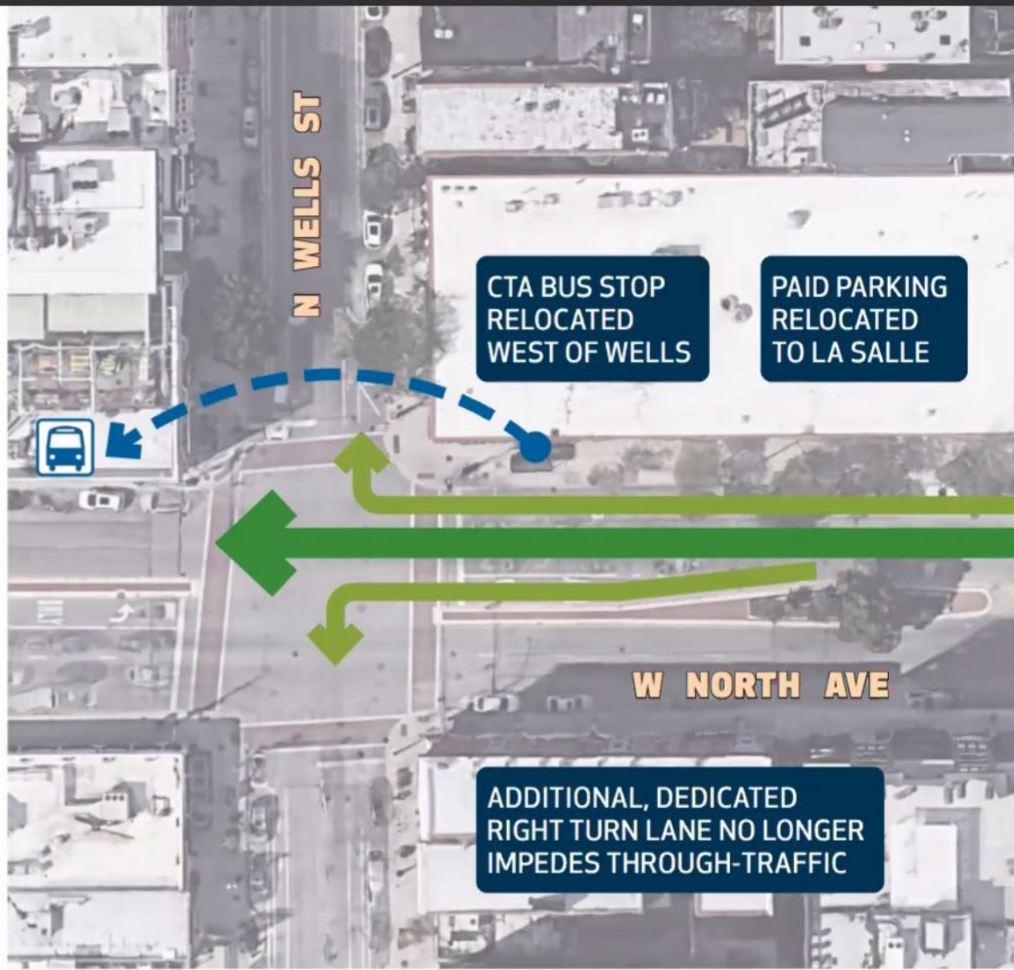


REDUCED
CAPACITY AT
WELLS IMPACTS
LA SALLE

THE PROBLEM IMPEDIMENTS TO MOVEMENT

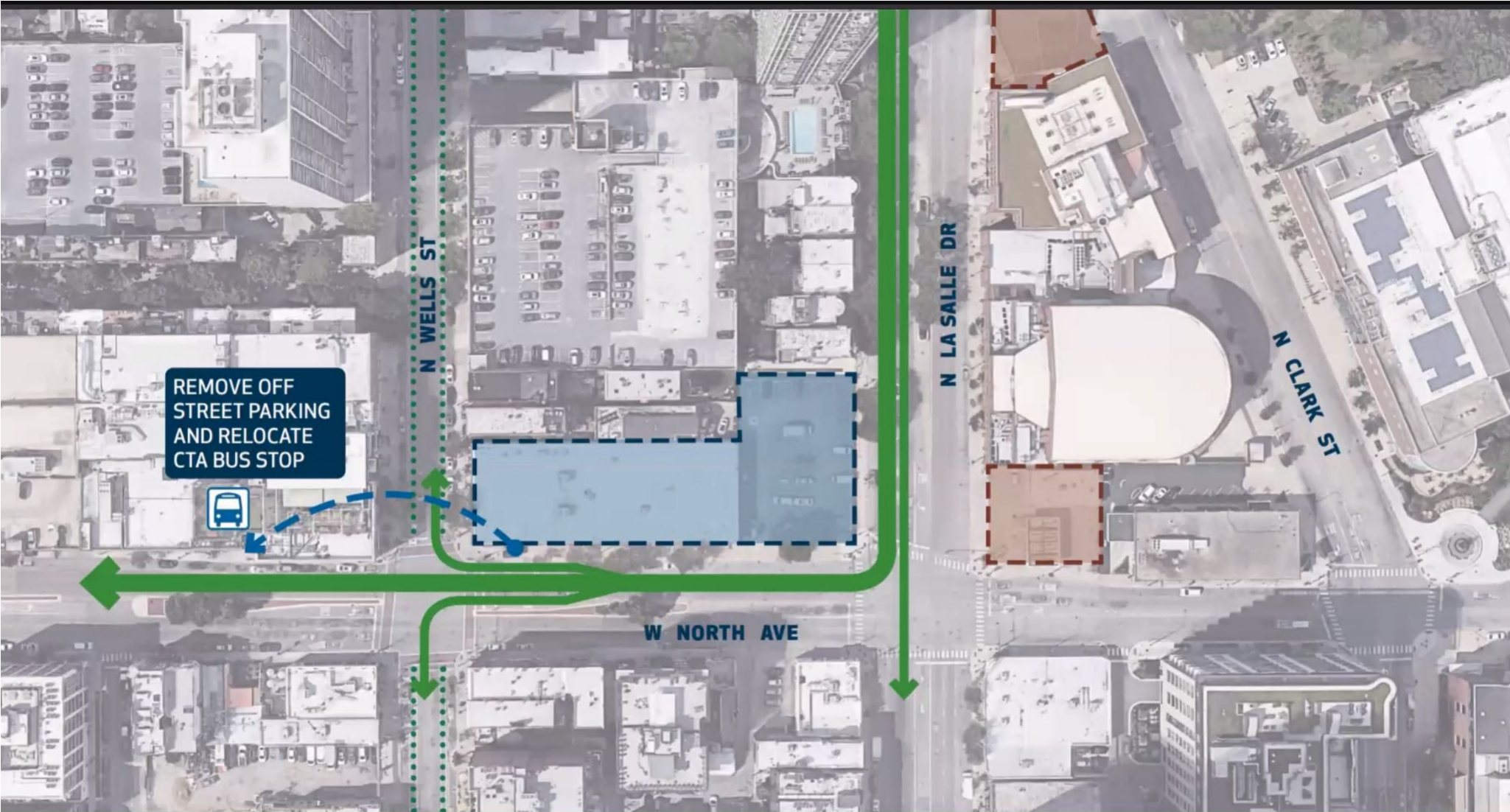


EXISTING BOTTLENECK



PROPOSED IMPROVEMENTS

NORTH & WELLS SIMPLE IMPROVEMENTS FOR BETTER TRAFFIC FLOW



THE SOLUTION *INCREASING EXISTING CAPACITY*

PRACTICAL TRAFFIC IMPROVEMENTS

**MOVE WEST BOUND
CTA BUS STOP
WEST OF WELLS
STREET**



**REDUCES
CONFLICTS AT
RIGHT TURN
ONTO WELLS**

**REMOVE PAID
PARKING FROM
WEST BOUND
NORTH AVE**



**PROVIDES
ADDITIONAL WEST
BOUND LANE TO
INCREASE FLOW
FROM LA SALLE**

**REMOVE FREE
PARKING FROM
SOUTH BOUND
LA SALLE DRIVE**

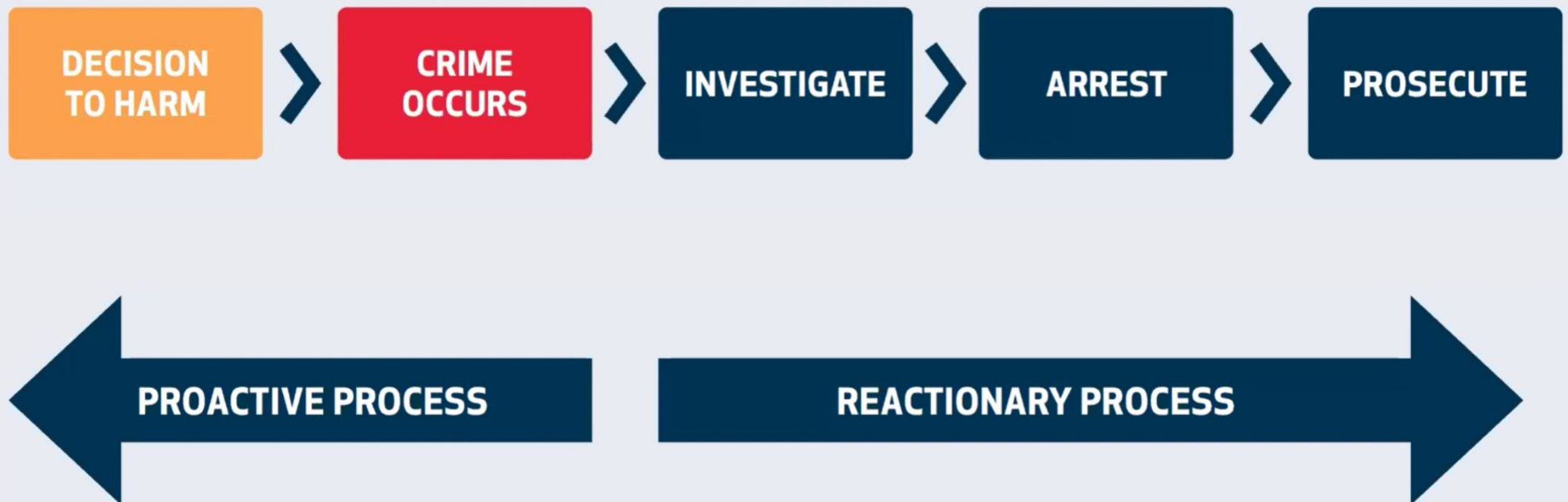


**PROVIDES RIGHT
TURN LANE
AND REDUCES
CONGESTION FROM
DUSABLE/LSD**

5. Neighborhood Safety

**Creating Conditions that
Discourage Crime**

PROACTIVE AND REACTIVE RESOURCES



THE BUILT ENVIRONMENT IMPACTS DECISIONS TO HARM

CRIMINAL ASSESSMENT OF THE BUILT ENVIRONMENT:

- *HOW VISIBLE, ATTRACTIVE OR VULNERABLE DO TARGETS APPEAR?*
- *WHAT ARE THE CHANCES OF BEING SEEN?*
- *IF SEEN, WILL ANYONE INTERVENE?*

CREATING CONDITIONS THAT DISCOURAGE CRIME



CREATING CONDITIONS THAT DISCOURAGE CRIME

REPLACE GAS STATIONS ...



WITH FAITH & COMMUNITY RESOURCE STRUCTURES

REPLACE SURFACE PARKING ...



WITH GRADE LEVEL RETAIL & CONCEALED PARKING

REPLACE VEHICULAR DRIVEWAYS ...



WITH A 24/7 ATTENDED RESIDENTIAL LOBBY

CREATING CONDITIONS THAT DISCOURAGE CRIME

**REPLACE
BLANK
WALLS ...**



**WITH ACTIVE,
ENGAGING
RETAIL**

**REPLACE
OUTDATED
SINGLE-STORY
RETAIL ...**



**WITH AN
OUTWARD-
FACING, MODERN
WALGREENS**

**REPLACE
FEATURELESS
STREET WALLS ...**



**WITH OPEN,
ACTIVE
STOREFRONTS**

6. Community Benefits

**Long-Term Retail Partnerships to
Benefit the Neighborhood**



Walgreens

**COMMISSARY
MARKET**

**OTHER COMMUNITY-
ORIENTED USES ?**

LONG-TERM RETAIL PARTNERS



WELLS STREET RETAIL *PROPOSED UPGRADES WITH NEW RETAIL*



WELLS STREET RETAIL *PROPOSED UPGRADES WITH NEW RETAIL*