



# APPENDIX

MEETING & EVENT SUMMARIES  
NEIGHBORHOOD POLL SUMMARIES  
EXISTING URBAN DESIGN CONDITIONS

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## MEETING & EVENT SUMMARIES

# LINCOLN SQUARE MASTER PLAN

## ADVISORY COMMITTEE MEETING #1

September 13, 2018 | Gateway to Learning, 4925 Lincoln Ave | 5pm

### Meeting Summary

The following summarizes comments gathered during the Advisory Committee meeting. This meeting took place September 13<sup>th</sup>, 2018 at 5:00 pm at Gateway to Learning. The meeting agenda, sign-in sheet and other meeting materials are attached to this summary.

The purpose of this meeting was to kick off the Master Plan project with the Committee. The meeting was conducted via projector style presentation and two group input activities. Rudy Flores, Executive Director with SSA #21 provided an introduction to the SSA. Committee discussion items are described below.

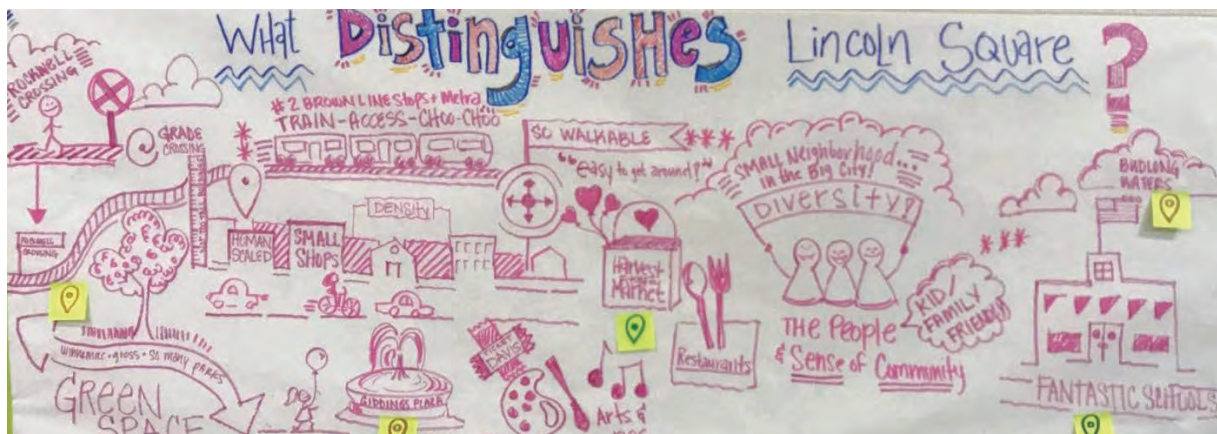
#### GROUP INPUT ACTIVITY #1

Upon introductions, Jodi Mariano (Project Manager, Teska) asked the Committee to complete the following sentence: **“The thing that distinguishes Lincoln Square from other communities is....”**

Key themes from this activity follow below:

NUMBER OF TIMES REPEATED	KEY THEMES
+	People / a community who cares / diversity
+	Family / kid friendly / great schools
	Transportation (2 brown line stations)
++	Locally owned businesses (Harvestime) / low buildings / walkable community / “small town in a big city”
	Parks and green space
	Central gathering space / Giddings Plaza (The Square)

During this input activity, Teska staff documented committee inputs via the following Mind Map graphic:



 **LINCOLN SQUARE  
MASTER PLAN****PAST PLANNING EFFORTS - STRATEGIC PLAN (APRIL 2018)**

The group discussed key outcomes from the Strategic Plan, completed by the SSA in April 2018. The following was discussed relative to key opportunity sites identified in the Strategic Plan.

- 1. Boomer's**
  - a. A development was announced for this property.
- 2. Womens Workout World**
  - a. Formerly a Treasure Island. This property is vacant. No developments have been announced.
- 3. MB Bank**
  - a. MB has announced merging efforts with Fifth Third Bank. This merger may or may not impact the way that the bank uses this building. Past planning efforts included a redevelopment plan that proposed adjacent roadway realignment.
- 4. Printmakers**
  - a. This is the former location of the Chicago Printmakers Collaborative. This business has relocated north along Western Ave and the former Printmakers site remains vacant and the building seems to be in disrepair.
- 5. Western Brown Line**
  - a. The strategic plan identified the plaza adjacent to the Brown Line station as an opportunity to team with the CTA to improve placemaking and community gathering.
  - b. The group discussed other similar projects such as the Loyola Red Line station improvements as relevant examples.
- 6. Indoor Market Concept**
  - a. The indoor market concept was discussed as an opportunity to provide tenants with co-working or flex spaces.
  - b. It was noted that some tenants have struggled to maintain presence in the community due to rising rents. Platform Ravenswood is a local example of a shared office space in the Ravenswood area.

**SCOPE AND SCHEDULE**

The project timeline was reviewed with the group.

A request was made for meetings to begin at 5:30. This will be reviewed with SSA staff.

 **LINCOLN SQUARE  
MASTER PLAN****COMMUNITY OUTREACH & POSSIBLE OUTCOMES OF THE MASTER PLAN**

Teska reviewed the planning process, including community outreach and possible Master Plan outcomes.

**1. Community Outreach**

- a. Erin Cigliano (Teska) reviewed the functionality of the website and availability of #yourlincolnsquare.
- b. The SSA indicated that SSA staff would be assisting with social media outreach via preexisting platforms on Facebook, Instagram and Twitter.
- c. The SSA's Public Relations consultant will assist with Public Relations media.
- d. Teska staff will be in attendance at the Apple Fest on October 7<sup>th</sup> to promote the project and to solicit inputs from the community.
- e. Links to the project website will be provided to the committee and they are encouraged to distribute within their organizations and contacts.

**2. Economic Development / Business Retention**

- a. Linda Goodman (Goodman Williams Group) discussed business supply and demand factors. Data services, such as CoStar would be used to identify vacant commercial spaces.
- b. Existing businesses and real estate professionals will be interviewed towards developing an understanding about the needs of businesses along the various corridor segments.
- c. It was noted that while the central Lincoln Ave / Giddings Plaza core area is strong, part of the focus of this project will be to strengthen the surrounding corridor segments.

**3. Transportation**

- a. Stacey Meekins (Sam Schwartz) discussed opportunities to partner with transportation agencies on potential projects.
- b. It was noted that the brown line station should be better connected to its surroundings, including the Giddings Plaza area.
- c. It was noted by some committee members that the Lawrence Ave road diet is successful in that it slows traffic through the neighborhood.

**4. Urban Design and Placemaking**

- a. Dominic Suardini (Teska) addressed opportunities to address public place enhancements through streetscape and public right of way improvements.
- b. An emphasis was placed on opportunities for near term and long range projects.
- c. It was noted that the team will review community places and destinations where people tend to gather. These can serve as prime opportunities for placemaking projects.
- d. The urban design elements will also develop design guidelines for privately controlled properties that may be used by the SSA to communicate community vision with the aldermen's offices and development community.



# LINCOLN SQUARE MASTER PLAN

## GROUP INPUT ACTIVITY #2

Corridor exhibits were posted in the room and organized by corridor segment. Committee members were asked to visit each corridor and respond to the following questions on a large piece of paper:

1. **What do you love?**
2. **What would you like to see?**

Inputs from this activity follow below:

<b>LINCOLN AVENUE</b>	
<b>WHAT DO YOU LOVE?</b>	<b>WHAT DO YOU WANT TO SEE?</b>
Love the food / entertainment destinations	More 'inviting' intersection at Lincoln/Western/Lawrence
Shelly's	Make Wester Ave less of a barrier
Landscape at Hertz	Also Ainslie and Lincoln
The Davis	Wayfinding signage
Welles Park	Occupancy across from Davis
Old Town School of Folk Music (OTSFM)	Well thought out development
The action! All walks of life	Needs its own character
Shopping/stores	McDonalds beautification
One stop shop	Better use of plaza and parking under L
Baker Miller	
Independent stores	
Book Cellar	
Public art	

<b>LAWRENCE AVENUE</b>	
<b>WHAT DO YOU LOVE?</b>	<b>WHAT DO YOU WANT TO SEE?</b>
Gross Park	Stop sign at Washtenaw to connect south of Lawrence to Park
Extreme multiplicity of ethnic cuisines	Art for Gross Park
Harvestime	West Lawrence: Stagnant landlords to work with local developer or businesses that want them!
Growing signs of positive development and families embracing it	Businesses in empty plaza between Cali and Francisco (U-shaped building with parking lot)
Vietnamese cuisines	Improved crossing at Francisco and Lawrence (for bikes)
Nhu Lan	Hardware store
Cambodian center	Clean Up = Redesign a plaza area
Red Lion Lincoln Square	Better bike connection to north branch trail
Bike Lane	Trees west of western
Asian Cuisine	Green spaces



# LINCOLN SQUARE MASTER PLAN

<b>MONTROSE AVENUE</b>	
<b>WHAT DO YOU LOVE?</b>	<b>WHAT DO YOU WANT TO SEE?</b>
Aldi	Public art
Access to parks and schools and retail	Vibrant retail
Lutz	Hide the parking lots
Pool	Upgrade the stores
Park	Bike racks
River and bridge	Less vacancy
Unique shops	Less blowing trash
	Green spaces

<b>WESTERN AVENUE</b>	
<b>WHAT DO YOU LOVE?</b>	<b>WHAT DO YOU WANT TO SEE?</b>
Bus route	More foot traffic
Pannenkoken	Improved Western Station – walkway under tracks toward Lincoln Ave
The route people take to get into the City from the northern burbs – good traffic into our area	Trees on eastern side
Tom Lee’s Takeaway	Mural on the station
Fleet Feet	No more too-tall buildings
Athenian Shoes	More energy to the buildings / stores – feels to ‘drive past’
Density	Total reconceptualization of Western – Boulevard-like
	Green = trees
	Reconfigure Western/Lawrence intersection

<b>ROCKWELL CROSSING</b>	
<b>WHAT DO YOU LOVE?</b>	<b>WHAT DO YOU WANT TO SEE?</b>
Beans & Bagels	Less vacancy
Bloom Yoga	Art
Exact idea of a gem within a neighborhood	More retail to walk to
Kira Pet Grooming	More vibrant retail on east side of street
Lots of Dogs!!!	Ice cream shop
Ruff Haus	Wine/liquor store
Pizza Art Café	
Rockwell Bar & Grill	
At Grade L Crossing / Station	

The logo consists of a stylized 'L' shape formed by three nested L-shaped blocks in green, blue, and orange. To the right of this graphic, the text 'LINCOLN SQUARE' is stacked above 'MASTER PLAN' in a bold, dark brown, sans-serif font.

# LINCOLN SQUARE MASTER PLAN

## **NEXT STEPS:**

1. Teska will work with the SSA to promote the website. The Committee is asked to promote the website through their organizations and networks. Digital links are provided for Committee use.
2. Teska will work with the SSA to coordinate stakeholder interviews. Committee recommendations for potential stakeholder interviews are encouraged. Recommended contacts should be provided to Teska by 09/21.
3. Teska staff will be attending Apple Fest on 10/7. An engaging input activity will be included
4. At the next Committee meeting, the group will review community inputs gathered to date and begin to form the Master Plan Strategies.

*Encl: meeting photos, meeting agenda, sign in sheet*



# LINCOLN SQUARE MASTER PLAN



# LINCOLN SQUARE MASTER PLAN





*yourlincolnsquare.org*

## **ADVISORY COMMITTEE MEETING #1**

September 13, 2018 | Gateway to Learning, 4925 Lincoln Ave | 5pm

### **Meeting Agenda**

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1. SSA & Consultant Team Intro
2. Committee Introductions & Community Visioning Activity #1
3. Project Intro, Goals, Scope & Timeline
4. Potential Outcomes of the Master Plan & Steps to Get There
  - a. Community Outreach
  - b. Economic Development/Business Retention
  - c. Transportation Planning for All Modes
  - d. Urban Design & Placemaking
5. Corridor Visioning Activity #2
6. Next Steps:
  - a. How can we get the word out?
  - b. What should we focus on?
  - c. Who should we talk with?
  - d. Objectives for our next meeting

### **Draft Project Goals:**

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1. Attract and retain local businesses
2. Draw customers in from other communities
3. Encourage pedestrian, cyclist and transit travel
4. Activate public spaces that are exciting and fun
5. Create a shared sense of community and celebrate variety along Lincoln Square's corridors
6. Advertise the SSA as an engine for neighborhood improvement
7. Promote sustainability in the SSA's neighborhood improvement program

# LINCOLN SQUARE MASTER PLAN

Sign-In Sheet

Event: 9/13 Advisory Committee #1

Date: 09 / 13 / 18

Name	Email	Connection to Lincoln Square
John Katzenberger	johnr@stlchicago.com	Gateway to Learning
Adam Kashuba	adam.kashuba@gmail.com	Gross Park Advisory Council
DAVE ZIBEN	dzibell@oldtownschool.org	OLD TOWN SCHOOL / RESIDENT
Abbey Botkin	abbeybotkin@aol.com	GRO
Lucinda Dieker	Lucinda.dieker@gmail	Greater Rockwell Org (GRO) resident
ADAM KINGLEY	am.kingley@gmail	Heart of Lincoln Square Assoc.
Stacey Meehins	smeehins@samschwartz.com	Resident, Team
JASON KRAUS	jason.kraus@gmail.com	Resident, community member
Bob Farstar	Bobfarstar@gmail.com	Resident
STEPHEN REYNOLDS	REYNOLDS-STEPHEN@YAHOO.COM	
Connie Barnes	Barnes.Constance@gmail.com	Resident Rockwell

# APPLE FEST HIGHLIGHTS

## Thanks to everyone who peeled by our Apple Fest Idea Booth to share innovative ideas and input on Lincoln Square!

Event Date: October 7<sup>th</sup>, 2018 | 9am – 6pm

Stationed at the northeast corner of Leland and Lincoln, the booth featured tools for folks to share input. Apple-themed idea posters were pinned up, comment maps rolled out, dog treats on the ready and sour apple dum-dums... naturally. From jotting down and mapping ideas to conversation with residents and visitors, the planning team scored so much knowledge, input and ideas on what people love and would like to see happen in Lincoln Square.



## Love was in the air...

First and foremost, one thing was made crystal clear... residents both long-standing and new, as well as visitors, LOVE Lincoln Square. The events, festivals and summer concerts; restaurants, library, Davis Theater, and local "mom and pop" businesses; scale and style of development, plentiful parks and trees; walkability and access to transit; German roots and history; welcoming, clean neighborhood and family-friendly vibe. All of these components were reiterated many times over! Master planning is as much about understanding what folks want to see remain unchanged, as it is understanding desired improvements. So special thanks to everyone who flagged what you love!



## Questions come with answers...

While chatting with residents and passersby we fielded a few questions about the planning process that are worth circling back on!

**What is master planning?** Neighborhoods typically update their master plan every 5-10 years to address needs and wants in their community. Simply put, you can think of master planning like a check-up for your neighborhood. It is an opportunity to assess vitals and address those items, areas, and components that need some added attention, TLC or creative placemaking. Furthermore, master plans are an opportunity to look to innovative planning techniques and strategies taking place across the country and consider how such might inspire changes locally. For example, at Apple Fest, many residents voiced a desire to improve / create a designated pedestrian path beneath the brown line tracks and mentioned looking to examples like the [Low Line](#) in New York.

**How will the plan be used?** The Lincoln Square Master Plan will be a guiding document that the SSA (Special Service Area) and Chamber will look to over the next 5-10 years to make strategic decisions on where to spend funds and how to make improvements - big and small - within the Lincoln Square SSA 21. All actions will need to be focused on areas within the SSA boundary, as highlighted on the [comment map](#).

**Who is the planning team?** There are four primary members of our planning team and that starts with you! **(1)** Residents, business owners and stakeholders, you are the guiding element of this plan -- share what you want both in-person (workshop to come) and online via the tools herein. Take the neighborhood polls, map insights, and share ideas. **(2)** Lincoln Square's Chamber and SSA Staff. **(3)** Our neighborhood steering committee, which is comprised of community partners, business owners and residents just like you! And lastly, **(4)** creative consultants - we hate that word "consultants" -- we promise we aren't androids. Our consultant team includes placemaking and engagement specialists (Teska Associates), market experts (Goodman Williams Group), and transportation planners (Sam Schwartz Engineering).



## You Said It / Wrote It / Doodled It...

Now let's get into the good stuff, all the great ideas you shared with us at Apple Fest! In terms of "wants" - the following ideas were the ones reiterated the most:

- Community Gardens / More Trees / Community Orchard
- Winery / Tasting Room
- Dog Parks
- Public art and murals
- Retain and support local businesses
- Maintain 2-3 story scale of development
- Preserve historic 2- and 3-flats
- Provide affordable housing
- Connect non-profits with community organizations

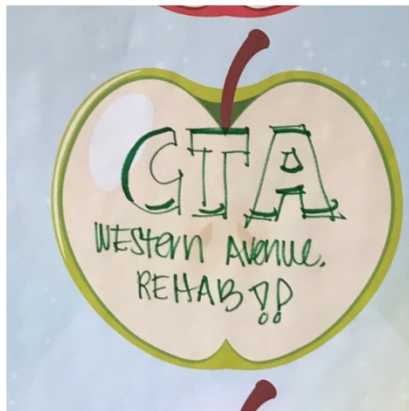
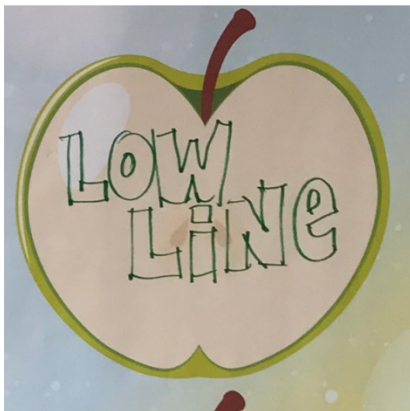
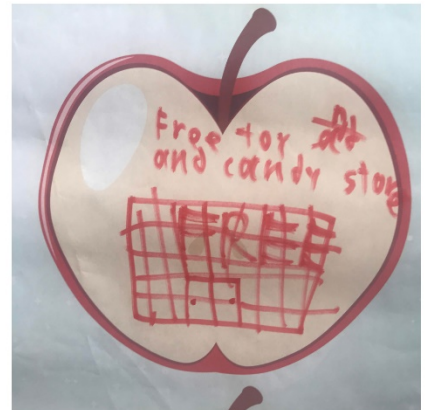
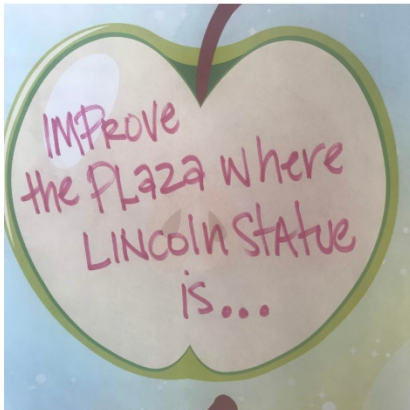
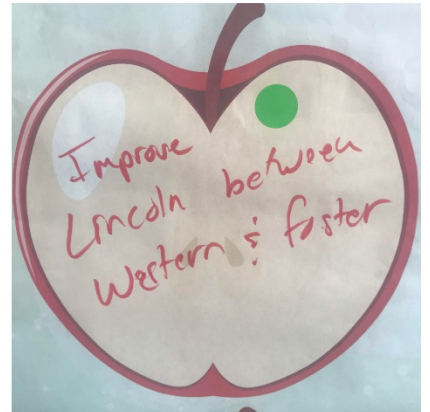
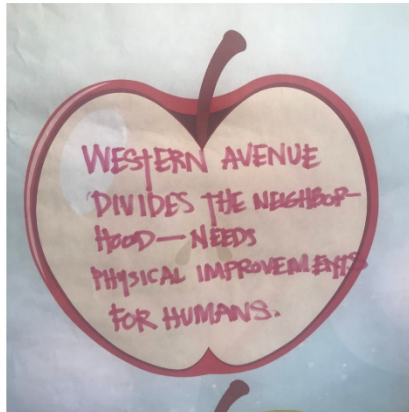
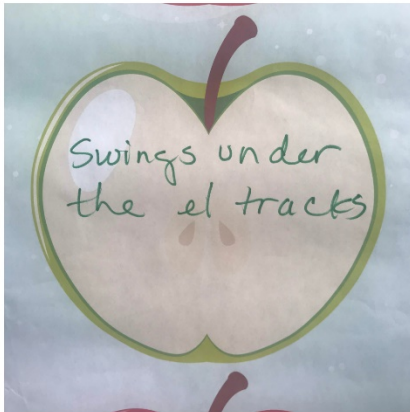




**Specific location-based ideas and comments that were reiterated include:**

- Site improvements to make Giddings Plaza safer (especially during concerts, kids go in alleys)
- Enhance Western Avenue; make it more pedestrian friendly, less of a barrier overall
- Improve northeast corner of Lincoln and Montrose; feels open and void, not welcoming

- Enhance plaza at northeast corner of Lawrence and Western (where Lincoln Statue is)
- Improve Western Brown Line and overall Station Area
- Cool / welcoming / safe pedestrian path below the tracks (inspiration: low line)
- Crosswalk at Lincoln and Eastwood
- Crosswalk between Old Town School and Parking Lot
- More local businesses / improve streetscape at Rockwell Crossing



## A few innovative ideas that we heard:

- Ethnic food court at the Chicago Brauhaus
- Swings under the train tracks
- Interactive, Lincoln-themed climbing structure/statue
- Further sustainable measures / install solar panels
- Penny-press machine at Giddings Plaza for kids / visitors / events
- Ice cream raining down from the sky
- Free toy and candy store
- Thunderdome



## Share Ideas + Heart Ideas + Map Ideas...

Use the tools on this website! Share your ideas and "heart" ideas by others you like and support. Map insights and opportunities and upload inspirational images and photos. Stay tuned -- a second neighborhood poll and community workshop are in the works. Click the register button today to receive project updates direct to your inbox.

### 5-Quick Steps to Get Involved

1. Register today to share
2. Keep sharing ideas and [mapping opportunities!](#)
3. Upload inspirational imagery via the [ideas tool](#).
4. Flag ideas on Instagram using the hashtag [#YourLincolnSquare](#)
5. Take the first [neighborhood poll](#) (stay tuned a second is in the works!)

### Danke

Most importantly... thank you for supporting Lincoln Square and taking the time to be a part of the master planning effort! We truly value your feedback and look forward to working with you to create a plan that celebrates all that Lincoln Square is and wants to be.

Cheers,  
Your Lincoln Square



# LINCOLN SQUARE MASTER PLAN

## ADVISORY COMMITTEE MEETING #2

November 27, 2018 | Cambodian Museum of Illinois | 5:30pm

### Meeting Summary

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The following summarizes comments gathered during the Advisory Committee meeting. This meeting took place November 27, 2018 at 5:30 pm at the Cambodian Museum of Illinois. The meeting agenda, sign-in sheet and other meeting materials are attached to this summary.

The purpose of this meeting was to present consultant team findings from the public outreach and data assessment and to plan for the strategy development to guide the Master Plan. A community outreach summary handout was provided to the group. The meeting was conducted via projector style presentation and group input activities.

### PRESENTATION ITEMS

The presentation reviewed the following items:

#### 1. Outreach data results

- a. Key takeaways from Advisory Meeting #1
- b. Project website statistics
- c. Community Poll #2 input
- d. Stakeholder interviews
- e. Key themes we have heard

#### 2. Transportation Systems

- a. Public Transit – CTA Rail and CTA Bus
- b. Traffic Flow and Connectivity
- c. Bike Infrastructure
- d. Transportation Projects
- e. Pedestrian and Bicyclist Safety Data
- f. Key Transportation Issues

#### 3. Market and Demographics

- a. Boundaries of the market area, community area and SSA
- b. Demographic information, including population, education, income and home values
- c. Institutional anchors
- d. Commercial real estate data
- e. Vacancies within the SSA
- f. Market area gap analysis
- g. Recently completed and planned developments
- h. Key commercial corridors issues



# LINCOLN SQUARE MASTER PLAN

## 4. Land use and Urban Design

- a. Definition of place and character organized by corridor location:
  - i. The Core / The Square
  - ii. Lincoln Ave – north and south
  - iii. Lawrence Ave – east and west
  - iv. Rockwell Crossing
  - v. Western Ave and Montrose Ave

## GROUP WORKSHOP ACTIVITY

Corridor exhibits were posted in the room and organized by topic areas:

The group was invited to select a topic area to participate in a facilitated workshop activity to develop strategies for the master plan. Sample objectives and projects were provided and follow below:

### 1. Transportation Systems

- a. Sample Objective: Support pedestrians and bikes
- b. Sample Project: Improve Lincoln/Leland Crossing

### 2. Market and Demographics

- a. Sample Objective: Retain Local Businesses
- b. Sample Project: Conduct Small Business Events

### 3. Land Use and Urban Design

- a. Sample Objective: Activate the Sidewalks
- b. Sample Project: Design guidelines that advocate for first floor active uses.

Inputs from this activity follow below:

TRANSPORTATION SYSTEMS	
OBJECTIVES	PROJECT IDEAS
Improve pedestrian and bicycle safety	<ul style="list-style-type: none"> <li>• Maintain special event space at the farmers market parking lot</li> <li>• Consider a shared street on Lincoln (reference the European feel of the neighborhood)</li> </ul>
Improve pedestrian connectivity	<ul style="list-style-type: none"> <li>• Improve connections between south and north Lincoln</li> <li>• Improve pedestrian crossing at Talman/Lawrence</li> </ul>
Improve traffic flow	<ul style="list-style-type: none"> <li>• Evaluate east Lincoln improvements to inform west Lawrence streetscape</li> </ul>



# LINCOLN SQUARE MASTER PLAN

MARKET AND DEMOGRAPHICS	
OBJECTIVES	PROJECT IDEAS
Preserve the character of the square	<ul style="list-style-type: none"> <li>The square is defined as Lincoln Ave from Lawrence to Leland</li> <li>Create better access and signage to and from Western Ave CTA</li> </ul>
Support local businesses	<ul style="list-style-type: none"> <li>Continue and expand local events</li> </ul>
Attract major retailers along Western and Lawrence where appropriate	<ul style="list-style-type: none"> <li>Weave and market the separate corridors together</li> </ul>
Attract different types of residential	<ul style="list-style-type: none"> <li>Density supports local businesses</li> <li>Support rental and for-sale product for professionals, empty-nesters, &amp; seniors</li> </ul>

LAND USE AND URBAN DESIGN	
OBJECTIVES	PROJECT IDEAS
Reclaim 'dead sidewalk space' for pedestrian use	<ul style="list-style-type: none"> <li>Add streetscape to wide sidewalks along Western Ave and Montrose Ave</li> <li>Update streetscape at Rockwell Crossing</li> <li>Improve alleyways for pedestrian use</li> <li>Support existing use areas (Shelly's Freeze)</li> <li>Activate walk thru areas (El Tracks, alleyway)</li> </ul>
Improve commercial corridors to function and appear like defined business districts	<ul style="list-style-type: none"> <li>Support local art spaces</li> <li>Consider a bench / art program</li> </ul>
Improve building facades	<ul style="list-style-type: none"> <li>Support SSA mural program</li> <li>Incorporate unique business signage programs</li> <li>Activate people spaces with storefronts and active first floor uses</li> </ul>
Improve existing plaza spaces	<ul style="list-style-type: none"> <li>Maintain Giddings Plaza and consider relocating the stage to the alleyway for a more functional performance space and a protective barrier to the adjacent alley</li> <li>Improve alley</li> <li>Improve CTA Station with façade enhancements and signage</li> <li>Improve spaces under the El with lighting</li> <li>Support SSA globe lighting and expand</li> <li>Improve the Walgreens plaza as an opportunity to draw activity to North Lincoln</li> </ul>
Support 'softer looking' buildings	<ul style="list-style-type: none"> <li>Support façade variations such as transparent first floor windows, balconies, cut ins, setbacks, variety in materials (Western / Leland dentist office- good example)</li> </ul>

# LINCOLN SQUARE MASTER PLAN

## NEXT STEPS:

1. Teska will work with the SSA to issue a third poll that focuses on perceptions related to relevant building developments.
2. Teska will continue to monitor the project website. The committee is encouraged to continue to promote the Master Plan and project website through their organizations and networks.
3. At the next Committee meeting, the group will review draft strategies and potential projects.

*Encl: meeting photos, meeting agenda, sign in sheet*





# LINCOLN SQUARE MASTER PLAN





*yourlincolnsquare.org*

## **ADVISORY COMMITTEE MEETING #2**

**November 27, 2018 | Cambodian Association, 2831 W Lawrence Ave | 5:30pm**

### **Meeting Agenda**

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- 1. Introductions & Scope Recap**
- 2. Review Outreach Data Results**
- 3. Review Existing Conditions Assessments**
  - a. Transportation Systems
  - b. Market & Demographics
  - c. Land Use & Urban Design
- 4. Workshop Activity – Strategy Development**
- 5. Next Steps**



# LINCOLN SQUARE MASTER PLAN

Sign-In Sheet

Event: Committee Mtg #2.

Date: 11/27/18

Name	Email	Connection to Lincoln Square
Adam Kashuba	adam.kashuba@gmail.com	Gross Park Advisory Council
Bob Faester	bobfaester@gmail.com	Resident
JASON KRAUS	JASONKRAUS@gmail.com	Resident / SSA member
DAVE ZIBEL	DZIBEL@EMAIL.COM	Resident / Old Town School / LSACC Board
Todd Feiberg	tffbistro@gmail.com	Resident / SSA / business operator
MELAINA PREST	MelainaPrest@gmail.com	" " "
Adam Kingsley	AMKingsley@gmail.com	Resident - Heart of Lincoln Square
Allen Schild	ajschild@atproperties.com	Resident - Heart of Lincoln Sq. Neighbors Assoc.
Abbey Botkin	abbeybotkin@aol.com	GRO
Constance Barnes	Barnes,Constance@gmail.com	Greater Rockwell Org
Lucinda Dieker	Lucinda.dieker@gmail	Greater Rockwell Org (GRO)
Ellen Gottschling		
Stacey Meekins		
Scott Goldstein		

Ryan Warming  
RUDY FLORES  
John Katzenberger  
Jodi Mariano

RYAN@L2WCONSQUARE.ORG  
RUDY@L2WCONSQUARE.ORG  
johnre@tclclia.org

LSRCC  
LSRCC  
Gateway to Learning



## ADVISORY COMMITTEE MEETING #3

February 7, 2019 | Old Town School of Folk Music | 5:30pm

### Meeting Summary

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The following summarizes comments gathered during the Advisory Committee meeting. This meeting took place February 7, 2019 at 5:30 pm at Old Town School of Folk Music. The meeting agenda, sign-in sheet and other meeting materials are attached to this summary.

The purpose of this meeting was to review draft strategies that would guide the Master Plan and to review the results from the third Quick Polls survey. In advance of the meeting, the committee was provided the Master Plan Strategies Draft Memo (01/30/2019). The meeting was conducted via projector style presentation and group input activities.

#### PRESENTATION ITEM 1 – DRAFT STRATEGIES

The presentation generally followed the format of the draft strategies memo.

**Transportation.** The transportation items address the following strategies: Improve safety, improve flow, reinforce place and improve connections. Committee comments and discussion items follow below:

- Regarding the concept of a shared or curbside street along Lincoln Ave between Lawrence and Leland: The committee was generally in favor of the concept of a shared street as it would further reinforce placemaking and support neighborhood fests and events. It was noted that parking should be maintained for businesses.
- Regarding the concept of gateway signage located in front of the elevated CTA tracks: The committee was generally in favor of this concept and understood the benefits of gateway signage installed as a separate structure.

**Market & Local Business Support.** The market and local business items support the following strategies: Preserve character, support locals, fill vacancies, encourage a range of residential. Committee comments and discussion items follow below:

- Regarding the development of private design guidelines: It was noted that the development community generally appreciates seeing design guidelines as they demonstrate community vision and minimize unknowns when proposing new developments. It was also noted that development is driven by costs and as such needs to maintain realistic expectations.

**Land Use & Urban Design.** The land use & urban design items support the following strategies: Reclaim sidewalks, reinforce placemaking, improve corridor appearance and guide private development. Committee comments and discussion items follow below:



# LINCOLN SQUARE MASTER PLAN

- The committee generally understood that urban design improvements should be considered as near term and long-term projects. It was noted that the Lowline project in Lakeview was the outcome of a Master Plan effort.
- Regarding the concept for near term parklets: it was noted that the following businesses have expressed an interest in developing parklets in front of their businesses: Bloom Yoga, Sweet Pepper, Groundswell Coffee
- Regarding the concept for business maps and kiosks: it was noted that creating business maps needs to be updated periodically. There was some discussion and support for digital signs. It was noted that new advances in technology allows for digital message boards to appear more streamlined.
- Regarding landscaping in front of businesses: It was noted that a wildflower garden exists in front of Hertz. Small landscaping improvements initiated by the SSA and/or private property owners / tenants can have a huge impact on corridor appearance.
- Regarding plaza spaces: It was suggested that the Lincoln Statue may be relocated to accommodate a reconfigured plaza at Lincoln and Lawrence Avenues.

## **PRESENTATION ITEM 2 – QUICK POLLS #3 RESULTS**

The committee was provided with a summary from Quick Polls #3 in advance of the meeting. The presentation identified highlights and trends from the quick polls. Top ten concluding factors from the quick polls follows below:

1. Lincoln Square is a historic, Chicago neighborhood; these roots must be reinforced and preserved in the face of new development.
2. Modern buildings with extensive glass were generally poorly rated. Participants noted these buildings can be attractive but are not the right fit or aesthetic for Lincoln Square.
3. Masonry buildings that blend in scale with their surrounding structures are preferred and connect back to the neighborhood character of Lincoln Square.
4. Adaptive retrofits, renovations, and historic preservation of architecturally significant buildings was generally encouraged and praised throughout poll comments.
5. Signage and awnings need to be cohesive, interesting and attractive.
6. Streetscape should integrate nature including a balance of greenery, planters, and/or mature trees that provide shade.
7. Sidewalk patios and pedestrian plazas are much loved, connect back to Lincoln Square's historic roots and are reminiscent of European towns. However, sidewalk patios should not hinder pedestrian mobility.
8. Height to setback ratio must be considered with regards to new development. Generally speaking, the taller the building the more setback required.



# LINCOLN SQUARE MASTER PLAN

9. The interplay of ground level details is important, i.e. awnings, lighting, entryway details, patios, greenery, etc.
10. Public art and murals that enhance neighborhood character should be considered at key locations and blank facades.

## GROUP WORKSHOP ACTIVITY

The group was organized into three groups. Each group was provided with a potential development site that should be evaluated in light of the design guidelines items presented as part of Quick Polls #3. Development sites were selected from those identified in the SSA's recently completed Strategic Plan. The development sites include: MB Financial Bank, Women's Workout World and the Printmakers Site. Each group was provided with an aerial photograph of the site, site photographs and a large format exhibit upon which to write comments. Each group spent 30 minutes reviewing and documenting their progress and then reported their findings back to the larger group.

A summary of group findings follows below:

Printmakers Site	
What is special about this part of Lincoln Square?	<ul style="list-style-type: none"> <li>• Sits right next to the train station 'Lowline'</li> <li>• Incentive to developers to renovate the train station</li> <li>• Negative special</li> <li>• Bus depot</li> <li>• Somehow run down, despite surrounding traffic</li> </ul>
Where are the nearby community destinations?	<ul style="list-style-type: none"> <li>• Western 'L' plaza</li> <li>• Restaurants and theater just south of building (Fix Your Kicks, Nomadic Ant, Budlong, Theatre Y / Red Tape)</li> </ul>
What is the character of the surrounding neighborhood?	<ul style="list-style-type: none"> <li>• Many vacant buildings nearby</li> <li>• Western Ave is a barrier</li> <li>• 'worst of both worlds'</li> <li>• Backs up to purely residential neighborhood</li> </ul>
What is the condition of the adjacent sidewalks, roadways and alleyways?	<ul style="list-style-type: none"> <li>• Sidewalk has scaffolding</li> <li>• Buildings block potential 'lowline'</li> <li>• Western Ave station doesn't have a Western Ave exit</li> <li>• Parking under the 'L'</li> <li>• Weird plant urn (Keep it!)</li> </ul>
What are planning principles for future development?	<ul style="list-style-type: none"> <li>• Reinforce placemaking at the sidewalk, street and beneath the El Tracks.</li> <li>• Consider a pedestrian bridge that connects north and south.</li> <li>• Potential uses include a co working space, and a fitness / climbing gym.</li> </ul>



# LINCOLN SQUARE MASTER PLAN

<b>MB Financial Bank</b>	
What is special about this part of Lincoln Square?	<ul style="list-style-type: none"> <li>• Key gateway to Lincoln Square</li> <li>• One block from the CTA station</li> </ul>
Where are the nearby community destinations?	<ul style="list-style-type: none"> <li>• Entrance to the shopping district</li> <li>• DANK Haus / parking for special events and overflow parking</li> </ul>
What is the character of the surrounding neighborhood?	<ul style="list-style-type: none"> <li>• Undefined</li> <li>• 'waiting' for something to happen</li> </ul>
What is the condition of the adjacent sidewalks, roadways and alleyways?	<ul style="list-style-type: none"> <li>• Long blocks – hard to cross the street</li> <li>• Bad drainage</li> <li>• Not walking friendly</li> </ul>
What are planning principles for future development?	<ul style="list-style-type: none"> <li>• Consider this a gateway development that maximizes visibility and access to the CTA station.</li> <li>• Incorporate an iconic element that bridges the gap between central and north Lincoln Square.</li> <li>• Make this area inviting for pedestrians</li> <li>• Mimic the European feel of Lincoln Square</li> <li>• Locate buildings close to the street with parking behind.</li> <li>• Limit truck traffic and provide buffering to adjacent homes.</li> </ul>

<b>Women's Workout World</b>	
What is special about this part of Lincoln Square?	<ul style="list-style-type: none"> <li>• Diversity of restaurants</li> <li>• Near Rockwell crossing</li> <li>• Lawrence Ave streetscape</li> </ul>
Where are the nearby community destinations?	<ul style="list-style-type: none"> <li>• Near park</li> <li>• Rockwell Brown Line / Rockwell Crossing</li> <li>• Harvesttime</li> <li>• Institutional buildings</li> </ul>
What is the character of the surrounding neighborhood?	<ul style="list-style-type: none"> <li>• Mostly multi-unit, single-family nearby</li> <li>• Parking lots, larger developments</li> <li>• Corner gardens</li> </ul>
What is the condition of the adjacent sidewalks, roadways and alleyways?	<ul style="list-style-type: none"> <li>• Narrow sidewalks</li> <li>• Very little greenery</li> <li>• Congested roadway</li> <li>• Not pleasant to walk on Lawrence</li> </ul>
What are planning principles for future development?	<ul style="list-style-type: none"> <li>• Incorporate TOD development that maximizes proximity to the Western and Rockwell CTA stations.</li> <li>• Setback the building to accommodate a wider sidewalk</li> <li>• Consider employment land uses to generate activity in the area</li> <li>• Other land uses to consider: clothing store, household goods, hardware store, garden center</li> </ul>

# LINCOLN SQUARE MASTER PLAN

## MEETING PHOTOS

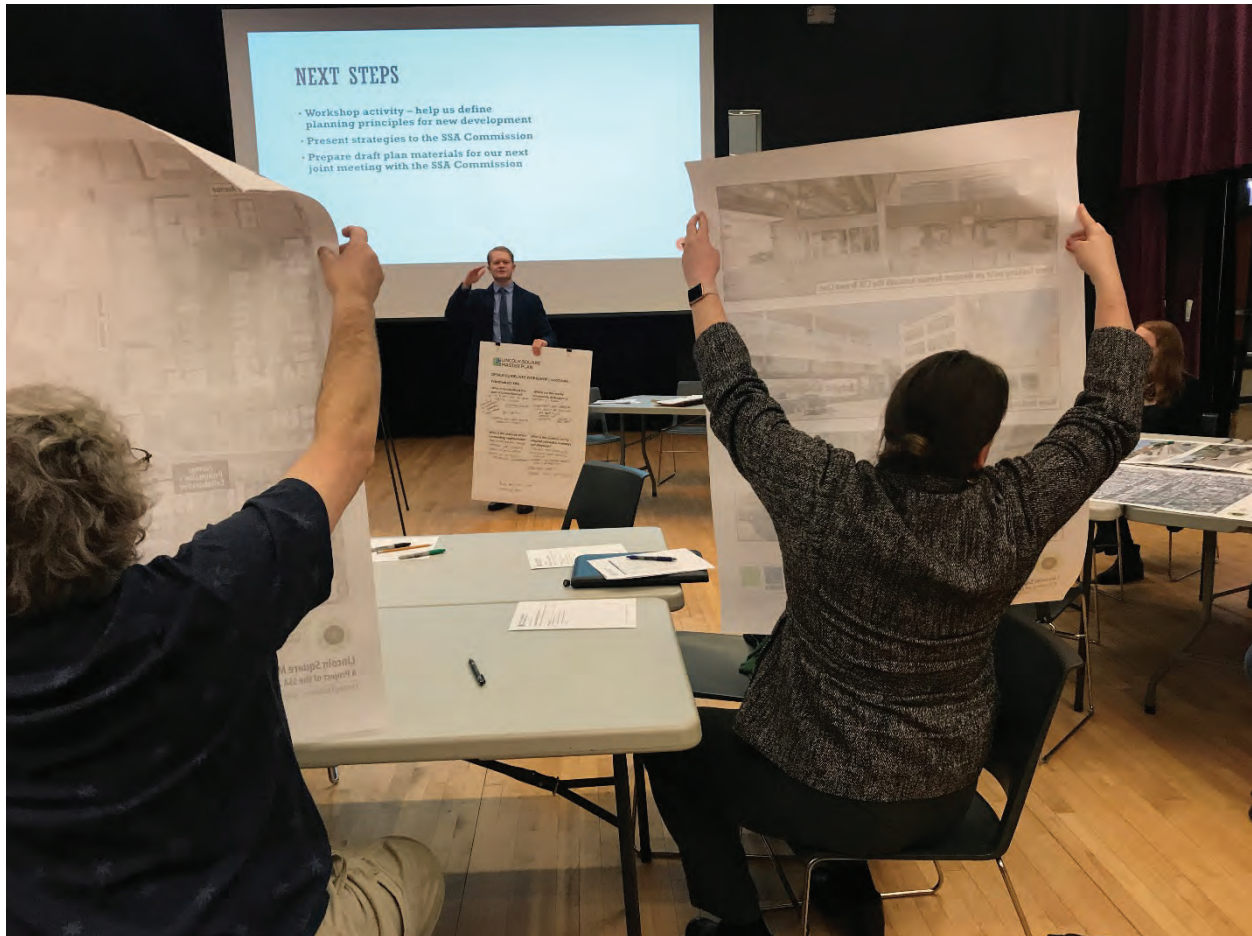




# LINCOLN SQUARE MASTER PLAN



# LINCOLN SQUARE MASTER PLAN



## **NEXT STEPS:**

1. Teska is planning to present the draft strategies to the SSA Commission at their upcoming regularly scheduled meeting on 2/14.
2. Teska will prepare draft master plan materials.
3. The next meeting will be a joint meeting with the Committee and SSA Commission. The purpose of this meeting will be to review the draft Master Plan.

*Encl: meeting agenda, sign in sheet*



*[yourlincolnsquare.org](http://yourlincolnsquare.org)*

## **ADVISORY COMMITTEE MEETING #3**

**February 7, 2019 | Old Town School of Folk Music, 4545 N Lincoln Ave | 5:30pm**

### **Meeting Agenda**

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- 1. Introductions & Scope Recap**
- 2. Draft Strategies Memo – Review & Input Activity**
- 3. Quick Polls #3 Design Survey – Review & Workshop Activity**
- 4. Next Steps**



# LINCOLN SQUARE MASTER PLAN

## MASTER PLAN STRATEGIES

Draft Memo – 01/30/2019

<b>TRANSPORTATION SYSTEMS</b>	
<i>Although LSQ has great auto access, ped and bike improvements should be further developed to maximize connections to CTA rail/ bus and bike lanes and to improve access to destinations.</i>	
<b>OBJECTIVES</b>	<b>PROJECTS</b>
<b>Improve safety for people walking and biking</b>	<ul style="list-style-type: none"> <li>• Build upon Vision Zero and create improved bike and pedestrian crossings at key connection points and where crashes are concentrated, such as:               <ul style="list-style-type: none"> <li>○ Lawrence and California;</li> <li>○ Lawrence and Virginia;</li> <li>○ Lawrence and Talman;</li> <li>○ Lawrence and Rockwell;</li> <li>○ Lincoln and Winnemac;</li> <li>○ Lincoln and Ainslie;</li> <li>○ Lincoln and Argyle.</li> </ul> </li> <li>• Continue safety improvements to Western Ave, especially at intersections where crashes are concentrated such as at Lawrence, Leland, and Wilson.</li> <li>• Improve the area around the Brown Line plaza and beneath the EI structure to encourage transit use and multi-modal connections.</li> <li>• Prioritize pedestrian connections at bus stops with high ridership:               <ul style="list-style-type: none"> <li>○ Western and Leland;</li> <li>○ Western and Lawrence;</li> <li>○ Western and Montrose;</li> <li>○ Foster and Lincoln.</li> </ul> </li> </ul>
<b>Improve traffic flow</b>	<ul style="list-style-type: none"> <li>• Evaluate east Lawrence improvements to inform the west Lawrence streetscape;</li> <li>• Identify potential improvements to traffic signal timings.</li> </ul>
<b>Reinforce a sense of place</b>	<ul style="list-style-type: none"> <li>• Maintain a special event space that complements and connects to the Brown Line plaza;</li> <li>• Further encourage pedestrian activity by creating a curb-less / flexible streetscape along Lincoln Ave between Western and Leland.</li> </ul>
<b>Improve connections</b>	<ul style="list-style-type: none"> <li>• Identify site-specific solutions to barriers that disconnect south and north Lincoln Ave;</li> <li>• Identify and promote low-stress north-south and east-west bike routes</li> <li>• Prioritize connections to nearby bike and pedestrian facilities, both existing and planned;</li> <li>• Establish gateway and wayfinding signage for all modes.</li> </ul>



# LINCOLN SQUARE MASTER PLAN

## MARKET AND LOCAL BUSINESS SUPPORT

LSQ has an enviable mix of businesses. The market strategy supports local businesses while also strategically attracting major retailers.

OBJECTIVES	PROJECTS
<b>Preserve the character of “The Square” (Lincoln Ave from Lawrence to Leland)</b>	<ul style="list-style-type: none"> <li>• Create better access and signage to and from the Western Ave CTA Brown Line Station.</li> <li>• Continue to support programming in Giddings Plaza.</li> <li>• Market the square with Old Town School of Folk Music, DANK Haus and other local cultural institutions.</li> <li>• Create wayfinding from the Square to other destinations in Lincoln Square.</li> </ul>
<b>Support local businesses</b>	<ul style="list-style-type: none"> <li>• Encourage developers to lease space for local businesses.</li> <li>• Coordinate City and County incentives for small businesses (e.g. Small Business Improvement Fund).</li> <li>• Continue and expand local events to market local businesses.</li> <li>• Consider short term pop-ups to encourage local businesses as appropriate.</li> </ul>
<b>Work to fill vacant ground floor spaces along Western and Lawrence and Lincoln Avenue north of Lawrence</b>	<ul style="list-style-type: none"> <li>• Revise marketing materials to include and describe the variety of corridors.</li> <li>• Work with property owners to renovate spaces to support businesses.</li> <li>• Encourage the use of design guidelines to encourage commercial frontages in new buildings as appropriate at key sites (such as at intersections, near transit).</li> <li>• Attract business services, cultural uses, institutional / educational uses and other non-traditional uses to commercial spaces.</li> </ul>
<b>Encourage a range of residential uses</b>	<ul style="list-style-type: none"> <li>• Increase housing development to support local businesses (housing types should include affordable / market rate and senior housing).</li> <li>• Encourage transit-oriented development (with existing transit amenities, buildings with less parking will strengthen commercial demand without significantly adding to traffic).</li> </ul>



# LINCOLN SQUARE MASTER PLAN

## LAND USE AND URBAN DESIGN

LSQ has a mix of defined and undefined people places. Private and public design improvements should reinforce LSQ's character and identity.

STRATEGIES	PROJECTS
<p><b>Reclaim 'dead sidewalk space' for pedestrian use and beautification</b></p>	<ul style="list-style-type: none"> <li>• Add streetscape to wide sidewalks along Western Ave and Montrose Ave.</li> <li>• Update streetscape at Rockwell Crossing.</li> <li>• Improve alleyways for pedestrian use.</li> <li>• Support existing use areas (Shelly's Freeze).</li> <li>• Activate walk thru areas (El Tracks, alleyway).</li> <li>• Consider a bench / art program.</li> </ul>
<p><b>Reinforce activity areas, placemaking and community events</b></p>	<ul style="list-style-type: none"> <li>• Create a curbless / flexible streetscape along Lincoln Ave between Western and Leland.</li> <li>• Maintain Giddings Plaza and consider relocating the stage to the alleyway for a more functional performance space and a protective barrier to the adjacent alley.</li> <li>• Improve alley.</li> <li>• Improve CTA Station with façade enhancements and signage.</li> <li>• Improve spaces under the El with lighting.</li> <li>• Support SSA globe lighting and expand to other locations as appropriate.</li> <li>• Improve the Walgreens plaza as an opportunity to draw activity to North Lincoln.</li> </ul>
<p><b>Improve commercial corridors to function and appear like defined business districts</b></p>	<ul style="list-style-type: none"> <li>• Reinforce tailored identities for each corridor.</li> <li>• Create a walkable environment along each corridor.</li> <li>• Support local art, music and cultural spaces.</li> </ul>
<p><b>Improve private development functions and appearances through design guidelines (building facades, site layout, landscaping and sustainability)</b></p>	<ul style="list-style-type: none"> <li>• Support SSA mural program.</li> <li>• Incorporate unique business signage programs.</li> <li>• Activate people spaces with storefronts and active first floor uses.</li> <li>• Support façade variations such as transparent first floor windows, balconies, cut ins, setbacks, variety in materials (Western / Leland dentist office- good example).</li> </ul>

# LINCOLN SQUARE MASTER PLAN

Sign-In Sheet

Event: COMMUNITY MTG #3

Date: FEB 7, 2019

Name	Email	Connection to Lincoln Square
ALLEN SCHILD	ajschild@properties.com	Resident / Heart of Lincoln Sq. Neighbors Assoc.
Connie Barnes	Barnes, Constance@gmail.com	GRO
Abbey Botkin	ambotkinlaw@aol.com	GRO
Lucinda Dieker	Lucinda.dieker@gmail.com	GRO
Scott Friedland	scott@timeless toys chicago.com	Timeless Toys
MELAINA PREST	Melaina.prest@gmail.com	Resident / SSA / Real Estate Develop.
RUDY FLORES	RUDY@LINCOLNSQUARE.ORG	LSRCC / SSA
Adam Kashuba	adam.kashuba@gmail.com	Gross Park Advisory Council
Ryan Waring	ryan@lincolnsquare.org	LSRCC / SSA
John Raitzenberger	johnr@GTLchicago.com	Gateway to Learning / SSA
DAVE ZIDON	DAVEZIDON@gmail.com	OLD TOWN RESIDENT / LSICC BOARD



# SSA COMMISSION MEETING

February 14, 2019 | Bistro Campagne | 9:30 am

## Meeting Summary

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The following summarizes comments gathered during the SSA Commission meeting. This meeting took place February 14, 2019 at 9:30 am at Bistro Campagne, during a regularly scheduled SSA Commission meeting. The meeting agenda and other meeting materials are attached to this summary.

The purpose of this meeting was to review the work completed to date, including outcomes from the public outreach activities and three committee meetings conducted to date. Special focus of this meeting was to review the Master Plan strategies put forth by the Committee. In advance of the meeting, the committee was provided results from the most recent Neighborhood Poll and Master Plan Strategies Draft Memo (01/30/2019). The meeting was conducted via projector style presentation.

### PRESENTATION ITEM 1 – PUBLIC OUTREACH RECAP

The presentation reported back the outreach items conducted to date:

1. Project Website (September 2018 – present)
2. Advisory Meeting #1 (September 13, 2018)
3. Neighborhood Poll #1 (September 27, 2018)
4. Apple Fest Idea Booth (October 8, 2018)
5. Neighborhood Poll #2 (October 22, 2018)
6. Stakeholder Interviews (October – November 2018)
7. Advisory Meeting #2 (November 27, 2018)
8. Neighborhood Poll #3 (January 4, 2019)
9. Advisory Meeting #3 (February 7, 2019)

Key themes and takeaways were reported back to the group. Special focus was placed on the data results from Neighborhood Poll #3, which focused on building design. It was noted that the outcomes of these items will be used to generate the urban design guidelines section of the master plan.





# LINCOLN SQUARE MASTER PLAN

## PRESENTATION ITEM 2 – DRAFT STRATEGIES

The presentation generally followed the format of the draft strategies memo.

**Transportation.** The transportation items address the following strategies: Improve safety, improve flow, reinforce place and improve connections. Committee comments and discussion items follow below:

- Curbless/Shared Street along Lincoln Ave. Regarding the concept of a shared or curbless street along Lincoln Ave between Lawrence and Leland: The commission was generally in favor of enhancements to the streetscape environment. Some concerns were noted regarding any potential loss of on street parking for local businesses. It was noted that any potential change to on-street parking should be reviewed within the context of a larger parking related study. Traffic calming is needed in this area, especially after motorists enter Lincoln Ave from Lawrence Ave. A comment was made that the curbless street concept would benefit the fests and events that take place in this area throughout the year (14 events were noted). A suggestion was made to consider retaining the number of parking spaces and swapping them so that diagonal and parallel parking trade locations north and south of Giddings Plaza. This would create a chicane in the roadway, which would in turn slow and calm traffic.
- Curbless/Shared Street in Rockwell Crossing. After the meeting, SSA staff discussed evaluating the potential for a shared street along Rockwell Street between Leland and Eastwood Avenues. It was noted that events previously took place in this area.

**Market & Local Business Support.** The market and local business items support the following strategies: Preserve character, support locals, fill vacancies, encourage a range of residential. Committee comments and discussion items follow below:

- SSA staff noted that at upon completion of the Master Plan, there was some interest to conduct a developer summit to review the Master Plan and design guidelines with the development community.

**Land Use & Urban Design.** The land use & urban design items support the following strategies: Reclaim sidewalks, reinforce placemaking, improve corridor appearance and guide private development. Committee comments and discussion items follow below:

- Planter Pots. 162 exposed aggregate planter pots are located throughout the SSA area, of which 73 are located on Western Avenue. There is interest to enhance these items with mosaic tiles, similar to what was depicted in the presentation.
- Seating Nodes. The group generally liked the suggestion to establish small community gathering areas at key locations. It was noted that the following locations may be candidates for this treatment: Flirty Cupcakes, Art School, Goosefoot, Rockwell Crossing, A Pretty Flower, Western and Wilson. It was noted that CDOT's recent West Lawrence Ave streetscape presentation depicted similar treatments. It was suggested that there may be an opportunity to partner with CDOT to



# LINCOLN SQUARE MASTER PLAN

incorporate footings or foundations for future streetscape and identity treatments that arise from the Master Plan.

- Giddings Plaza. It was noted that the centrally located stage poses sightline issues for performances. During day-to-day operations, the raised stage provides informal seating and play areas. During performance days, the raised stage provides a barrier to keep children away from the performance area. It was noted that a major concern in this area is that children tend to run from the plaza into the adjacent alley. It was suggested that attractively designed and well-placed barriers should be considered to control access from the plaza to the neighborhood towards the east via designated crosswalks. Speed bumps were recommended in the alleyway. It was noted that earlier efforts to request a stop sign in the alley was not approved by CDOT.
- Parklets. The group was generally in favor of parklets to increase activity at key locations. Groundswell Coffee, Bloom Yoga and Beans & Bagels were noted as businesses with an interest in parklets.
- Western Avenue. It was noted that in addition to sidewalk enhancements, the planning efforts could consider roadway enhancements such as landscaped medians and enhanced pedestrian crossings to improve the appearance and character of Western Ave, as well as to promote pedestrian comfort and safety.

## **NEXT STEPS:**

1. The Teska team will prepare concept planning documents for the next joint meeting between the SSA Commission and Committee.
2. It was suggested that the public meeting could be coordinated with the first Farmers Market scheduled for June 6.

The meeting adjourned at approximately 10:30am



# ADVISORY COMMITTEE / SSA COMMISSION JOINT MEETING

April 18, 2019 | Sulzer Library | 5:30pm

## Meeting Summary

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The following summarizes comments gathered during the Joint Advisory Committee / SSA Commission meeting. This meeting took place April 18, 2019 at 5:30 pm at Sulzer Library. The meeting agenda, sign-in sheet and other meeting materials are attached to this summary.

The purpose of this meeting was to review Master Plan Concepts in draft form prior to the public open house presentation. Committee and Commission activities were organized to prioritize near term and long range Master Plan projects. The meeting was conducted via projector style presentation and group input activities.

### **PRESENTATION ITEM 1 – TRANSPORTATION RECOMMENDATIONS**

The transportation recommendations identified proposed locations for bump outs / improved crosswalks; boulevards / refuge islands; crossing enhancements; reduced curb cuts; sidewalk/parking/landscaping; improved Brown Line station access; new crosswalks.

The Committee/Commission did not have any comments regarding these items.

### **PRESENTATION ITEM 2 – URBAN DESIGN CONCEPTS**

Urban design concepts were introduced to address Near Term Projects and Long Range Projects.

Near term projects included the following items: Blade signs, murals, parklets, mosaic planters, bike racks, temporary globe lights, gateway poles and banners, wayfinding and business kiosks.

Long range projects included the following items: (SQU)area pocket plazas; Chicago Lincoln Statue Plaza; Neighborhood Flex Space; Lincoln Avenue Market Street; Giddings Plaza; CTA Station Plaza; Under the Elevated Neighborhood Link; Market + Events Plaza; and Rockwell Crossing Shared Street.

Committee / Commission comments follow in item 3 below



# LINCOLN SQUARE MASTER PLAN

## PRESENTATION ITEM 3 – ARCHITECTURAL DESIGN GUIDELINES

Design guidelines were presented as general guidelines and corridor specific guidelines. A character and density map was presented to address the following:

1. Higher density - parcels associated with the CTA station TOD ¼ mile planning areas;
2. Low density – preserve existing low density character at the central and south Lincoln Avenue areas;
3. Medium density – address transitions between higher and lower density areas.

Design guidelines were organized by corridor and addressed recommendations for the public rights of way and privately controlled parcels which abut the roadways. The Committee / Commission’s comments are provided below and organized by corridor.

### LINCOLN AVENUE CENTRAL & SOUTH

- It was noted that the Central portion of Lincoln Ave should be referred to as “The 4700 Block” or “Lincoln Square Central”.
- The group spent considerable time discussing roadway alternatives for The Square. Pros and cons of each concept are described below. The group suggested presenting both options at the public meeting to invite comment by the community:
  - One-way southbound, parallel parking at east and west sides of Lincoln Ave.
    - Parking Data: Existing (Lincoln + Leland) = 49 cars; Proposed (Lincoln + Leland) = 50 cars
    - Pros: supports safer pedestrian movements; improved visibility to the street; ability to support a curbside street section.
    - Cons: concerns over the ability to accommodate deliveries and drop offs. It was noted that deliveries and drop offs could be managed via appropriately signed/striped parking spaces.
  - One-way southbound, diagonal parking chicane alternates between east and west sides of Lincoln Ave.
    - Parking Data: Existing (Lincoln + Leland) = 49 cars; Proposed (Lincoln + Leland) = 47 cars
    - Pros: slows traffic thru a chicane (weaving) pattern; maintains a somewhat similar parking pattern as what exists today; opens up views to Giddings Plaza.
    - Cons: rededicates certain parking spaces to bulb out transition areas; similar concerns about deliveries as described above.
  - The group generally favored the idea to conduct a test for any preferred traffic orientation prior to investing in final design planning.

 **LINCOLN SQUARE  
MASTER PLAN****GIDDINGS PLAZA IMPROVEMENTS**

- There was general consensus towards enhancements to Giddings Plaza. It was noted that the stage relocation would be a welcome improvement as a large portion of the LSRCC's resources are devoted to installing a temporary stage and equipment in the plaza.

**LINCOLN AVENUE NORTH**

- It was noted that the SSA may be obtaining a parklet from another community and is considering adapting this parklet to an area in the Lincoln Ave north area. It was noted that parklets are most successful when they are adjacent to active land uses and programmed to invite pedestrian uses, such as outdoor café areas.

**WESTERN AVENUE – CTA STATION AND UNDER THE ELEVATED NEIGHBORHOOD LINK**

- A question was raised regarding the pigeon population in this area and how this can be managed along with the improvements. The existing deterrents (spikes) are currently not effective in controlling pigeon activity.

**GROUP WORKSHOP ACTIVITY**

The group was organized into three groups. Each group was organized by geographical area within the SSA and tasked with the following:

1. Identify potential community partners who can participate in implementation of certain projects.
2. Prioritize near term and long-range projects

A summary of the group's findings follows below. The top priorities are highlighted in green:



# LINCOLN SQUARE MASTER PLAN

**TABLE 1 | LINCOLN AVENUE**

**Near Term Improvements**

<b>Description</b>	<b>Coordinating Agencies/ Owners</b>	<b>Potential Partners</b> (identify potential community organizations that can participate in implementation)	<b>Priorities</b> (list the group's priority projects: #1 is the highest priority)
Blade Sign Program	Businesses, Property Owners	North Lincoln & Lawrence might benefit most from these improvements	2a
Mosaic Pebble Planters	SSA	Chicago Mosaic School, One River, SSA	2b
Bike Racks	SSA	In place and ongoing by SSA	6
Murals	SSA		4
Business Sign Kiosks	CDOT		1
Gateway Poles & Banners	CDOT		5
Temporary Globe Lighting	SSA	expand	3
Temporary Parklet	CDOT, property owners	Gateway to Learning	7 Conceptually happening

**Long Range Improvements**

North Lincoln Streetscape – bump outs, widened sidewalks, medians, (SQU)area plazas	CDOT/CTA	Concern about bus bulbs stopping all traffic on Lincoln, already congested 3-6 pm	3
Central Lincoln Market Street	CDOT		2
Giddings Plaza – stage relocation, festoon lighting	CDOT		1
Alleyway improvements – building rears	Businesses, Property Owners		4



# LINCOLN SQUARE MASTER PLAN

**TABLE 2 | LAWRENCE AVENUE / ROCKWELL CROSSING**

**Near Term Improvements**

<b>Description</b>	<b>Coordinating Agencies/ Owners</b>	<b>Potential Partners</b> (identify potential community organizations that can participate in implementation)	<b>Priorities</b> (list the group's priority projects: #1 is the highest priority) <b>LAWRENCE</b>	<b>Priorities</b> (list the group's priority projects: #1 is the highest priority) <b>ROCKWELL</b>
Blade Sign Program	Businesses, Property Owners	SSA	1	7
Mosaic Pebble Planters	SSA	Event attendees, LSRCC Businesses, Elementary Schools, Arts Schools	4	5
Bike Racks	SSA		5	8
Murals	SSA	Host Businesses	3	4
Business Sign Kiosks	CDOT	SSA	6	6
Gateway Poles & Banners	CDOT	GRO, SSA, Business Sponsorship	2	3
Temporary Globe Lighting (at Rockwell)	SSA		X	2
Temporary Parklet (at Rockwell)	CDOT, property owners	Beans & Bagels, Bloom Yoga, Rockwell's Bar and Grill, LSQ Presbyterian Church	7	1

**Long Range Improvements**

Lincoln Statue Plaza	CDOT/CTA	Historical Associations (Chicago / Lincoln), Aldermen, Event Attendees		1
Neighborhood Flex Space	SSA	Aldermen, Event Attendees		2
(SQU)Area	CDOT			4
Rockwell Crossing Shared Street Streetscape	CDOT/CTA			3



# LINCOLN SQUARE MASTER PLAN

**TABLE 3 | WESTERN AVENUE / MONTROSE AVENUE**

**Near Term Improvements**

<b>Description</b>	<b>Coordinating Agencies/ Owners</b>	<b>Potential Partners</b> (identify potential community organizations that can participate in implementation)	<b>Priorities</b> (list the group's priority projects: #1 is the highest priority)
Blade Sign Program	Businesses, Property Owners		3
Mosaic Pebble Planters	SSA	Chicago Mosaic School / City-wide non-profits / Lil Street / Art Schools	1
Bike Racks	SSA	In process	4
Murals	SSA	In process	4
Business Sign Kiosks	CDOT	Small Neighborhood Business Community	2
Gateway Poles & Banners	CDOT	Bannerville	3

**Long Range Improvements**

Western Avenue landscaped boulevard. (SQU)area plazas	CDOT	Good blend of business and resident community	2
CTA Western Brown Line Station Plaza Enhancements and Gateway Signage	CTA/CDOT		1
Under the Elevated Neighborhood Link	CTA/CDOT		1
Market & Events Plaza	CDOT	Less critical	3





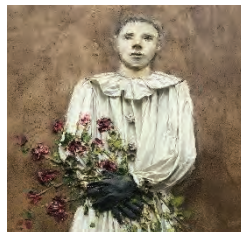


# LINCOLN SQUARE MASTER PLAN

## **NEXT STEPS:**

1. Teska and SSA staff will meet with the aldermanic offices to review draft Master Plan concepts on May 14. Any revisions will be made as required.
2. Teska will present the draft Master Plan Concepts to a public open house May 30. Following the public meeting, revisions will be made as required.
3. A draft report will be provided to the SSA for review and comment prior to finalizing the report.

*Encl: meeting agenda, sign in sheet*





*yourlincolnsquare.org*

## **Joint Committee / SSA Commission Mtg**

**April 18, 2019 | Sulzer Library Auditorium | 5.30pm**

### **Meeting Agenda**

---

- 1. Introductions and Scope Review**
- 2. Past Meeting Recap**
- 3. Master Plan Recommendations Presentation**
  - a. Transportation Recommendations**
  - b. Urban Design Concepts**
  - c. Architectural Design Guidelines**
- 4. Group Activity – help us prioritize near and long-range projects**
- 5. Next Steps – public meeting preparation**



# LINCOLN SQUARE MASTER PLAN

Joint Committee/Commission Mtg April 18, 2019.

Sign-In Sheet

Event: \_\_\_\_\_

Date: \_\_\_\_\_

Name	Email	Connection to Lincoln Square
John Ratenberger	johnr@gtlchicago.com	SSA, Committee
Ben Munro	ben@davis-theater.com	SSA
Allen Schild	ajschild@atproperties.com	MP Advisory Committee
ED KACZMAREK	ed@urbanpouch.com	LSRCC President
Rudy Fries	rudy@LINCOLNSQUARE.ORG	LSRCC E.D.
Anthony Baiyun	anthony@merzapothecary.com	SSA
Ryan Wauson	ryan@lincolnsquare.org	SSA
TOM KOSINSKI	TEKOSINSKI@SBCGLOBAL.NET	GRO
Lucinda Dieker	Lucinda.Dieker@gmail.com	Advisory Committee - Greater Rockwell Org
Tammy Cleland	tcleand@students.loy.org	resident
Lisa Ripson	Lisa.ripton@riptongrp.com	PR representative
DAVE ZIBELL	DZIBELL@GOLDTOWNSETTLERS.ORG	Advisory Committee / resident
Linda Goodman	goodman@goodmanwilliamsgrp.com	sub consultant

# LINCOLN SQUARE MASTER PLAN

## Lincoln Square Open House + Input Summary

Open House: May 30, 2019 | Old Town School of Folk Music, Szold Hall | 6pm



**These past twelve months have been a whirlwind of intense community outreach, project marketing, listening and learning. It goes without saying (but we're gonna say it) -- we couldn't have made this Master Plan without you!**

From our Kick-Off Idea Booth at Apple Fest in Fall of 2018 to our Final Community Open House and Draft Plan Reveal on May 30<sup>th</sup>, 2019 at the Old Town School of Folk Music – and everything in between -- you've made it clear what actions, priorities, and character considerations you expect to see in the coming years.

The steady flow of feedback collected through June 14<sup>th</sup> has helped to affirm and refine final plan elements now under review. The project team, commissioners, and advisory committee greatly appreciate all the time, energy and thoughtful input you have shared with us. The overview that follows summarizes the input received at the open house and collected thereafter via email correspondence, conversations, and online comments posted to the project website at [www.yourlincolnsquare.com](http://www.yourlincolnsquare.com).

The evening began with a wholehearted 'Lincoln Square' welcome from Ryan Warsing, SSA 21 Program Manager. Jodi Mariano, Project Manager and Principal with Teska Associates then provided an overview of the project, process, master planning purpose, and detailed draft recommendations. Erin Cigliano, Principal Outreach Designer with Teska Associates presented community engagement highlights including the timeline, online tools, top ideas, themes, marketing avenues, and outreach metrics. Sara Disney Haufe with Sam Schwartz Engineering spoke to both transportation and safety strategies, and Linda Goodman with Goodman Williams Group detailed market findings and actions unique to the varying corridors.

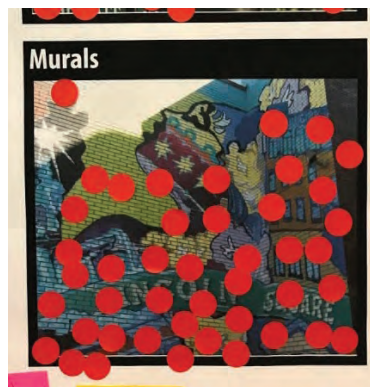
# LINCOLN SQUARE MASTER PLAN

## Let There Be... Feedback!

Following the presentation, open house participants were encouraged to circulate through a variety of topic specific stations. Each person was provided with 12 stickers to identify those improvements they felt would provide the most value to the community. High-boy tables sprinkled with post-it notes and markers were situated around the event space to encourage additional feedback. Tallies of the open house summaries along with quotes and feedback from both the event and website are noted below:

### NEAR TERM PLACEMAKING PROJECTS

Murals	44
Globe Light Program	37
Business Blade Sign Program	37
Mosaic Planter Pot Program	31
(SQU)Area People Places	26
Neighborhood Directory	26
Bike Racks	22
Gateway Poles and Banners	9



Votes of support at the May 30<sup>th</sup> Public Open House for the top three priorities highlighted above.

Highlights of input shared at Open House via post-its and via the project website:

- ***“Lincoln SQU(AREA) = Impactful & Awesome. The artwork/mini plaza on North Lincoln helps visually connect North Lincoln to the Square, while being a great neighborhood gathering spot. Our neighbors along N. Lincoln would love this!”***
- ***“Select a different color for the (SQU)area to minimize graffiti.”***
- ***“Fill + paint planters - perhaps give each planter to a group in the area that doesn't have a physical store - but keep with a theme in mind for it so that it doesn't look all hodge podged together. Add lighting, murals, repaint canopy above/under tracks.”***

# LINCOLN SQUARE MASTER PLAN

## WESTERN AVE/MONTROSE AVE PUBLIC PLACEMAKING



<b>Under the Elevated Tracks</b> Improve neighborhood walkway, wayfinding, seating and lighting.	44
<b>CTA Plaza + Gateway sign</b> Provide seating, greening and interpretation, accommodate Divvy	32
<b>Western Ave Streetscape</b> Develop landscaped boulevard Add plantings, furnishings and signage to already wide sidewalks	24
<b>Market + Events Plaza</b> Enhance paving and railing treatments, provide access to power	16
<b>Montrose Ave Streetscape</b> Add plantings, furnishings and signage as practical	12

*Highlights of input shared at Open House via post-its and via the project website:*

- ***“The L plaza should have seating & planters. Under the tracks could really be beautiful & have better ped/bike flow to avoid crosswalks.”***
- ***“Install upward jutting dynamic roof over CTA Platform that can be up lit and serve as a beacon, welcome sign and icon for the area, visible driving in both directions.”***
- ***“Main priority: Beautify + make safer under Western Brown Line Tracks; this is a BIG priority. It's dark, unsafe and does NOT at all reflect the beauty and care of our neighborhood. See under Paulina/Southport for great ideas: seating, planters, lighting, bright murals.”***
- ***“Access Western Brown Line from the west side of Western.” – 10x votes***
- ***“Add ‘Welcome to Lincoln Square’ banners or mini-arches along major streets at borders.”***
- ***“Omit seating under tracks, nobody will want to sit here, clean it up and add lighting.”***
- ***“Move Lincoln Statue to the CTA Station Area.”***
- ***“Western Ave plaza needs to be a destination to succeed. Long term development in the immediate area will aid in activating the space. More fests or farmers markets, etc.”***
- ***“Keep the signage near Western El up to date and take care of the trees there.”***
- ***“Add globe lights to Western Avenue.”***
- ***“Western Avenue: Develop as a boulevard with landscaped medians and safe crossings.”***



# LINCOLN SQUARE MASTER PLAN

- *“Plaza: Clean up tree grates, put up some murals on walls, perhaps some shipping container pop-up cafes, better lighting, sculptures, or community programming.”*
- *“Dream BIG! With LS having numerous arts venues, promote additional art and theater in the area. Purchase/negotiate long term usage of CTA plaza at the western Station for multi-story Arts and Theater complex. The architecture should be bold and forward thinking. Spaces to be multi-use as the building should be a constantly scheduled, energized complex. Consider allowing the building to span across and over the Farmer’s Market parking lot creating a covered 2 story covered market/event space/parking lot. (CTA bus access would still be maintained or reworked).”*
- *“Build Steel Garden trestle over Western Ave, the height of the CTA Tracks at north side, planted with trees and shrubs to “green up” Western Ave and buffer train noise.”*
- *“A Mural on the side of Waldorf would be wonderful. It’s very blank, doesn’t need to be.”*
- *“Make Lincoln between the Arches car-free on Sat or Sun from May – Oct. A single block, just 4 days a month, set aside for pedestrians as an escape from the constant traffic on Western and Lawrence aves. Giddings Plaza is charming but cramped, so expanding it, Euro-style, allowing people to stroll, or sit out at some cafe tables, and just enjoy the atmosphere at leisure doesn’t seem like much to ask. Businesses have alley access and nearby public parking lots already, and they’d hardly suffer from an increase in foot traffic. IMHO this needs to be part of any “master plan” for such a residential area.”*



View of current ped path beneath the Brown Line CTA Western Stop.

# LINCOLN SQUARE MASTER PLAN

## LAWRENCE AVE / ROCKWELL CROSSING PUBLIC PLACEMAKING



<b>Rockwell Crossing</b> Develop a shared street for community fests Incorporate temporary parklets	43
<b>Lincoln Statue Plaza</b> Reorient statue, add seating and greening, reinforce bus shelters	29
<b>Neighborhood Flex Space</b> Reinvent community garden as dog park / community flex space	21
<b>Lawrence Ave Streetscape</b> Incorporate comfortable seating areas at west Lawrence streetscape	18

*Highlights of input shared at Open House via post-its and via the project website:*

- ***“Rockwell Crossing Improvement: Rockwell between Leland and Eastwood has a lot of dilapidated store fronts that don't add much to the area. Would love to see more useful, neighborhood-friendly small businesses set up shop.”***
- ***“More areas designated for off leash dogs/dog park in the area parks(Maybe convert horseshoe lot at Welles since it needs significant repair).”***
- ***“Lincoln Square statue as a centerpiece. The namesake of our namesake should be more prominent and welcoming. This intersection should be an extension of the square entrance and blend together.”***
- ***“Don't take away the community garden / Wasn't a big donation just made to it?”***

# LINCOLN SQUARE MASTER PLAN

## LINCOLN AVENUE PUBLIC PLACEMAKING



<b>The Square</b> Develop a market street that calms traffic and supports festivals	33
<b>North Lincoln Ave</b> Create bump outs, widened sidewalks and medians as appropriate	31
<b>Giddings Plaza</b> Relocate the stage, buffer the alley and add overhead light canopy	30
<b>Alleyway</b> Enhance alley with improved building facades and overhead improvements	30

*Highlights of input shared at Open House via post-its and via the project website:*

- ***“Continued improvement along North Lincoln. The Boomers mini-mall has been vacant for some time; planters, trees and outdoor seating along rh sidewalk would go a long way.”***
- ***“Enhance gateway to North Lincoln Ave at McDonald’s plaza (2x).”***
- ***“Keep sufficient sidewalk width for pedestrians.”***
- ***“Is it too onerous on traffic to close Lincoln for festivals? I think so.”***
- ***“Relocating the stage at Giddings Plaza is a great idea but make sure you keep it as something that doubles as a play area for kids – they love it now.”***
- ***“More music performances / events are needed in Giddings Plaza.”***
- ***“Side street bulbs are not needed; it would add clutter.”***
- ***“Bump outs along N Lincoln to discourage through-traffic to Western.”***
- ***“Traffic on Lincoln will be at a standstill if people are parallel parking on both sides.”***
- ***“Concern about dedicating roadway space to sidewalks and negative impacts on traffic.”***
- ***“Minimize places for birds to roost – no light canopy over the plaza.”***
- ***“Please provide a bulletin board with a see thru heavy plastic curtain where we can thumbtack lost baby socks, mittens and small toys.”***

# LINCOLN SQUARE MASTER PLAN

**General comments pertaining to the following categories are listed below:**

## **STREETSCAPE IMPROVEMENTS**

- Replace ugly blue steel chairs – need nicer street furniture
- add bike racks with no logo in the middle – better for locking bikes up
- Supportive of this concept (2x)
- Don't care about seating on main streets, don't want to sit next to traffic and car exhaust
- When locating seating, ask if anyone would like to sit there. Is the view smelly or loud?
- Consider plants that can tolerate salts – many are killed after winter maintenance
- We need to plant many more new trees, especially on the side streets
- Restore / Add community gardens throughout the neighborhood
- Maintain existing planters / de-weed / de-trash
- Wide sidewalks along Lincoln south of Eastwood- add seating, sculptures, colorful paint, above-ground planters, Little Free Library, community bulletin board... something
- Incorporate landscape buffers / row of shrubs rather than fencing where possible
- Add decorative seating
- More large murals -- Large mural at 4879 N Lincoln would be great!

## **MAINTENANCE + CHARACTER**

- Enforce noise level/time ordinances: too much amplified music in Giddings Plaza, make acoustic only
- Encourage local businesses to promote local character beyond the Square
- When considering adding anything with a surface, imagine it with graffiti, as it eventually will be.
- All the physical improvements weaken if we don't improve policing
- Emphasize recycled and repurposed materials, sustainability, etc.
- Minimize surfaces that provide space for graffiti
- Replace the worn-out Horseshoe Court with Dog Park or Basketball Court
- Neighborhood beautification efforts in the neighborhoods surrounding the SSA Boundaries

## **PED + BIKE SAFETY**

- LSQ should have a vehicular circulator, like a trolley, that connects folks between commercial areas, transit stations and neighborhoods.
- Add dedicated bike lane: Lincoln Ave is becoming more utilized by bikes but from the curve west of Leland Street heading north, the way to continue biking north seems to dead end. Since W Leland between Lincoln and Western is extra wide, add a green painted bike lane running out to western and up western until it intersects with Lawrence Ave. Alternative: Sign bikes to travel east on Leland using the alley to access the bike lanes on Lawrence. Provide markings across Lawrence and signage to demark bike Xing
- Add bike racks on east side of Lincoln (currently none between Giddings Plaza and Lawrence)
- Possibly combine CTA bus stops at Lawrence / Western (Lincoln Statue)

# LINCOLN SQUARE MASTER PLAN

## DESIGN GUIDELINES / DEVELOPMENT

### General

- Create setback program that is in scale with street widths.
- Does the affordable housing include the 30% set aside? There should be inter-generational affordable housing so all can enjoy Lincoln Square. Affordable housing for artists / musicians, etc.
- I am all for anything that encourages the community to gather – cafes, seating, planters, direction/event signs and festivals – these are quality of life.
- How to encourage best architectural qualities? Aldermen influence? (quality windows/materials) Setbacks sound good.
- Lincoln Square lacks high speed fiber internet, and this inhibits development and employment
- Have we engaged in race-equity considerations in all these ideas?
- Buy vacant buildings and make into shared community green space.
- I hope that new development will still have a variety of appearances – buildings and areas with character, not just more square, smooth, brick rectangles... neighborhood has diverse, approachable, old/new feel that I love.
- With the closure of Pickles Playroom our neighborhood is now lacking an indoor plays space for kids. This is such a valuable resource for families, especially in the winter months. Perhaps a business could be recruited for the Women's Workout World space on Lawrence?

### Western / Montrose

- Density is needed, especially near transit (2x)
- There is too much density – do not increase it
- Promote walkability
- Maintain affordability
- Do not promote unregulated deconversions

### Lawrence Ave / Rockwell Crossing

- Redevelop parking lots along W Lawrence
- Get Burger King on Lawrence to give up its massive parking lot
- Proactively plan for MB / 5<sup>th</sup>/3<sup>rd</sup> Bank Property (No Whole Foods)
- Repave Rockwell Crossing with pavers/bricks including intersections at N + S ends to create special zone. Add large scale, historic multi-part planters to historic streetlights. Cut bottom branches of trees to open up first floor of buildings visually. Provide financial incentives to improve store fronts; not a huge expenditure and would hugely improve this special part of our neighborhood
- The strip shopping parking lots should have city mandated black fences and landscaping.
- Bulldoze Walgreen's Building. Allow increase in height and FAR for new building to pay for improvements to Lincoln Statue Park and other proposed park improvements north and across Western. Billboard must be removed
- Buses tie up corner and block traffic and bikers along Lawrence on east side of Western. Move bus stop to west side of street so that traffic can flow more easily at Western. Future development could be required to be set back at first floor level to allow for additional width at sidewalk and covered protection for bus stop in lieu of standard stop canopies



# LINCOLN SQUARE MASTER PLAN

- Consider zoning changes/incentives/selling government owned property at Lawrence Ave west of Western as numerous buildings break the urban fabric of the area, creating a large stretch of vast nothingness. For example, build a multi-story building on the site of the Illinois' Dept. of Employment Security and allow the state to occupy tenant space rent free at either this location or when the MB Bank site is redeveloped. Consider allowing Burger King parking lot at west side of building to be sold and developed as its own parcel. It's not utilized, and all the gaps and parking lots cut off this stretch of Lawrence from that east and west of it. This would be a LONG term implementation but great futures come via planning now.

## Lincoln Ave

- Turn the public parking lot on the NE corner of Western and Leland into a parking structure to add additional parking and facilitate the closing of Lawrence to pedestrian only on weekends.
- Keep fast food restaurants out of Lincoln Square shopping area between Sunnyside and Lawrence
- Setbacks should be sensible to developers, consider zoning requirements, and adjacent neighbors
- Yes to glass doors and outdoor seating
- Extend Lincoln Ave across Lawrence: Add new stop light for traffic heading westbound on Lawrence to the east FACE of Lincoln Avenue. Extend sidewalk pavers across street and into park to tie the Lincoln Square Main Street to Lincoln Statue Park so that these areas feel integrated. Remove Lincoln Square arch which cuts the street off from the rest of the area. Install LED light pylons (just one idea) on both sides of the street, diagonally parallel to Lincoln to reinforce the concept. Continue these ideas at the triangular park at the SW corner of Western and Gunnison, continuing the conceptual re-linking of Lincoln Ave. That mini park could become a useful space if redesigned. Continue LED light pylons across street in front of McDonalds
- Currently no color at gateway to the Square; add planters, paint, colorful benches, art, etc.
- Lobby city and alderman to remove McDonald's tall signage. This should have been done as a condition for the new drive thru! I applaud the other who recommended this!
- Completely Re-envision the underutilized park in front of McDonalds with the creation of a large scale open air trellised structure, creating an urban room designed for art shows, musical performance, dance recitals, markets, religious services, holiday parties, food truck events and more. The eastern edge would be buffered with a wide one-story masonry wall to buffer sound from Western and provide a base to the structure. A steel and wood frame would rise up and span across the park to the Lincoln Ave western edge. Various options for banners, lighting and covering would be designed to allow for unlimited temporary additions to the structure. The wall could be designed at the east face to be either a monument or historical marker for the area- an outdoor museum. Relocate Statue of Lincoln to Apex of Triangle facing southeast gazing south down Lincoln Ave. This short leg of Lincoln Ave could be moved west to its original location, making the park wider and minimizing the wasted space and parking in front of McDonalds.
- At the site of the T-Mobile, combine it and adjacent properties for 5-6 story high quality building- boutique Hotel, Senior Housing, Artist Live/Work Space, Non Profit Office Building, College.... Curving both corners like the Lincoln street curve could create our area's own iconic "Flat Iron" building like in NY or Northwest Tower (the Robey Hotel now) in Wicker Park. The building could form the backdrop to a new cool Urban Park in front of McDonalds
- North Lincoln Ave: This area seems to be the forgotten section due to the discontinuity of Lincoln Ave. Work with landlords of vacant storefronts to allow artists to work, perhaps subsidized by grants from the city, arts organizations or the alderman's office. Close the street for a street fair annually.

# LINCOLN SQUARE MASTER PLAN

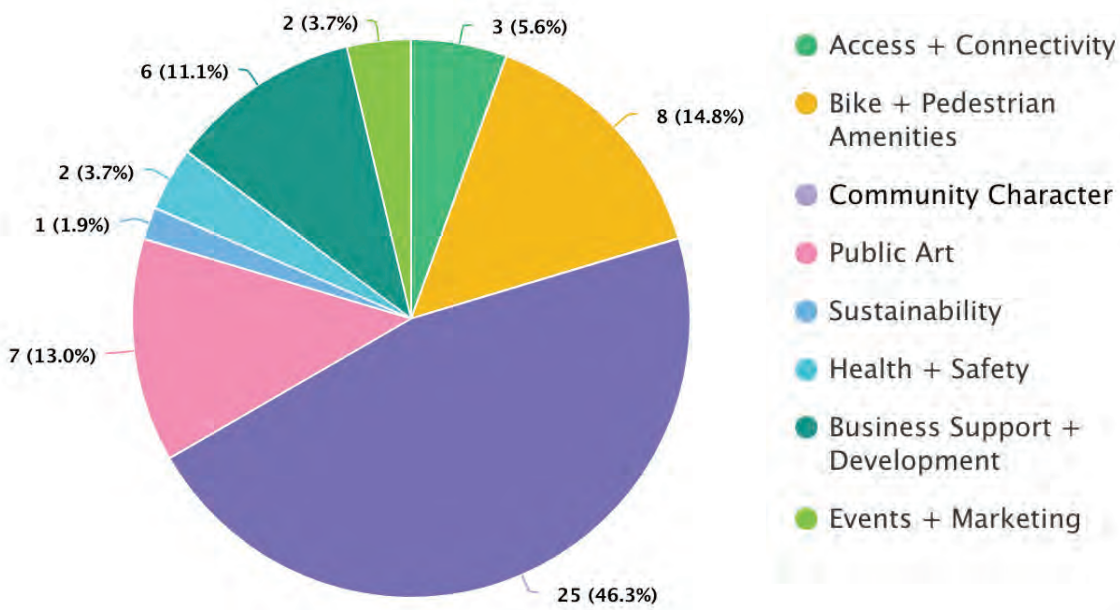
## ONLINE ENGAGEMENT

### Overview of Feedback + Traffic Received via the Project Website

Between the May 30<sup>th</sup> Open House and June 14<sup>th</sup> Comment Period, the following inputs were received via the project website, [www.YourLincolnSquare.org](http://www.YourLincolnSquare.org):

### 54 Additional Mapped Comments

Comments have been integrated and summarized via the summary above. The majority of feedback pertained to Community Character (25%), Bike and Pedestrian Amenities (15%) and Public Art (13%).



### 169 New Idea Contributions

Additional feedback was received via both the general idea tool, as well as the dedicated Draft Master Plan Review Page. Ideas and inputs have been summarized in the report above.

## NEXT STEPS

The Final Lincoln Square Master Plan is currently under review by the Commission. The approved and adopted plan will be shared with all in the coming weeks! Stay tuned!

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# NEIGHBORHOOD POLL SUMMARIES

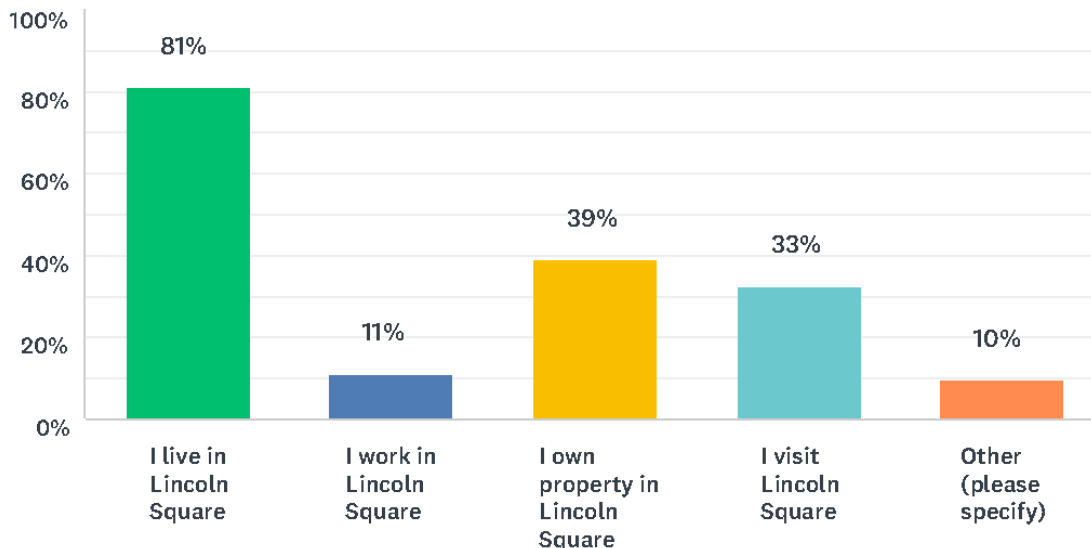
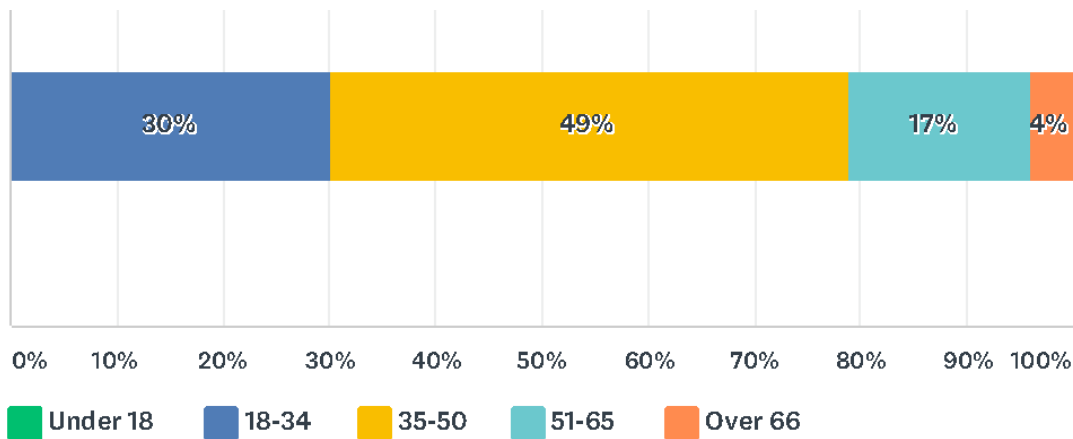


# LINCOLN SQUARE MASTER PLAN

## QUICK POLL #1 Summary

Results are in! BIG thanks to the whopping 563 participants who shared input as part of the first ‘Your Lincoln Square’ Neighborhood Poll. We received responses from a wide range of ages (18 years to 66+ years) and neighborhood affiliations. From residents (81%) and property owners (39%), to employees (11%) and visitors (17%). The 10% of poll takers who marked “other” in regards to their connection to Lincoln Square, expanding on why they visit the neighborhood, noting (1) living nearby – Ravenswood, Ravenswood Manor, Bowmanville, Budlong Woods, Albany Park, and North Center; (2) children attend school in the neighborhood; (3) they shop and dine regularly in the Square; (4) volunteer at local events; and (5) simply put, “Love Lincoln Square.” Many participants relayed that they choose to spend their “social time” in Lincoln Square, while others highlighted that they were former residents and return frequently because, as noted above, they love the neighborhood.

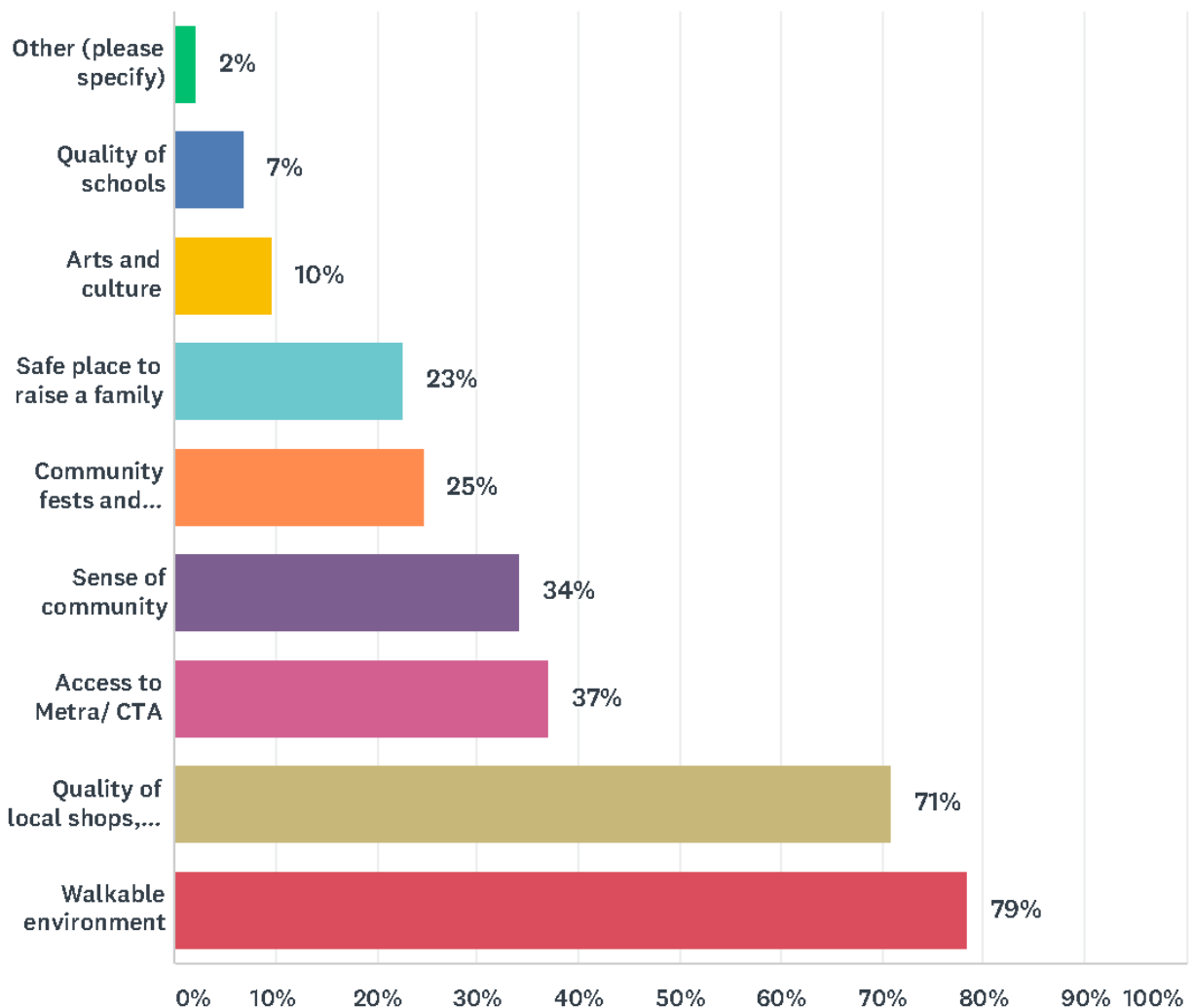
### Poll #1 Participant Profile | Age + Neighborhood Connection



# LINCOLN SQUARE MASTER PLAN

## What do you like most about Lincoln Square?

When asked what folks like most about Lincoln Square, the top two responses were the **'Walkable Environment'** (79%) and **'Quality of local shops, restaurants, businesses'** (71%), followed by 'Access to Metra/CTA' (37%), 'Sense of Community' (34%), 'Community Festivals and Events' (25%), 'Safe Place to Raise a Family' (23%), 'Arts and Culture' (10%), 'Quality of Schools' (7%) and 'Other' (2%). Those who selected "Other" highlighted locally-owned businesses, parks and trees, sense of safety in general, community organizations, diversity, and German influence.

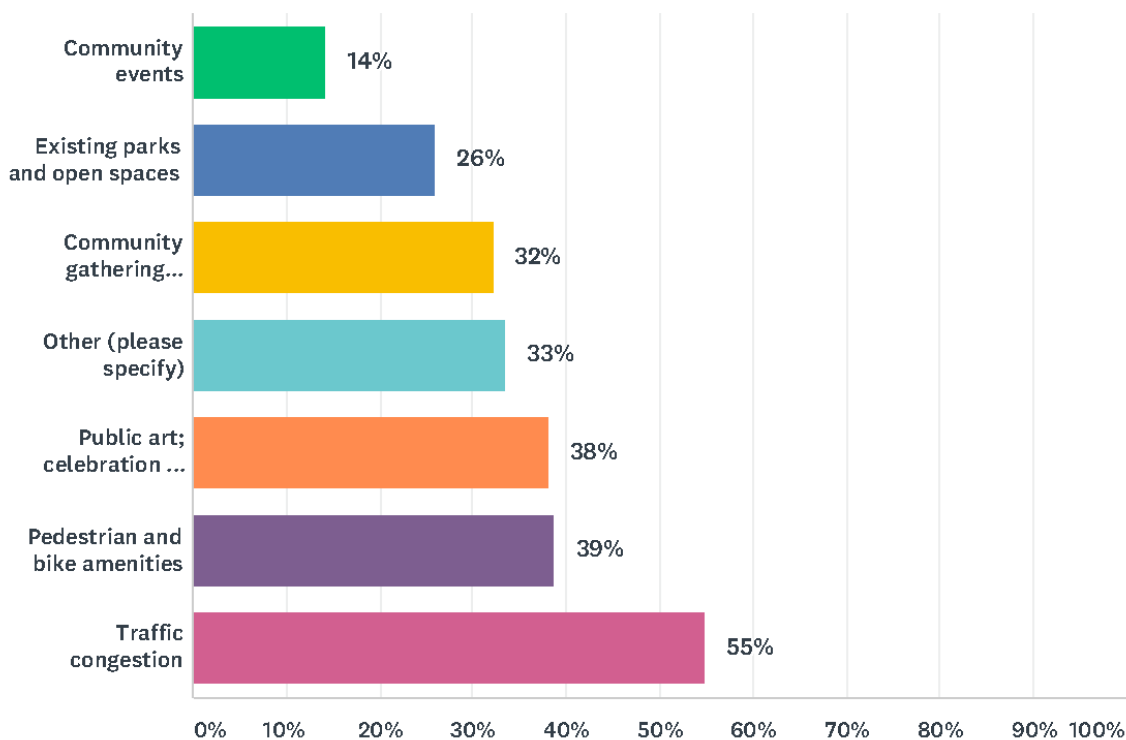


# LINCOLN SQUARE MASTER PLAN

## What about Lincoln Square needs the most improvement?

When asked what about Lincoln Square needs the most improvement, the top three responses were **'Traffic Congestion'** (55%); **'Pedestrian and Bike Amenities'** (39%); and **'Public Art and Celebration of Local Culture and History'** (38%), followed by **'Community Gathering Places'** (32%); **'Existing Parks and Open Spaces'** (26%); and **'Community Events'** (14%). One out of every three respondents or 33% voted "Other" and shared a written response, the majority of which focused on:

- Housing affordability
- Stability, support and attraction of quality local retailers and restaurants
- Address vacancies / empty storefronts
- Western CTA station area
- Appearance of Western Avenue
- Improve North Lincoln Square / area north of Lawrence
- Placemaking at Lincoln and Lawrence where Lincoln Statue is
- Enhance streetscape and beautification
- Desire for a dog park
- Improve safety



 **LINCOLN SQUARE  
MASTER PLAN****Next Step: Take Quick Poll #2**

Thank you again for sharing insights via the first neighborhood poll, website and at Apple Fest. All feedback – written, posted, mapped and vocalized – is being thoroughly recorded and reviewed. What’s cooler? We are excited see outreach themes emerging! These themes are derived from those ideas and desires that are being reiterated and supported by others. To help hone these themes and better understand project priorities, we have created a second neighborhood poll which focuses on placemaking considerations, public art, and site-specific improvements.

Please share your input today by [clicking here](#) or the button below:



**DANKE!**

**Your Lincoln Square**  
[#YourLincolnSquare](#)

# LINCOLN SQUARE MASTER PLAN

## Neighborhood Poll #2

### **Facts + Figures**

Neighborhood Poll #2 was open for three weeks, going live on Monday, October 22nd, 2018 and closing the afternoon of Friday, November 16th, 2018. During that time, 695 participants (heck ya!!!) took the poll, voting on and sharing desired placemaking preferences, development ideals and suggested improvements for Lincoln Square's Special Service Area (SSA) #21. Some comments pertained to locations outside of the project geography; please [click here to view a map](#) with the SSA boundaries highlighted. Not sure what an SSA is? [Click here](#).

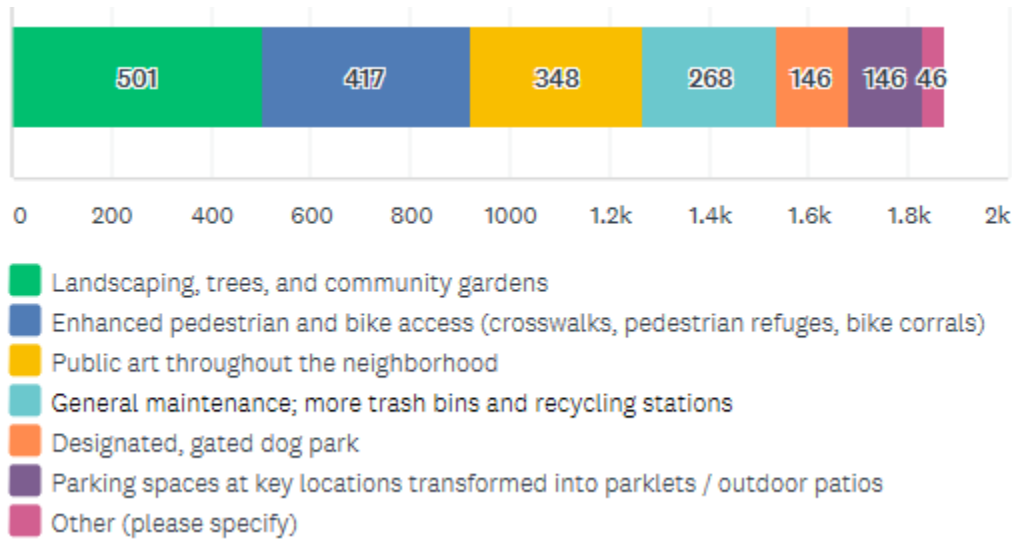
In addition to the *sheer volume* of participants, it is important to note that the poll received over 250 comments wherein participants added more detail about their response or a different answer all together. For example, the first question that asked, "What type of placemaking would you like to see most?" received forty-six additional "other" responses. Comments ranged from traffic calming and addressing vacancies, to zoned parking for residents, a Lincoln Square hop-on hop-off trolley, making the square pedestrian only, and additional support for a dog park. Comment themes and details are addressed for each question in the summaries that follow.

### **Who came out to the polls?**

The poll received responses from a wide range of ages (18 years to 66+ years) and neighborhood affiliations. From residents (80%) and property owners (38%), to visitors (37%) and employees (13%). The 9% of poll takers who marked "other" in regards to their connection to Lincoln Square, expanded on why they visit the neighborhood, noting (1) they live nearby; (2) children attend school in the neighborhood; (3) friends, spouses or family work or live nearby; (4) they volunteer at local events; (5) attend Old Town School of Music, (6) grew up in or use to live in Lincoln Square and return often, and (7) shop and dine regularly in the Square because they love it and want to support the businesses.



## What type of placemaking would you like to see most?



With 501 votes “Landscaping, trees and community gardens” was the top ranked placemaking “want” noted by participants. “Enhanced pedestrian and bike access” (401 votes), “Public art throughout the neighborhood” (348 votes), and “General maintenance” (268 votes), i.e more trash bins and recycling stations were also highly ranked. With 146 votes each, a “Designated dog park” and “Parking spaces transformed into parklets and outdoor patios” tied as the 4th placemaking priority.

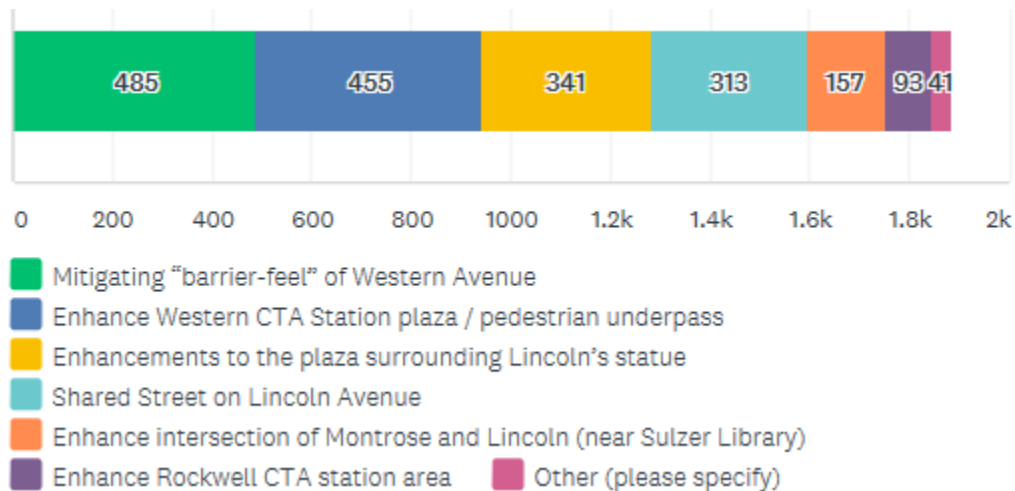
### Comments reiterated in the “other” category included:

- Beautification around the Brown Line Western Stop / transformation under the tracks
- Relieve traffic congestion (add a northbound right turn lane on Western at Lawrence, BRT on Western, more bike lanes and bike parking, and traffic calming measures)
- Community event areas and gathering spaces (outdoor amphitheater, more greenspace, wildlife sanctuary, reinvent NE corner of Lawrence and Western - great opportunity but space is outdated and dirty, make the ‘Square’ pedestrian only)
- Varied perspectives on parking were shared (zone parking for residents, do not remove parking, more outdoor seating but do not remove parking)
- Activate underutilized / vacant space and enhance pedestrian accommodations north of Lawrence, infuse with restaurants and expand neighborhood “feeling” north

### Other responses were shared that further supported the existing poll categories:

- Dog parks, possible location could be the underused horseshoe pit in Welles park
- General Maintenance: More trash bins, fill potholes, fix sidewalks, take care of parkway trees and lighting, apply green infrastructure practices
- More public art that calls out neighborhood history in key locations

## Which site-specific improvements would you like to see most?



Poll participants felt equally passionate about wanting to “Mitigate the barrier-feel of Western Avenue” (485 votes) and “Enhance Western CTA Station plaza / ped underpass” (455 votes). “Enhancements to the plaza surrounding Lincoln’s statue” (341 votes) and creating a “Shared Street on Lincoln Avenue” (313 votes) were also highly ranked. A photograph of the existing shared streetscape on Argyle Street in Chicago’s Uptown neighborhood was included in the poll to visually communicate how pedestrian flow can be enhanced alongside parking and traffic calming measures like bump outs, landscaping and rain gardens.

### Comments reiterated in the “other” category included:

- Reinvigorating Lincoln Avenue north of Lawrence, improve aesthetics, lighting, sidewalks
- Enhance Rockwell Corridor
- Continued support for the removal of traffic/cars in the ‘Square’; close the arch to cars
- Local trolley to support shops and restaurants
- Wayfinding measures to direct people from the main square and infuse other areas
- Reinvent space around McDonalds
- Transform Western Ave: BRT, art, more trees, landscaping (like at Irving Park), TODs



## A bit about “Shared Streets” ...

A few poll participants wanted more information about shared streets... ask and you shall receive! A “Shared Street” is designed to prioritize walkability, calm traffic, provide more space for pedestrians and sidewalk cafes, and ultimately create a safer, more pleasant, more profitable business strip. As the name indicates, shared streets are designed to be *shared* by all users; pedestrians, cyclists, and motorists must coexist. Shared Streets also celebrate green infrastructure, accessibility, economic development, and encourage a sense of community. The Argyle Shared Street example shown below (Chicago’s first shared street!) demonstrates these factors; the street was raised, and curbs eliminated to create an open, plaza-like feel.
















*Argyle Shared Streetscape | Chicago’s Uptown Neighborhood*



**What types of public art would you like to see in Lincoln Square?**

As identified in the photos below, innovative “Street Canopies” was clearly the top ranked art example, receiving a total of 348 votes. “Murals” ranked second with 230 votes, followed by “Usable” public art with 213 votes, and “Interactive” public art with 203 votes.

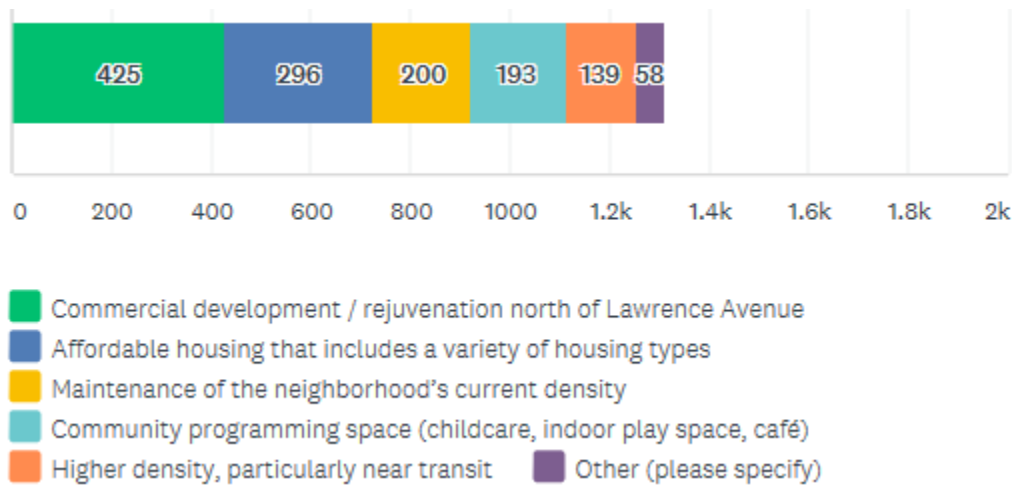
		<p><b>STREET CANOPY</b> 348 Votes   25%</p>
		<p><b>MURALS</b> 230 Votes   17%</p>
		<p><b>USABLE</b> 213 Votes   16%</p>
		<p><b>INTERACTIVE</b> 203 Votes   15%</p>

		<p><b>CULTURAL / LOCATION SPECIFIC</b> 164 Votes   12%</p>
		<p><b>STREET PAINT</b> 104 Votes   8%</p>
		<p><b>PHOTO CENTRIC</b> 76 Votes   6%</p>

Comments reiterated in the “other” category included:

- Public art under the tracks by the Western Station
- Sculptures
- More greenery
- Community art with children and homeowners
- Street paint because it’s not only visual but can further pedestrian safety, which is essential for our neighborhood businesses

## **When it comes to development, what would you like to see most?**



Lincoln Square wants to see areas beyond the 'square' rejuvenated and commercial development increased. Ranked as the top priority for development with 425 votes, the desire to improve the vitality of areas north of Lawrence Avenue and throughout the neighborhood in general were reiterated in comments. Specific locations include (1) Lawrence Avenue west of Western, (2) Western Avenue south of the CTA Station, (3) Western and Lincoln Avenue north of Lawrence, and (4) the Rockwell / Eastwood area.

In addition to ranking second among the development priorities with 296 votes, the desire for affordability (with the exception of 2 comments against such) was reiterated and supported many (many) times over in the comment section. There is a clear desire by poll participants to stop the conversion of existing 2-flats into single-family homes and luxury condos, and ensure affordable housing, rentals, and rents for businesses moving forward. Other ideas and comments on this thread included affordable housing and work spaces for artists and musicians, housing options in the \$400k-700k range that can support a middle-class family, density near transit, senior housing and activity centers, and allowing accessory dwelling units like a small home office space in lieu of single-story garages off alleys.

### Comments reiterated in the "other" category include.

- Support / retain local businesses (shop small); ensure rising rents don't push them out
- Local stores are great, but a few chains would be welcome; Chipotle, Panera, Lululemon
- Focus on and fill vacancies and empty storefronts
- Varied comments on parking included (1) less parking and parking lots, more parkland, (2) nearby paid parking to support local businesses, and (3) residential permit parking
- Indoor play area / Welles Park Building for year-round use by the community
- Community gathering space with programs and local brews on tap (Brauhaus location)

## **What good is a poll if no one takes it?**

Our thoughts exactly! In terms of marketing and understanding the avenues by which folks heard about the poll, 87% learned of it via an email notification and/or social media; another 4% came across it via the SSA website. Behold, the power of technology. The 11% or 76 participants who responded “Other”, relayed they had heard about the poll thanks to (1) Block Club Chicago, (2) Streetsblog (3) word of mouth and shares from fellow neighbors, residents, friends, wives and hubbies, (4) Alderman and Chamber emails, (5) Apple Fest, print marketing and banners, and the (6) Greater Rockwell Organization. Thank you to everyone who helped spread the word and generate awareness about the poll!!!



## Neighborhood Poll #3 Results

**Introduction** | You did it! Thank you for helping us understand your preferences as they relate to mixed use and residential building design treatments in Lincoln Square! During earlier polls and events, we heard comments about new building developments and how they contribute to the look and feel of Lincoln Square. To take those comments one step further, we developed Poll #3 which delved deeper into these topics via a visual preference survey.

**Overview + Participation** | Neighborhood Poll #3 was open for 3-weeks, going live on Friday, January 4th and closing the afternoon of Friday, January 25th, 2019. During that time, nearly 500 participants (487 to be exact) took the poll, rating their ideals regarding building design and ground floor activity and sharing insights about *why* they like, love or loathe varying development types, styles and building materials. Participants were asked to provide their “gut reactions” by rating each image on a scale of 1 (love) to 5 (dislike) and to provide additional insights via the open comment section, if desired.

**It's all in the details...** | Over 1,800 open ended comments were received; 1,835 to be exact! One of the great things about open-ended comments are people aren't limited to the predetermined set of possible answer choices. As such, we ended up collecting a rich pool of genuine opinions and context from folks regarding building design, orientation and materials, ground floor activity, landscaping, shared spaced, and so much more. Thank you to everyone who took the time to provide this detail. It has helped us immensely in understanding the “bigger picture” and your development values for Lincoln Square.

**Next Steps: How will this information be used?** | A component of the Lincoln Square Master Plan is a set of design guidelines that will be used to communicate the community's vision for new building developments. The findings of the poll will be used to develop such!



# Methodology

A summary of the findings from neighborhood poll #3 is provided below. Given the depth of responses and comments received, it is essential to approach these findings with a discerning eye. With so much input and varying opinions garnered, we must determine a way to successfully extract the value added and preferences of the neighborhood at large.

Some image ratings are very stark, straightforward, and easy to understand –predominately loved, liked or overwhelmingly disliked. Other images received a mix of responses across all ratings or predominately fell in the neutral category. As we look to these findings – your collective input, ratings and comments - we have reviewed the nuances and connections of all input received to inform the Lincoln Square Design Guidelines.

## 4-Step Process

To help understand those aspects of building design and ground floor activity that were well liked and loved versus not desired, the overall feedback received for each image was reviewed in the following 4-step process:



1. **Review:** To start, we began with an overall review of the individual bar charts to determine the highs and lows of ratings for each image.
2. **Group:** Next, we grouped the images into one of three categories based on their overall ranking: (1) highly rated, (2) lowly rated, (3) mixed reviews.
3. **Read:** We then conducted a thorough read of all the comments received to help discern and summarize why images were rated as favorable, unfavorable, or “meh”.
4. **Identify:** Finally, we merged the holistic findings of the ratings and comments across the three categories to distinguish what factors participants specifically liked, loved, loathed – or were generally, just not that impressed with.

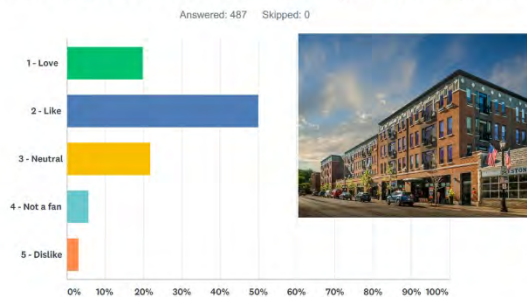


# Poll Results

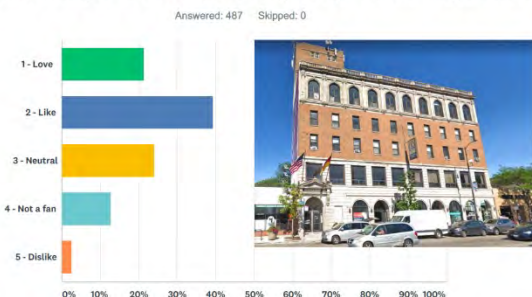
## PART A: Building Design

### Category A1: Highest Rated Images

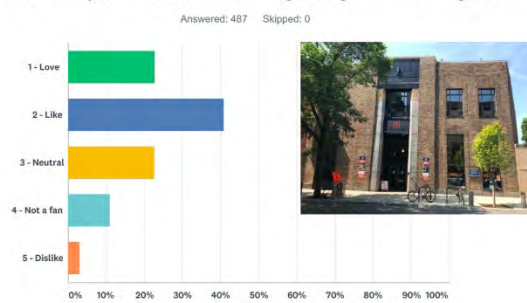
Q14 Please rate your reaction to Building Design for the image below:



Q16 Please rate your reaction to Building Design for the image below:



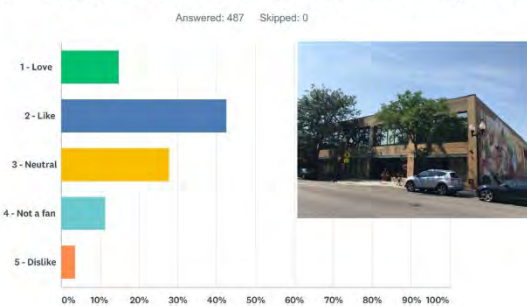
Q10 Please rate your reaction to Building Design for the image below:



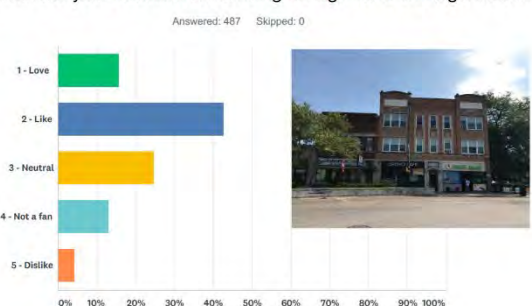
Q9 Please rate your reaction to Building Design for the image below:



Q8 Please rate your reaction to Building Design for the image below:



Q7 Please rate your reaction to Building Design for the image below:



### Distinguishing Factors + Comment Commonalities

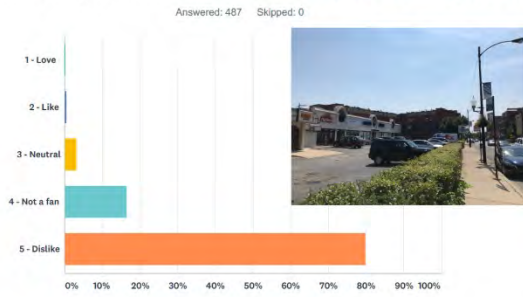
Generally, most participants noted that they like the following features:

- Brick / vintage / older façade
- Chicago-style / traditional architecture
- Restoration / retrofits of older buildings
- Buildings that “blend” into neighborhood
- Dank House (Q16) is cherished, but not in scale with surroundings and needs updating
- Architectural interest / delineation
- Incorporate public art / murals
- Neighborhood scale (2-3 stories)
- Taller buildings should be located on Western
- Integrate greenery to soften facade

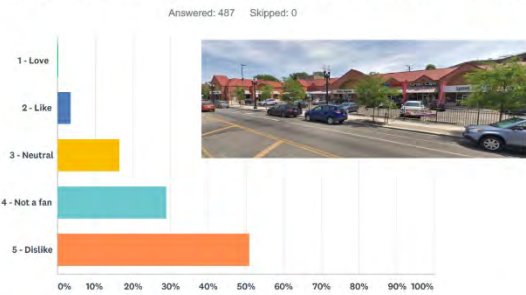
# PART A: Building Design

## Category A2: Lowest Rated Images

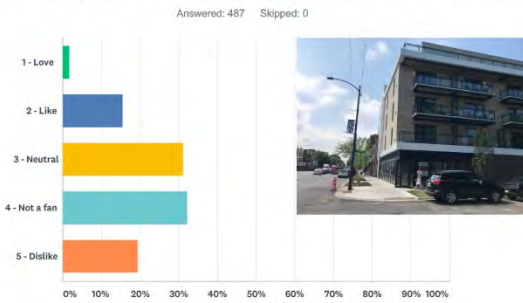
Q11 Please rate your reaction to Building Design for the image below:



Q17 Please rate your reaction to Building Design for the image below:



Q5 Please rate your reaction to Building Design for the image below:



Q4 Please rate your reaction to Building Design for the image below:



### Distinguishing Factors + Comment Commonalities

Generally, most participants noted that they dislike the following features:

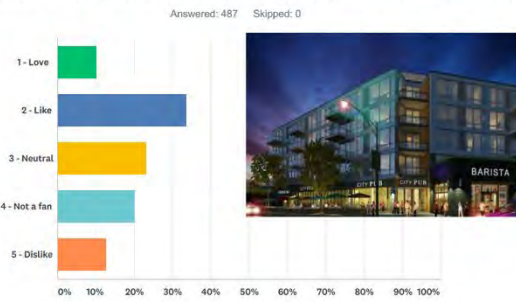
- Strip malls are not appropriate for neighborhood
- Parking lots in front are a waste of space
- Generic / repetitive architecture
- Boring buildings / no character
- Street level does not have enough glass
- Cinderblock materials are unattractive
- Lacking street activation
- Balconies without sunlight



## PART A: Building Design

### Category A3: Images with Mixed Ratings

Q15 Please rate your reaction to Building Design for the image below:



Q18 Please rate your reaction to Building Design for the image below:



### Distinguishing Factors + Comment Commonalities

Many of the comments received highlight that while the building style, scale and materials may be attractive, they do not interface / blend well with Lincoln Square – its neighborhood character, history, and established aesthetic.

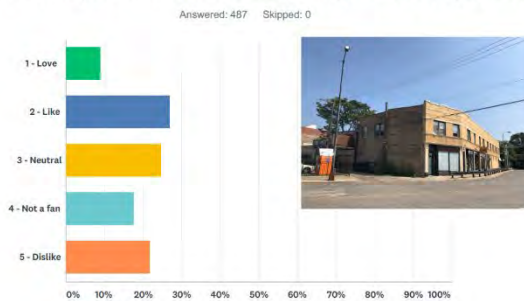
#### OVERALL CONS

- Too modern / too much glass
- Does not fit character of Lincoln Square
- Looks like an office or hotel
- Too dense

#### OVERALL PROS

- Interesting roof delineation
- Color contrast to add interest
- Ground floor retail
- Integration of balconies

Q6 Please rate your reaction to Building Design for the image below:



Q13 Please rate your reaction to Building Design for the image below:



### Distinguishing Factors + Comment Commonalities

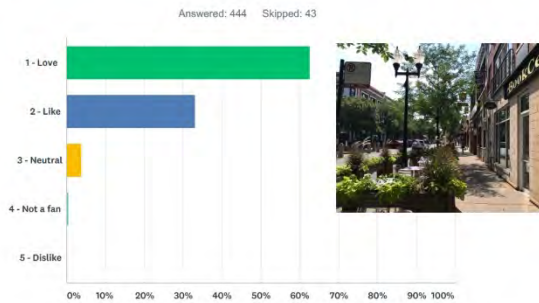
- Q6 BUILDING COMMENTS
- Like the warm / yellow brick
- Dated, needs updating
- Classic / traditional architecture
- Proper neighborhood scale
- Needs a wider sidewalk
- Alley is perfect spot for a mural

- Q13 BUILDING COMMENTS
- Too “bulky” / “hulking”
- Out of scale with neighboring buildings
- Balconies are too far setback
- Too heavy on bottom
- Limestone columns make for cavernous feel

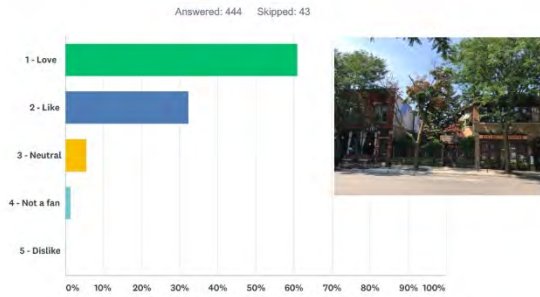
## PART B: Ground Floor Activity

### Category B1: Highest Rated Images

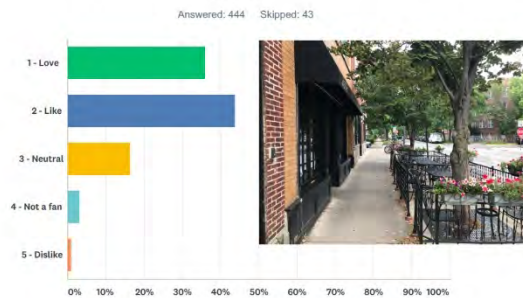
Q33 Please rate your reaction to Ground Floor Activity for the image below:



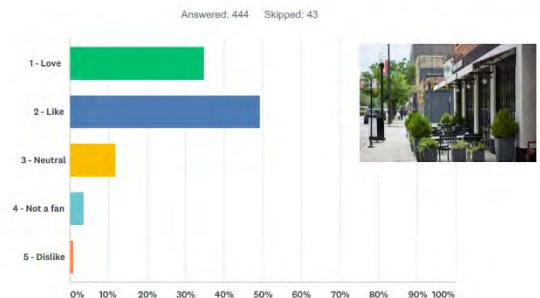
Q31 Please rate your reaction to Ground Floor Activity for the image below:



Q28 Please rate your reaction to Ground Floor Activity for the image below:



Q23 Please rate your reaction to Ground Floor Activity for the image below:



### Distinguishing Factors + Comment Commonalities

Generally, most participants noted that they **like** the following features:

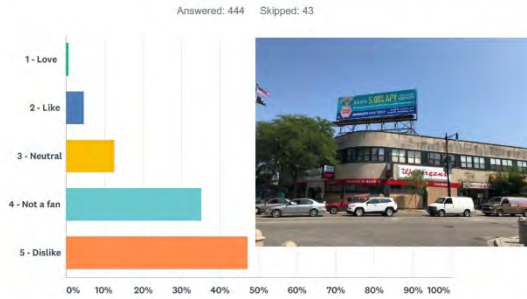
- Patio space / sidewalk dining
- Historic street lighting
- Ground floor awnings
- Variety of landscaping / planters
- Mature trees that provide shade
- Large glass windows on ground floor
- Pedestrian scaled
- Quaint and inviting
- Wide sidewalks
- A feeling of privacy in the public realm
- Interesting storefronts on ground floor

Caution: Ensure patio space does not encroach on sidewalk creating too narrow of a walkway

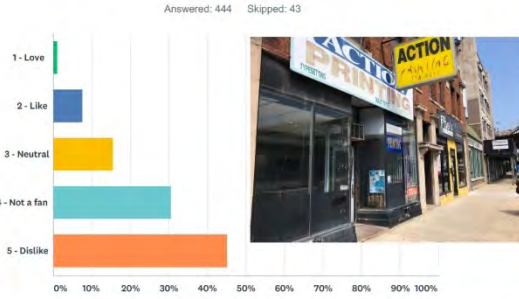
## PART B: Ground Floor Activity

### Category B2: Lowest Rated Images

Q32 Please rate your reaction to Ground Floor Activity for the image below:



Q34 Please rate your reaction to Ground Floor Activity for the image below:



Q35 Please rate your reaction to Ground Floor Activity for the image below:



Q36 Please rate your reaction to Ground Floor Activity for the image below:



### Distinguishing Factors + Comment Commonalities

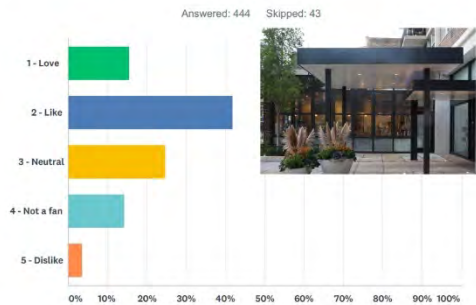
Generally, most participants noted that they **dislike** the following features:

- No strip malls in urban centers
- No parking lots in front of buildings
- Sidewalks are too narrow
- Too close to traffic / busy street
- Billboards are unattractive
- Signage and awnings are not consistent
- Poor maintenance / upkeep
- Looks rundown / dirty
- No entryway presence / sense of arrival
- Large buildings with narrow sidewalks

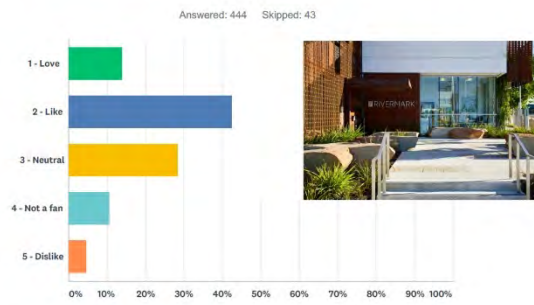
## PART B: Ground Floor Activity

### Category B3: Images with Mixed Ratings

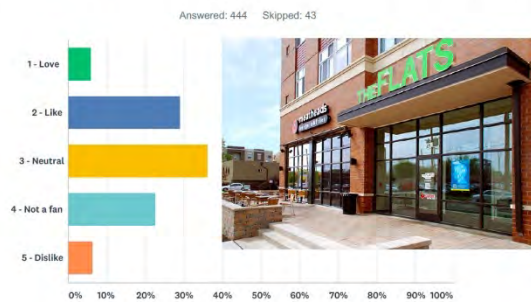
Q20 Please rate your reaction to Ground Floor Activity for the image below:



Q21 Please rate your reaction to Ground Floor Activity for the image below:



Q26 Please rate your reaction to Ground Floor Activity for the image below:



Q27 Please rate your reaction to Ground Floor Activity for the image below:



### Distinguishing Factors + Comment Commonalities

#### OVERALL CONS

- Modern / contemporary buildings and entrances do not fit neighborhood character and history
- Overabundance of glass make buildings appear too modern; like an office building or hotel
- Too much distance between building and street
- Generic / suburban feel
- Over-scaled / prominent sign (Q26)
- Corporate aesthetic feels unwelcoming

#### OVERALL PROS

- Potted plants
- Diversity of landscaping
- Integration of stone / brick walkways
- Color accents
- Roof details / overhangs
- Patios are welcoming

## Concluding Statements

When considering what type of building design / ground level detail is appropriate in Lincoln Square, it is essential to take into consideration the following four factors:

- (1) **Neighborhood Setting:** What is the built and natural environment like?
- (2) **Physical Location:** What street is it on? Is it near the train?
- (3) **Built Surroundings:** What are the aesthetics / scale / setbacks of neighboring structures?
- (4) **Character:** Consider the existing character and longstanding history of Lincoln Square.

### Overview of Poll Findings

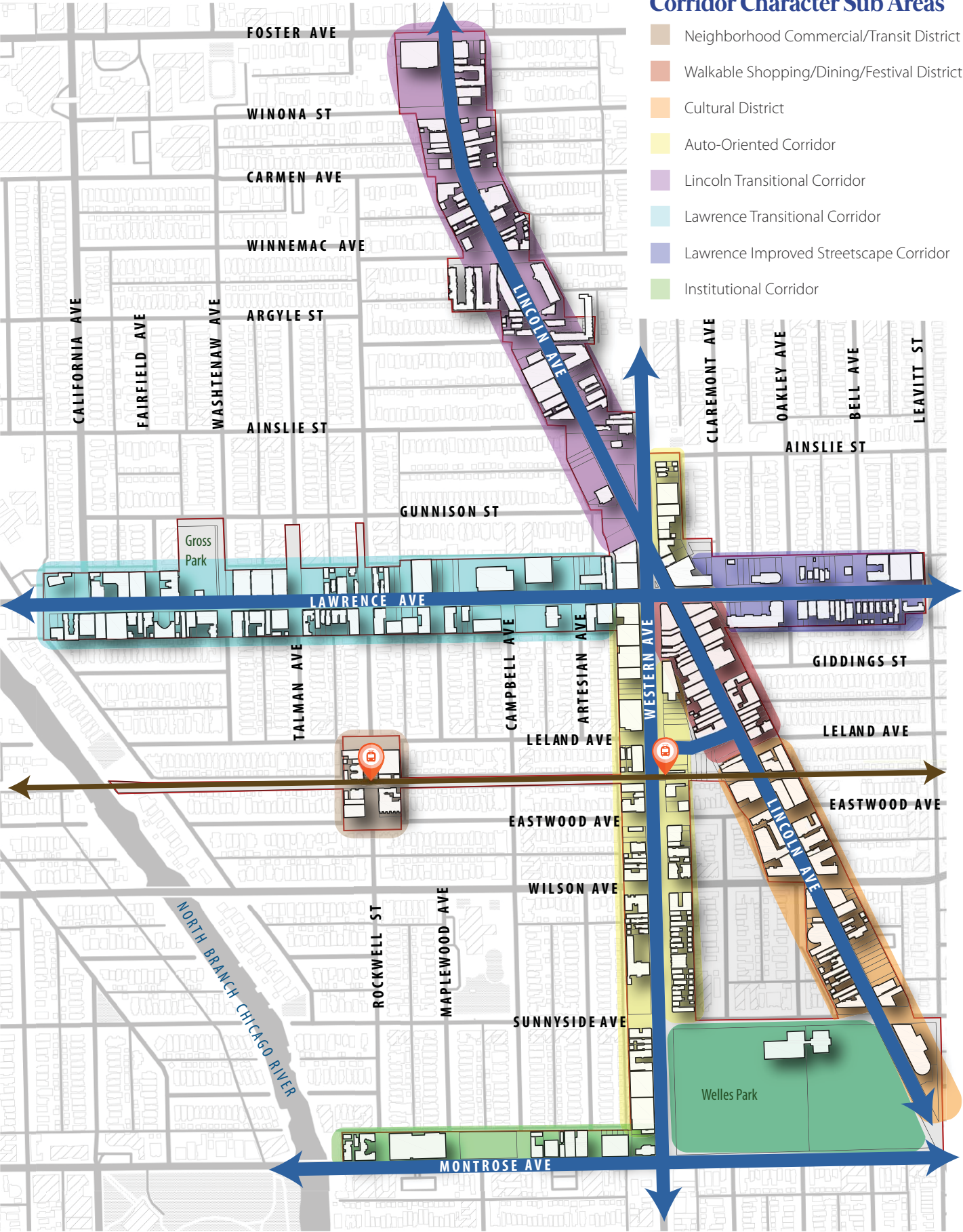
- Lincoln Square is a historic, Chicago neighborhood and these roots must be reinforced and preserved in the face of new development.
- Modern buildings with extensive glass were generally poorly rated. Participants noted these buildings can be attractive but are not the right fit or aesthetic for Lincoln Square.
- Masonry buildings that blend in scale with their surrounding structures are preferred and connect back to the neighborhood character of Lincoln Square.
- Adaptive retrofits, renovations, and historic preservation of architecturally significant buildings was generally encouraged and praised throughout poll comments.
- Signage and awnings need to be cohesive, interesting and attractive.
- The streetscape should integrate nature including a balance of greenery, planters, and/or mature trees that provide shade.
- Sidewalk patios and pedestrian plazas are much loved and highly desired. They connect back to Lincoln Square's historic roots and are reminiscent of European towns. However, sidewalk patios should not hinder pedestrian mobility.
- Height to setback ratio must be considered with regards to new development. Generally speaking, the taller the building the more setback required to make the ground floor environment hospitable, not overbearing, to the pedestrian.
- Special consideration should be given to the interplay of ground level details, i.e. awnings, street lighting, façade lighting, welcoming entryway details, patio space, greenery, planters, windows, architectural details, retail uses, width of sidewalk, etc.
- Public art and murals that enhance neighborhood character and history should be considered at key locations and blank facades in Lincoln Square.

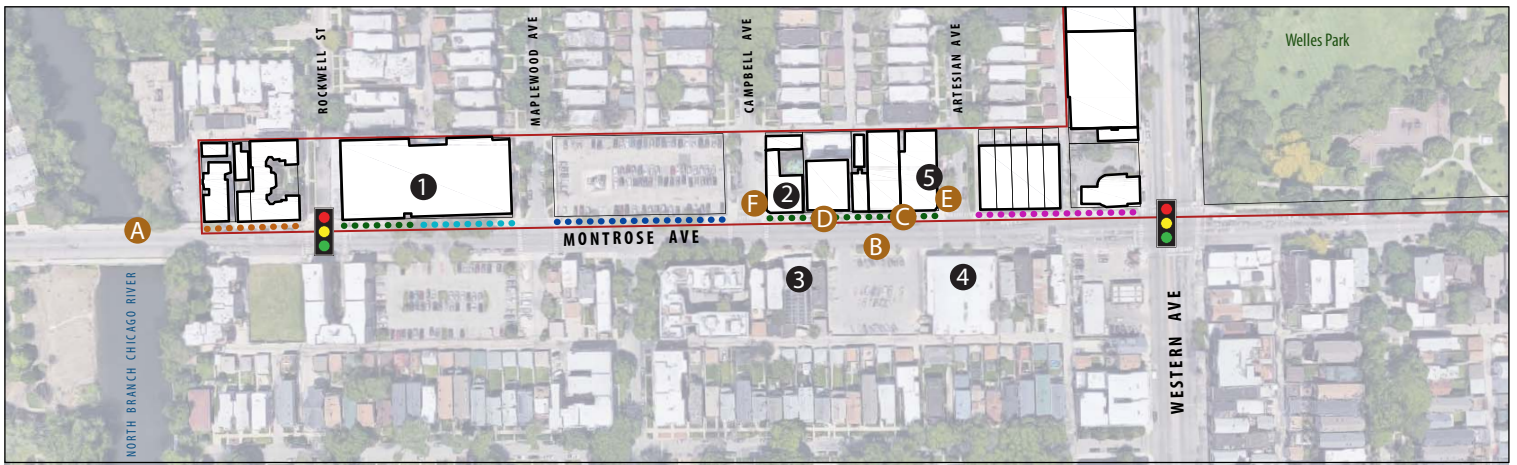
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## EXISTING URBAN DESIGN CONDITIONS

# Corridor Character Sub Areas

- Neighborhood Commercial/Transit District
- Walkable Shopping/Dining/Festival District
- Cultural District
- Auto-Oriented Corridor
- Lincoln Transitional Corridor
- Lawrence Transitional Corridor
- Lawrence Improved Streetscape Corridor
- Institutional Corridor



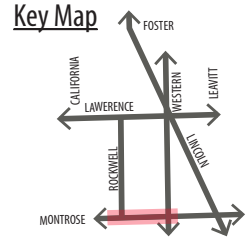


- SSA #21 Boundary
- Traffic Signal

- 1** Kindred Hospital Chicago North
- 2** Lutz Cafe & Pastry Shop
- 3** plants inc
- 4** ALDI
- 5** Nick's Pizza and Pub

**STREETScape CHARACTER (66' r.o.w)**

- 12' Sidewalk (Zero Setback) with Trees in Grates, Planter Pots, Trash Receptacles and Bike Racks
- 12' Sidewalk with Trees in Pits (Parking Lot Frontage - No Landscape Setback)
- 12' Sidewalk with Trees in Pits ( Landscape/Building Setback)
- 9' Sidewalk with Planter Pots (Zero Setback)
- 6' Sidewalk with Lawn Parkway (Zero Setback)



**CHARACTER IMAGES**



**A** North Branch Chicago River Bridge



**B** Streetscape along ALDI Parking Lot



**C** Mixed-Use Buildings between Artesian and Campbell



**D** Streetscape Amenities include Planter Pots, Trees in Grates, Trash Receptacles, and Bike Racks



**E** Dining Area at Nick's Pizza and Pub



**F** Corner of Campbell and Montrose - Opportunity for Seating Area



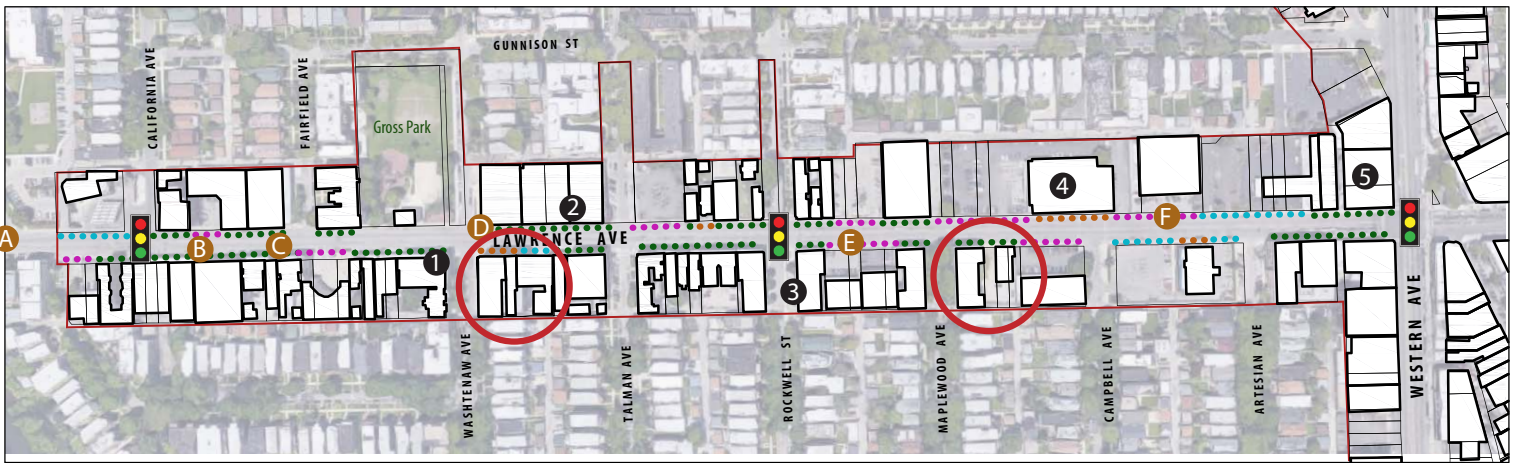
**Lincoln Square Master Plan:  
A Project of the SSA 21 Neighborhood Improvement Program**

Existing Conditions - Urban Design Assessment (Montrose Ave)



August 13, 2018





SSA #21 Boundary



Traffic Signal

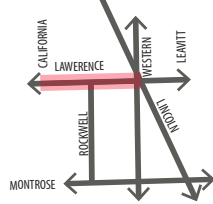
- 1 Sarajevo Restaurant
- 2 Harvestime Foods
- 3 The Red Lion
- 4 US Postal Service
- 5 MB Financial Bank

**STREETSCAPE CHARACTER (66' r.o.w.)**

- ..... 7' Sidewalk (Zero Setback)
- ..... 7' Sidewalk with Parking Lot Frontage (No Landscape Setback)
- ..... 7' Sidewalk with Parking Lot Frontage (Landscape Setback)
- ..... 7' Sidewalk (Landscape/Building Setback)



**Key Map**



**CHARACTER IMAGES**



**A** North Branch Chicago River Bridge



**B** Lawrence Ave between California and Western has two lanes of traffic, parallel parking and bike lanes



**C** Mixed-Use Buildings between California and Washtenaw



**D** Pedestrian Zone and Amenities is Limited, Sidewalks vary between 7' - 8' feet. Opportunities for Bike Racks, Trash Receptacles and Cluster Seating at Corners



**E** Parking Lots abutting the Sidewalk with no Landscape Buffer



**F** Along the Corridor, a Number Buildings are Setback from the Sidewalk with Parking Lots in Front Creating Gaps in the Streetwall

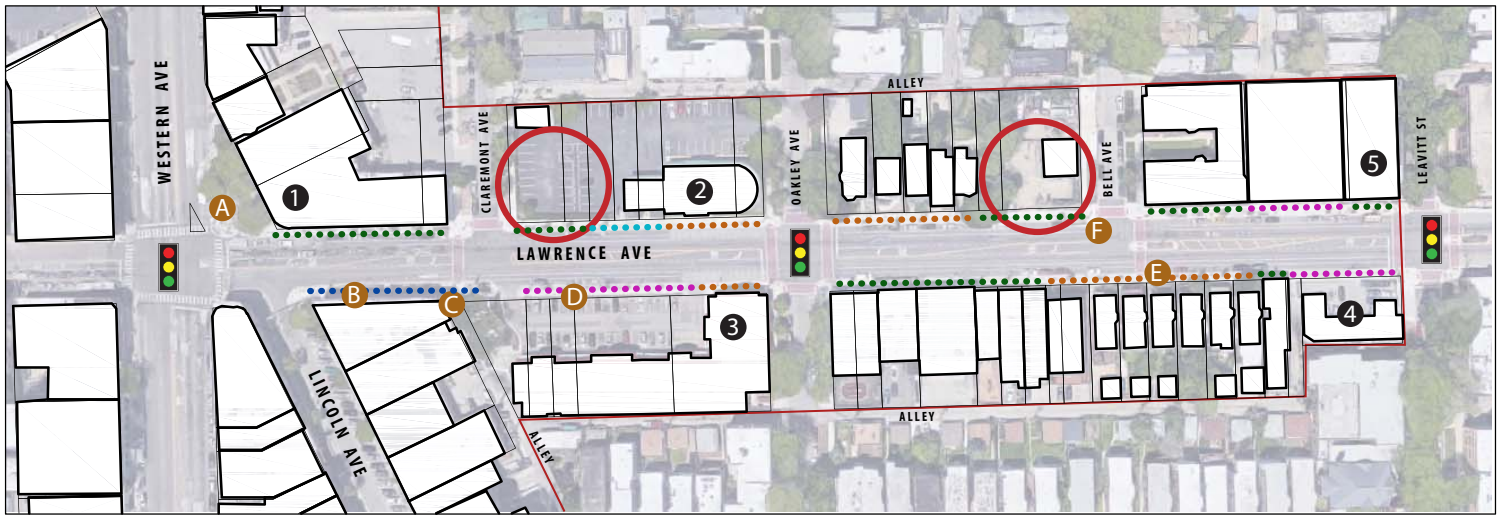


**Lincoln Square Master Plan:  
A Project of the SSA 21 Neighborhood Improvement Program**

Existing Conditions - Urban Design Assessment (West Lawrence Ave)



August 13, 2018



SSA #21 Boundary



Traffic Signal

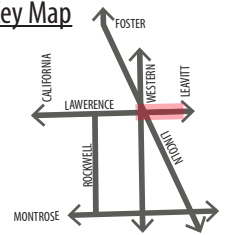
- 1 Walgreens
- 2 Wintrust Bank
- 3 CorePower Yoga
- 4 Lincoln Square Service
- 5 Roots Homemade Pizza

**STREETScape CHARACTER (80' r.o.w.)**

- 11' Sidewalk (Zero Setback) with Trees in Grates, Decorative Paving, Bioswales, Trash Receptacles, Bike Racks, and Custom Seating
- 7' Sidewalk (Zero Setback) with 10' Bioswale Planter
- 11' Sidewalk with Parking Lot Frontage (Landscape Setback)
- 11' Sidewalk (Landscape/Building Setback)
- 11' Sidewalk with Parking Lot Frontage (No Landscape Setback)



**Key Map**



**CHARACTER IMAGES**



**A** Chicago Lincoln Statue - Passive Plaza Area with Two Bus Stops



**B** Green Infrastructure Streetscape Improvements between Western and Clark



**C** Pedestrian-Friendly Alley Connecting Lawrence Ave to Giddings Plaza on Lincoln



**D** Streetscape Amenities include Decorative Lighting, Identity Banners, Bike Racks, Bio-Swales, Trees in Grates, Decorative Pavers and Decorative Crosswalks



**E** Variety of Building Forms from 1-Story Commercial to 5-Story Mixed-Use to Single-Family Residences



**F** New Mixed-Use Infill Development along the Corridor Reinforcing the Streetwall

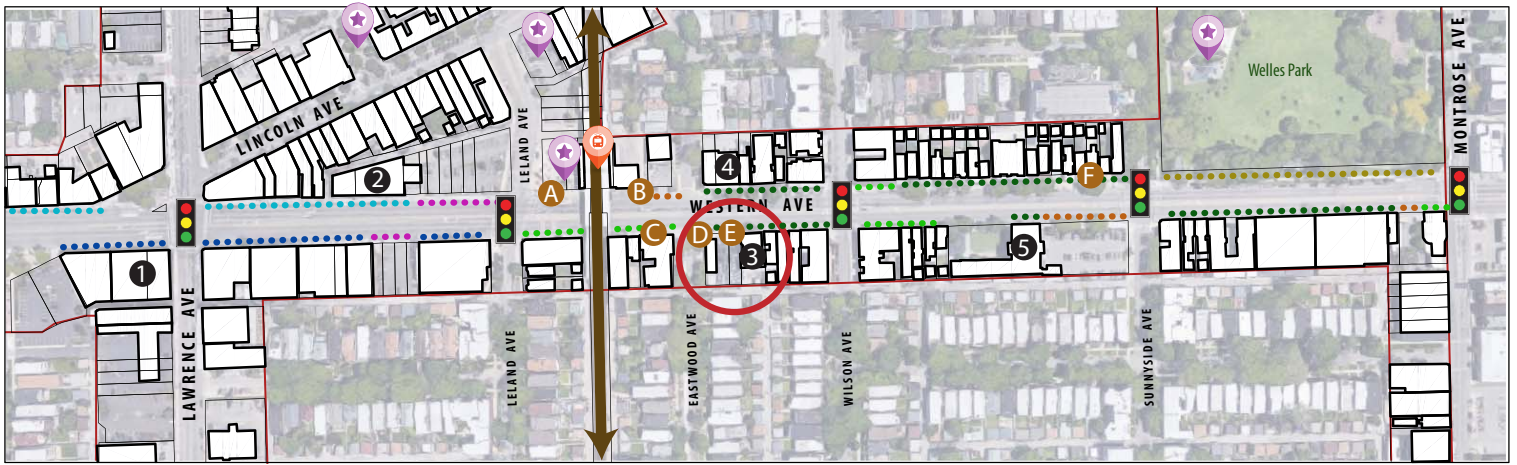


**Lincoln Square Master Plan:  
A Project of the SSA 21 Neighborhood Improvement Program**

Existing Conditions - Urban Design Assessment (East Lawrence Ave)



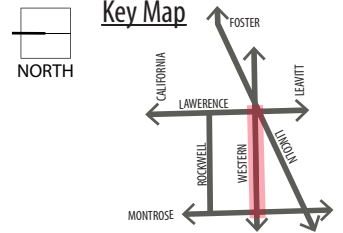
August 13, 2018



- SSA #21 Boundary
- Traffic Signal
- Western Brown Line
- Pedestrian Activity Area
- 1** MB Financial Bank
- 2** U.S. Bank
- 3** Baker Miller
- 4** The Budlong Hit Chicken
- 5** Queen of Angels Catholic Elementary School

**STREETScape CHARACTER (100' r.o.w.)**

- 14' Sidewalk (Zero Setback) with Trees in Grates, Planter Pots, Trash Receptacles and Bike Racks
- 10' Sidewalk (Zero Setback) with Trees in Grates, Planter Pots, Trash Receptacles and Bike Racks
- 12' - 14' Sidewalk with Planter Pots (Zero Setback)
- 9' Sidewalk with Planter Pots (Zero Setback)
- 9'-10' Sidewalk with Parking Lot Frontage (No Landscape Setback)
- 12' Sidewalk with Parking Lot Frontage (Landscape Setback)
- 7' Sidewalk with 7' Lawn Parkway



**CHARACTER IMAGES**



**A** Passive Plaza Area at the Western Brown Line Station



**B** Western Ave Brown Line CTA Station



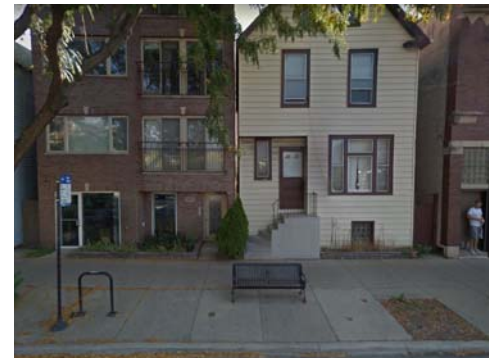
**C** Opportunities for Facade Improvements along Western Ave



**D** 4-Story Mixed-Use Infill Development at Eastwood and Western Ave



**E** Streetscape Amenities include Planter Pots, Trees in Grates, Bike Racks, and Trash Receptacles



**F** Variety of Building Forms from Single-Family Residences to 2 to 4-Story Mixed-Use Developments to Multi-Family Residences

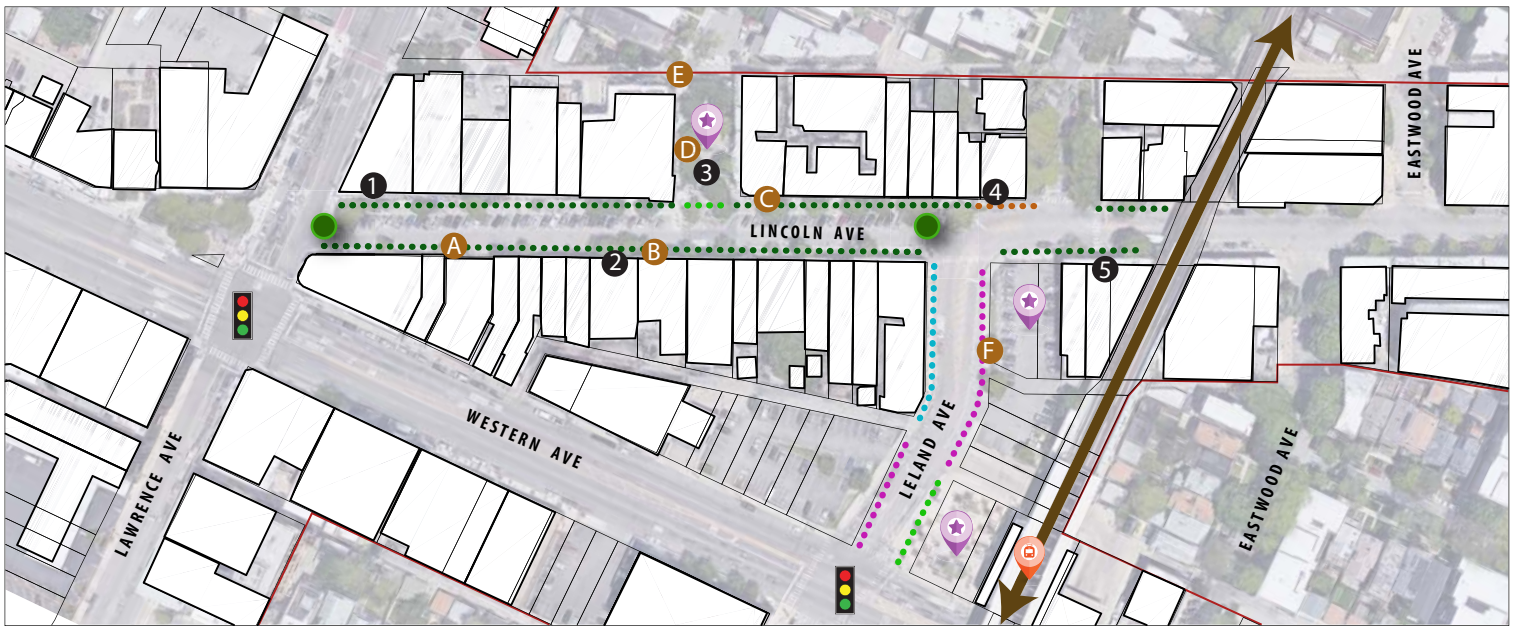


**Lincoln Square Master Plan:  
A Project of the SSA 21 Neighborhood Improvement Program**

Existing Conditions - Urban Design Assessment (Western Ave)



August 13, 2018



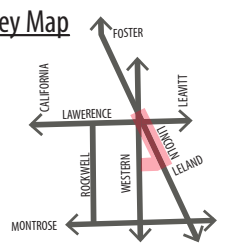
- SSA #21 Boundary
- Traffic Signal
- Western Brown Line
- Pedestrian Activity Area
- Lincoln Square Gateway Archways
- 1** Artango Bar & Steakhouse
- 2** Gene's Sausage Shop
- 3** Giddings Plaza
- 4** Oromo Cafe
- 5** Lincoln Square Athletic Club

**STREETSCAPE CHARACTER (66' r.o.w.)**

- 15'-6" Sidewalk (Zero Setback) with Trees in Grates, Decorative Paving, Planter Pots, Trash Receptacles and Bike Racks
- 11' Sidewalk (Zero Setback)
- Plaza Frontage
- 9' Sidewalk (Zero Setback) with Guardrail
- 9' Sidewalk with Parking Lot Frontage (No Landscape Setback)



**Key Map**



**CHARACTER IMAGES**



**A** Variety of Building Forms from 1-Story Commercial to 2 to 4-Story Mixed-Use Developments



**B** Outdoor Dining along Lincoln Ave



**C** Streetscape Amenities include Decorative Paving, Planter Pots, Trees in Grates, Bike Racks, and Trash Receptacles



**D** Giddings Plaza Serves as a Central Gathering Space along Lincoln Ave



**E** Neighborhood Connection to Giddings Plaza and Lincoln Ave



**F** Farmer's Market Area, Potential for Public Art Opportunities along Leland Ave



**Lincoln Square Master Plan:  
A Project of the SSA 21 Neighborhood Improvement Program**

Existing Conditions - Urban Design Assessment (Central Lincoln Ave)



August 13, 2018



SSA #21 Boundary



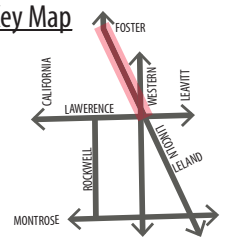
- 1 Walgreens
- 2 Shelly's Freeze
- 3 Groundswell Coffee Roasters
- 4 T-Mobile
- 5 McDonald's

**STREETSCAPE CHARACTER (66' r.o.w.)**

- 14' Sidewalk with Trees in Grates (Landscape/Building Setback)
- 14' Sidewalk (Zero Setback)
- 9' Sidewalk (Zero Setback)
- 6'-3" to 7' Sidewalk (Zero Setback)
- 7' Sidewalk (Landscape/Building Setback)
- 7' Sidewalk with Parking Lot Frontage (No Landscape Setback)
- 7' Sidewalk with Parking Lot Frontage (Landscape Setback)



**Key Map**



**CHARACTER IMAGES**



**A** Outdoor Dining Space at Shelly's Freeze



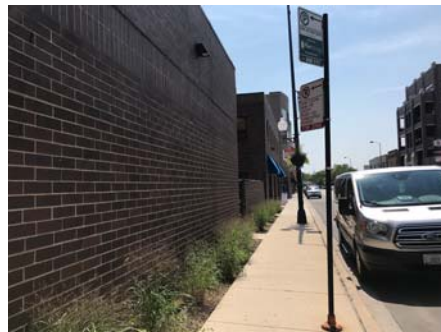
**B** Parking Lots abutting the Sidewalk with no Landscape Buffer



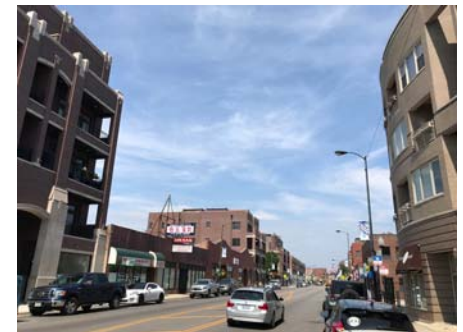
**C** Opportunity for Facade Enhancements, Create Visual Interest by Breaking by Long Horizontal Facade



**D** Narrow Pedestrian Space with no Street Trees or Streetscape Amenities



**E** Blank Walls and Limited Pedestrian Space



**F** Variety of Building Forms from Multi-Family Residential to 2 to 5-Story Mixed-Use Developments to 1-Story Commercial



**Lincoln Square Master Plan:  
A Project of the SSA 21 Neighborhood Improvement Program**

Existing Conditions - Urban Design Assessment (North Lincoln Ave)



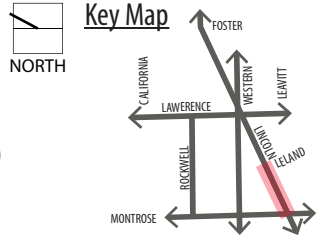
August 13, 2018



- SSA #21 Boundary
- Traffic Signal
- Western Brown Line
- Pedestrian Activity Area
- Existing Lincoln Square Gateway Piers
- 1** Lincoln Square Athletic Club
- 2** Lincoln Quality Meat Market
- 3** Davis Theater
- 4** Old Town School of Folk Music
- 5** Sulzer Regional Library Chicago Public Library

**STREETScape CHARACTER (66' r.o.w.)**

- 11'-6" Sidewalk (Zero Setback) with Trees in Grates/Pits Trash Receptacles and Bike Racks
- 11'-6" Sidewalk (Landscape/Building Setback)
- 11'-6" Sidewalk with Parking Lot Frontage (Landscape Setback)
- 6' Sidewalk with 6' Parkway/Trees



**CHARACTER IMAGES**



**A** Opportunity to Activate Corners



**B** Pedestrian Connection from Lincoln to CTA Station, Opportunity to Improvement Pedestrian Environment



**C** Public Art along Lincoln



**D** Streetscape Amenities include Trees in Grates, Bike Racks, and Trash Receptacles



**E** Outdoor Dining along Lincoln Ave



**F** Tree Lined Canopy Frames Lincoln Ave

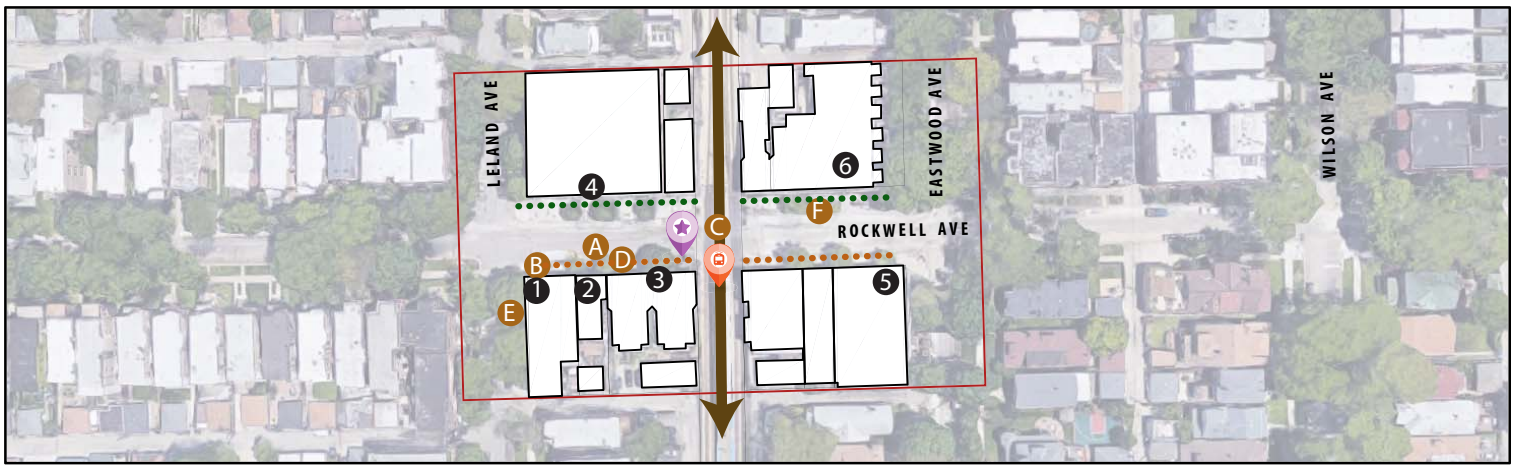


**Lincoln Square Master Plan:  
A Project of the SSA 21 Neighborhood Improvement Program**

Existing Conditions - Urban Design Assessment (South Lincoln Ave)



August 13, 2018



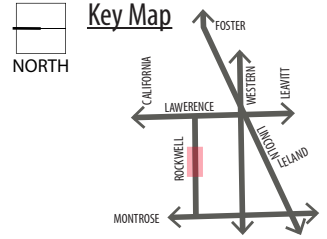
SSA #21 Boundary

- Rockwell Brown Line
- Pedestrian Activity Area

- 1 Beans & Bagels
- 2 Pizza Art Cafe
- 3 Ruff Hava Pets
- 4 Bloom Yoga Studio
- 5 Rockwell Neighborhood Grill
- 6 Lincoln Square Presbyterian Church

**STREETScape CHARACTER (66' r.o.w.)**

- 18'-0" Sidewalk (Zero Setback) with Trees in Grates/Pits  
Trash Receptacles and Bike Racks
- 12'-0" Sidewalk (Zero Setback) with in Grates/Pits  
Trash Receptacles and Bike Racks



**CHARACTER IMAGES**



**A** Mixed-Use Buildings between Leland and Eastwood along Rockwell vary between 2-3 Stories



**B** Public Art along Storefront Facade



**C** At-grade Rockwell CTA station



**D** Outdoor Dining along Rockwell Ave



**E** Opportunities to improve existing seating/gathering spaces



**F** Streetscape Amenities include Trees in Pits, Bike Racks, Movable Planters, Divvy Station and Trash Receptacles



**Lincoln Square Master Plan:  
A Project of the SSA 21 Neighborhood Improvement Program**



