



City of Chicago



46th Ward Master Plan

Revised Edition: June 2013

CHICAGO'S 46TH WARD ALDERMAN
JAMES CAPPLEMAN

ACKNOWLEDGMENTS

I would like to thank the following 46th Ward transition task force teams for their hard work and contributions to the Ward Master Plan.

- Crime and Public Safety Task Force
- Economic Development Task Force
- Education Task Force
- Housing Task Force
- Land Use Task Force
- Parks and Public Spaces Task Force
- Social Services Task Force
- Transportation Task Force
- Andersonville Chamber of Commerce
- Central Lakeview Merchants Association
- East Lakeview Chamber of Commerce
- Northalsted Business Alliance
- Uptown United

A huge “thank you” to Abby Sullivan who assisted with the establishment of the various task forces and consolidated their reports to help form this Ward Master Plan.

A special thanks also to Gene Tenner who supplied the vast majority of photographs for this document.

TABLE OF CONTENTS

section		page
1	Population Demographics	2
2	Economic Development	6
3	Tax Incremental Financing	12
4	Housing	16
5	Social Services	21
6	Education	24
7	Parks & Public Spaces	28
8	Public Safety	32
9	Transportation	35

INTRODUCTION

The 46th Ward is one of the most diverse wards in Chicago with over 70 different languages spoken here. In many ways, the 46th Ward is like a mini United Nations. Its diversity strengthens this ward, but it also provides many challenges.



Healthy urban communities are ones that address the shopping, entertainment, education, health care, transportation, and housing needs of its residents. Doing this takes a great deal of planning. It just doesn't happen on its own, especially for a ward that is so diverse in population.

Why the Need for a Ward Master Plan?

A ward master plan helps to identify and address the complex needs of the community. For the 46th Ward, it means doing a thorough assessment of the community's current resources. The strength of any urban community draws from utilizing the full resources of the neighborhood.

This master plan will remain a living document that will adjust to the ever-changing needs of the community. This is the second revision, and there will be more in the future. Should you have any suggestions for improving this document, please contact us at info@james46.org.

Sincerely,

A handwritten signature in black ink that reads "James". The signature is written in a cursive, flowing style.

Ald. James Cappleman



POPULATION DEMOGRAPHICS

The 46th Ward includes a large portion of Uptown in the northern part of the ward and a slice of Lakeview in the southern part of the ward, covering about 2.4 square miles. The new ward boundaries include more than 2 miles of the lakefront, Montrose Harbor, historic Graceland Cemetery, the Uptown Theatre, the Aragon Ballroom, the Riviera Theatre, the Hutchinson Street Historic District, and Temple Shalom.

The 46th Ward has one of the highest population densities in the city. At over 22,000 residents per square mile, the 46th Ward has a population density double that of the city as a whole. The large number of multi-unit and high-rise residential buildings and the small number of single family homes contribute to this high population density. The ward is geographically smaller than most wards in the city, and has excellent public transportation, pedestrian and bicycle accessibility. These factors reinforce the sense of community and underscore the need for efficient and cooperative utilization of public spaces.

The 46th Ward has a history of welcoming newcomers whether they are moving from a different Chicago neighborhood or from the other side of the world. The Ward is fortunate to be an area that has historic architecture, large expanses of lakefront, engaging culture, diversified housing stock, wide ranging social services and, most importantly, a diverse community of residents.

46th Ward Population

(Source: Rob Paral & Associates) The estimated population of the 46th Ward as of 2010 was about 54,000 residents, down from about 59,500 residents at the time of the 2000 census. This 9% decline is slightly greater than the 7% overall decline in population for the City of Chicago. Only 6 wards in the city experienced population increases, and 22 wards had population decreases greater than 10%.

In the fall of 2011 the City of Chicago went through a ward redistricting process to reflect population changes enumerated by the latest census. Because the population of the ward declined at a rate similar to that of the city as a whole, the proportion of the population that the ward represents is little changed. The new boundaries have less gerrymandering with fewer changes than what was required in most of the other wards.

Racial and Ethnic Diversity

(Source: U.S. Census, American Community Survey, and Rob Paral & Associates) The Ward has a population that is approximately 60% White, 20% African-American, 10% Asian and 15% Latino. Since 2000, the only racial group to increase in proportion of the population is White, non-Latino residents. This group increased by 4%. The African-American population declined 16%, the Asian population declined 15% and the Latino population declined 35%.

The change in the African-American population mirrors the change in this population in the City as a whole, but other demographic trends do not match citywide trends. The City as a whole experienced a 3% growth in its Latino population, a 16% increase in Asian population and a 6% decrease in the White, non-Latino population.

While the 46th Ward is experiencing decreasing diversity as the White, non-Hispanic population grows, diversity is still greater than most neigh-

borhoods. In 2010, most areas of the city have one race that represents more than 65% of population. The Ward does not have one ethnic group that represents a majority of the population.

Income Diversity

(Source: USA.com) Income diversity is high in the 46th Ward, with more than 30% of households with incomes under \$25,000 and more than 12% of households with incomes over \$100,000.

While income diversity is high in the ward overall, there are concentrated pockets of higher and lower income households. For example, in Census Tract 031501, which contains much of Clarendon Park, 51% of the households have a median income of less than \$20,000, while 12% have a median average of \$100,000 or more. In Census Tract 060800, which is in the East Lake View neighborhood just south of Irving Park, 8% of the households have a median income less than \$20,000, while over 23% of households have a median income of \$100,000 or more.

Age Diversity

(Source: American Community Survey, U.S. Census) The 46th Ward has a larger proportion of working-aged adults (18 to 64) than the general population, about 80% of ward residents fall into this age range. The ward has relatively small populations of those over age 65 (8%) and a smaller proportion of children under age 18 (12.25%) than the City of Chicago as a whole. There are areas of the ward with virtually no children, and almost exclusively working-age single adults or partnered and married couples.

The low percentage of children under age 18 is especially notable, because it is about half the proportion of the city and state populations, which are around 25%. The report *Chicago Children and Youth 1990-2010* notes that the Uptown neighborhood has experienced a steady decline in the population of children since 1990, while all other neighborhoods on Chicago's north side have experienced stable or growing populations. This is despite Uptown having the highest per-child availability of social services on the Northside, such as out-of-school time youth programs, licensed childcare and Head Start. The study also notes that as of 2005, Uptown had a 40% child poverty rate. Rogers Park was the only neighborhood on the north side of the city with a higher child poverty rate.

The Lakeview neighborhood, in the southern part of the ward, has a population of children that is classified as 'stable'. However, the census tracts that fall into the 46th Ward have very small populations of children to begin with. For example, the 2010 Census reports that the 618 Census Tract contains a total of 67 residents up to age 19, or 6% of the total population.

Neighborhood Profiles & History

Uptown

Diverse is the word most used to describe Uptown. During Alderman Cappleman's transition process, each transition committee was asked to create a statement of values relating to their topic of examination, and each committee said that preserving the diversity of the neighborhood was a high priority and should inform future planning and development decisions in the ward on everything from social services to retail development.

This perception of diversity is supported by a 2008 study from the Chadwick Institute for Metropolitan Development at DePaul University titled "A Kaleidoscope of Culture: Measuring the Diversity of Chicago's Neighborhoods", which determined Uptown to be the most diverse neighborhood in the city. This scientific study measured diversity in terms of ethnicity, income and age. The study used three existing diversity index scores and combined them to create a composite score measuring diversity. The study weighted these factors to create the composite score, and ethnic diversity was given the highest weight, income second and age third. This study identified Uptown as the most diverse neighborhood, Rogers Park as the second most diverse, and Hyde Park as third.

Immigration is a key component to the ethnic diversity of Uptown. The area has long been a gateway for new residents from all over the world, with social services and cultural resources that support these populations. The 2008 DePaul study reports that 38% of Uptown residents are foreign born, with significant populations coming from African, Asian and European countries.

The study noted that the most diverse neighborhoods in the city do not have one ethnic group representing more than 55% of the populations, and at least 3 ethnic groups composing 15% or more of the population.

History of Uptown *(Source: Uptown United)*

During the last half of the nineteenth century, the rural beach front north of Chicago was a favorite recreational destination for the city's elite. Residential development began in the 1860's and grew as commuter rail service extended north from the city early in the twentieth century.

By the 1920's, Uptown had developed a bustling retail and entertainment district, rivaled only by downtown. The Gold Coast, as its wealthy residents called Uptown, boasted 11 theaters, 36 hotels, and beautiful mansions. Three of these theaters -- the Uptown, Riviera, and Aragon Ballroom -- still stand.

In its zenith, Uptown was the hub of cafe society and entertainment in the Midwest. The film industry began and thrived in Uptown at Essanay Studios on Argyle Street. Before the studios moved to Hollywood, Uptown was the home of well known entertainment figures including Gloria Swanson, Douglas Fairbanks, and, briefly, Charlie Chaplin. Frank Sinatra got his break singing at the Aragon.

Uptown's housing stock suffered after World War II. Relaxed standards encouraged division of large residential units into smaller units to meet an increased housing demand. The neighborhoods further declined in 1960, when 25% of Uptown's historic housing was lost to arson in a single year.

During the 60's and 70's, large numbers of low-income residents poured into Uptown, over-burdening its social services and increasing demand for affordable housing. Urban renewal projects, including large institutions, displaced residents and removed additional historic structures. Between 1960 and 1980, 13 subsidized housing projects (*2000 new units*) were built for low and moderate income, most in high-rises along the Clarendon and Sheridan corridors.

Today, much of Uptown's architectural legacy remains. From affordable to market-rate, the housing stock has experienced vast improvements over the years. With the promised rehab of the Wilson L Station and the Uptown Theatre, the commercial corridors provide an opportunity for commercial and retail development in a densely populated, historic setting.

Lakeview East

While the 46th Ward is often equated with Uptown, the southern part of the ward is in Lakeview East. South of Irving Park to Stratford surrounding Broadway and extending to the lakefront, this is one of Chicago's most historic areas of the city.

While less racially diverse (approximately 80% White) and home to a smaller immigrant population, East Lakeview is no less culturally vibrant. Containing a long section of the lakefront and Lincoln Park, Boystown, and bordering Wrigley Field, Lakeview East attracts visitors from all over the world. These attractions support a thriving retail area that includes a variety of locally owned bars, restaurants and boutiques.

Boystown is the Lesbian/Gay/Bisexual/Transgender (LGBT) cultural center of the Chicago area and the first officially recognized gay village in the United States. The annual Chicago Pride Parade started in this neighborhood, and in 2012, it attracted an estimated record crowd of 800,000 attendees.

East Lakeview History *(Source East Lake View Chamber of Commerce)*

When Clark Street was an Indian path known as Green Bay Trail and scattered bands of Miami, Ottawa, and Winnebago tribes camped along the north branch of the Chicago River, the first settler came to live in what is now Lakeview East. This same settler, Conrad Sulzer, who arrived in 1837, was later to become the first assessor at the first election of Lake View Township in 1857.

Legend has it that Lakeview East got its name from "Hotel Lake View," built on the lakeshore in 1853 by James H. Rees and E. E. Hundley. The owners were standing on the hotel's portico trying to decide upon the right name when Walter L. Newberry, delighted with the unbroken view of the lake from the building, proposed the name.

The cholera epidemic hit Chicago and many residents fled to the countryside. Hotel Lake View was soon crowded to capacity. Many of the refugees were so fascinated by the country air and view of the lake that they remained to purchase nearby homesteads. Because no roads were laid north of Fullerton, Rees, Hundley, S.S. Hayes, and others gave impetus to a plank road for nearby settlements. It was called "Lake View Plank Road," now known as Broadway.

In the 1880's, industry arrived in what had previously been a truck farming region, known as the celery capitol of the world. By 1887 the town of Lake View was incorporated into a city and in 1889 it would be annexed to Chicago's real estate boom, where 43% of Lakeview East's present residences were constructed. A large shopping area at Clark Street and Diversey Parkway emerged to service the quickly growing populations, beginning what is now the Lakeview East business district on Broadway and Clark Streets.



ECONOMIC DEVELOPMENT

Before Ald. Cappleman was halfway through his term in office, he was able to secure two pivotal developments that will later prove to be the tipping point for creating a very strong economy for the Ward:

- \$203 million to rebuild the Wilson L Station, making it the second most expensive L station in the City's history.
- An entertainment district that will foster economic growth in the area surrounding the Riviera Theatre, the Aragon Ballroom, and the Uptown Theatre.

These events have captured the interest of developers who are now expressing a desire to bring in more businesses and housing into the area.

Marketing the Ward

In order to make sound development decisions and to take advantage of the growing interest for new development opportunities in the Ward, there must be some guiding principles to foster sound growth. New development should do the following:

- Promote a family-friendly experience in the residential sections of the 46th Ward

- Improve and promote public safety standards
- Adhere to the City of Chicago Sustainable Development Standards
- Vetted through the appropriate community process

The area chambers of commerce and the Alderman are working together to make it known that the 46th Ward is "Open for Business." This active collaboration should attract potential new business development by:

- Making infrastructure improvements that would encourage more economic development
- Utilizing and expanding upon community development guidelines to ensure new development that is valuable and consistent with Ward goals, which includes prioritizing in the following areas:
 1. Development along existing commercial corridors
 2. Development that respects the Ward's unique architectural and historic offerings
 3. Development that supports designated "sub-district" uses, such as the Entertainment District
 4. Consideration of investment in market analysis and community planning to further serve as tools for business attraction and development.
- Assisting in the identification of viable business to move in to the Ward and locations for them
- Identifying tax credits and other funding to help both new and existing businesses
- Navigating the process of zoning, permitting and licensing for new and existing businesses
- Highlighting attractive features of the ward to potential new businesses, i.e., ethnic and economic diversity, active and engaged citizens and community groups, excellent public transportation options and an ideal location near the lakefront with easy access to the Loop
- Focusing on family-friendly development initiatives, such as adding larger units to our housing stock and improving neighborhood schools
- Promoting the 46th Ward as a destination by highlighting our entertainment options, beautiful lakefront and public spaces, historic architecture and rich history
- Making the 46th Ward a model for sustainability and environmental stewardship
- Making the 46th Ward pedestrian and bicycle friendly in targeted retail corridors
- Focusing on streetscaping and maintenance efforts that will promote foot traffic in targeted retail corridors

Economic Development Tools Available

There are many economic development tools that are available for businesses, community organizations and government. Below is a list of some of these programs. New or existing businesses that are interested in taking advantage of these programs or getting more information about these or other programs should contact their local chamber of commerce or Alderman Cappleman's office.

- Entrepreneurship training, business workshops and assistance with City permitting processes provided by chambers of commerce and community development corporations
- Tax Incremental Financing (TIF) funds available in many sections of the 46th Ward for large projects through redevelopment agreements
- Small Business Improvement Funds (SBIF) available for reimbursement of expenditures on permanent improvements by small business owners or small property owners in most TIF districts
- New Markets Tax Credits (NMTC) available for projects in many sections of the Ward, especially in partnership with NMTC facilitating agencies such as the City of Chicago
- Tax credits are available in Historic Districts throughout the 46th Ward
- Aldermanic "menu" funds (\$1.32 million) used for infrastructure improvements that will encourage retail growth, i.e. capital budget expenditures on items that will last a year or more (*sidewalk repair, street & alley repaving, street & alley lights, and security enhancements*)
- Occasional City façade rebate programs available for businesses not located in TIF Districts
- A potential for significant city investment in Uptown as one of three Neighborhood Entertainment Districts, as mentioned by Mayor Emanuel in his transition plan
- Collaboration with "Local First" Chicago to promote locally owned businesses
- Listings of available retail spaces made available through Alderman Cappleman's office or through the area chambers of commerce
- Special Service Area (SSA) Program, local tax districts that fund expanded services and programs through a localized property tax levy within contiguous areas (used for public way maintenance & beautification, district marketing & advertising, business retention/attraction, special events & promotional activities, auto and bike transit, security, façade improvements, Clean Slate Program, and other commercial and economic development initiatives)

SSAs and their Assigned Chamber of Commerce located in the 46th Ward

Uptown United and Business Partners, The Chamber for Uptown Chicago

4753 North Broadway Street, Suite 822
Chicago, Illinois 60640
Phone: (773) 878-1184
SSA #34 Uptown

Central Lakeview Merchants Association

3355 North Clark
Chicago, Illinois 60657
Phone: (773) 665-2100
SSA #17 Central Lakeview

Lakeview East Chamber of Commerce

3138 North Broadway
Chicago, IL 60657
Phone: (773) 348-8608
SSA #8 Lake View East

Northalsted Business Alliance

3656 North Halsted
Chicago, IL 60613
Phone: (773) 883-0500
SSA #18 North Halsted
www.northalsted.com

Andersonville Chamber of Commerce

5356 N. Clark St. 2nd Floor
Chicago, IL 60640
Phone: (773) 728-2995 Fax: (773) 728-6488
SSA #22 Clark St. – Andersonville

Ravenswood Community Council

1802 W. Berteau Ave, Suite 102
Chicago, IL 60613
Phone: (773) 975-2088
SSA #31
<http://www.ravenswoodcommunity.org>

Consumers and Retail

Consumer Surveys

The 46th Ward contains large sections of two different neighborhoods: Uptown is primarily located in the 46th Ward and it also contains a smaller portion of Lakeview. Because the Market and Feasibility Advisors survey consumer retail expenditures by neighborhoods rather than specific wards, the consumer survey will provide information from the neighborhoods Uptown and Lakeview.

Uptown Retail Market Survey Results	
source: City of Chicago Market Profile	
Food & Beverage	\$ 56,212,219
General Merchandise	\$ 106,008,699
Health & Personal Care	\$ 41,608,619
Food Service & Alcohol	\$ 27,501,019
Clothing & Accessories	\$ 26,799,004
Furniture	\$ 19,804,886
Building Material/Garden	\$ 66,578,146
Electronics/Appliances	-\$ 26,080,133
Misc. Retailers	\$ 8,492,810
Sporting Goods/Hobby/Book/Music	\$ 11,658,787

A 2010 Retail Survey performed by Market and Feasibility Advisors on behalf of Uptown United shows that in the Uptown area, consumer retail expenditures by area residents were about \$825 million, with approximately half of that expenditure spent outside the Uptown community area. This survey clearly shows that there are opportunities for successful retail businesses to open in Uptown.

Lakeview Retail Market Survey Results	
source: City of Chicago Market Profile	
Food & Beverage	-\$ 48,526,900
General Merchandise	\$ 243,115,971
Health & Personal Care	\$ 33,105,356
Food Service & Alcohol	-\$ 26,080,133
Clothing & Accessories	\$ 95,483,654
Furniture	\$ 39,909,468
Building Material/Garden	\$ 147,293,868
Electronics/Appliances	\$ 27,224,059
Misc. Retailers	\$ 25,059,928
Sporting Goods/Hobby/Book/Music	\$ 11,314,752

There are two key numbers in these market assessments.

- The buying power of the population. That is the combined amount of money the population of the defined area spend in a given retail category.
- The retail sales, or how much money is spent in all the area businesses in each category.

Retail float is a term used to describe the market conditions of an area. It can be negative or positive.

Saturated Markets

If “buying power” minus “retail sales” equals a negative amount, then there are two situations:

- The current market is saturated and no more of these types of businesses are needed for the neighborhood.
- The success of this business depends on bringing in more shoppers from other neighborhoods.

Saturated Areas for Uptown

In the Uptown area, the only general merchandise category that is saturated is Electronics/Appliance stores.

Saturated Areas for Lakeview

There are various subcategories that are also saturated, such as convenience stores. In the Lakeview area, the saturated categories are Food/Beverage Stores and Food Service/Drinking Places. These large negative numbers (\$95 million in the Food Service/Drinking Places category), reflect the large number of visitors to the area drawn by attractions such as Wrigley Field, and major events, such as the annual Pride Parade.

Comparing Uptown with Lakeview

Spending power and retail float by category are higher in Lakeview than they are in Uptown. This is not surprising because incomes are significantly higher per capita in Lakeview. Concentrated buying power in the Lakeview is about \$650 million per square mile, as opposed to about \$440 million per square mile in Uptown. Spending patterns also reflect a higher homeownership rate in Lakeview, with large retail float in the Furniture and Building Materials categories.

If “buying power” minus “retail sales” equals a positive amount, then there is more demand from residents for that category of retail than is currently available. This means that area residents are leaving the area to spend money in these retail categories.

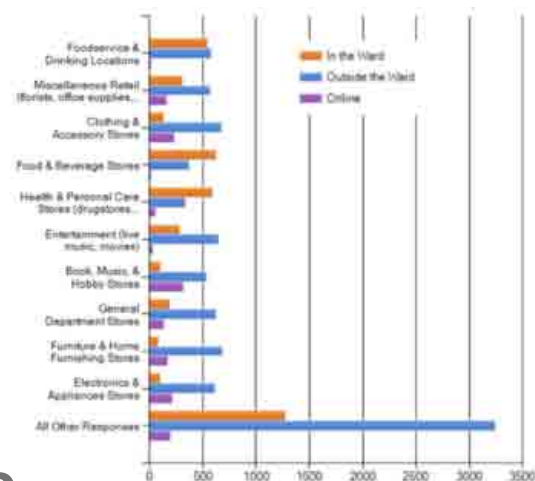
There is a general perception that new retail must be supported by the local population or it will likely fail. While this is not necessarily the case, we can clearly see that there is opportunity to expand retail options in most categories, enticing shoppers to stay inside the 46th Ward.

The Target store that opened in the Wilson Yard development in the summer of 2010 is an example of a retail business that is bringing shoppers from outside the Ward, especially on weekends. Many of their shoppers are college students from DePaul and Loyola, making it one of the highest performing Targets in the region. What is also interesting to note is that Target has a large number of patrons who are buying smaller volumes of items, indicating that many of the shoppers either walk or take mass transit to shop at this store.

Retail Online Survey Results, August 2011

When we did the online survey, just under 798 people responded to an online market survey. While a more scientific approach would be to review the spending habits of the 46th Ward residents, one can also gain a sense of desired retail by reviewing an online survey of residents. Around 90% of the respondents lived within the 46th Ward.

Where do you shop: in the Ward, outside the Ward, or online?



What types of businesses and services would you like to see in the 46th Ward?

Responses were geared toward independent restaurants, department stores (i.e. Kohl’s), art galleries, movie theater, LGBT-related stores, a Bally’s gym, a green dry cleaners, Apple Computer, higher end grocery stores, and specialty food stores.

What types of businesses and services should not be recruited any longer?

Responses were geared toward fewer beauty salons & supply stores, nail salons, check cashing services, wholesale clothing/accessories, liquor stores, clinics, phone stores, thrift stores, and fast food. However, some noted that it would be better to have empty store fronts filled with less desirable retail than have it remain empty.

What do you travel the furthest to buy?

Responses were geared to furniture stores (i.e. IKEA), discount super stores, shoes, higher-end clothing, movie tickets, kitchen supplies, organic food, higher-end groceries, and building supply/hardware (i.e. Home Depot).

Zoning Guidelines

Zoning is a land use tool that defines what uses of a mapped parcel of land are permissible. Zoning laws regulate private land use in order to locate particular land uses where they are most appropriate and separate incompatible uses. Considerations behind zoning decisions can include density, public utility use, traffic, noise and the character of existing structures.

Zoning Maps and Summaries of Zoning Codes

- Current zoning designation of a particular parcel of land can be found at <https://gisapps.cityofchicago.org/zoning/>.
- A summary of the zoning codes can be found at: <http://www.clvn.org/pdf/zoningCodeSummary.pdf>

Major Development Activity Wilson L Rehab

The rehab of this station will get underway in the fall of 2013 and take 33-months to complete (see **Transportation** section for more details). In addition to a \$203M investment in the Ward transportation infrastructure,

this project will result in a welcoming new gateway to the Uptown community, rehabbed retail space in the Gerber Building, and a new entrance at Sunnyside. The new station will also be a Purple Line transfer station, making it even more convenient for people to live, work and shop in Uptown.

3740 N. Halsted

This was the first major development approved by the 46th Ward Zoning & Development Committee. The \$82M project will be 15 stories of 269 market-rate rental apartments, which given the exceptionally low apartment vacancy rate that currently exists, should help to stabilize increases in apartment rents in the area. Smaller retail will be on the first floor of this development.

Clarendon/Montrose Maryville Project

This proposal is currently being vetted with the 46th Ward Zoning & Development Committee and the City's Department of Housing & Economic Development. The \$230M project will likely be using tax-incremental financing (*TIF*) to assist with its development.

Uptown Entertainment District

The 46th Ward Office has been working with City of Chicago Departments of Housing and Economic Development and Cultural Affairs and Special Events, Uptown United and Uptown arts agencies and businesses to craft the identity and regulatory framework for the Uptown Entertainment District. This will be a priority for the 46th Ward for the foreseeable future.

New Businesses since 2011

We are excited to welcome new retail to the area, and we encourage residents to explore and support these local businesses.

- Sonic Drive-In - 1000 W. Wilson (under contract)
- Forget Me Knodt - 1313 W. Wilson (opened spring 2013)
- Palla's Grill - 4570 N. Broadway (opened spring 2013)
- Lao Sze Chuan - 4832 N. Broadway (opened fall 2012)
- Andersonville Guest House - 4866 N. Clark (major expansion)
- Reservoir - 844 W. Montrose (opened fall 2012)
- Bedding Experts - 4422 N. Broadway (opened summer 2012)
- Square Nail Furniture - 4860 N. Clark (opened summer 2012)
- Revive Spa - 4860 N. Clark (opened summer 2012)

- Razon Restaurant - 4250 N. Marine (opened spring 2012)
- TopLiner Salon - 4737 N. Clark (opened spring 2012)
- Lake Langano - 1023 W. Wilson (opened spring 2012)
- Spoil Me Salon - 4468 N. Broadway (Owner expanded to second store-front spring 2012)
- Profiles Theater - 4139 N. Broadway (opened second theater space spring 2012)
- CorePower Yoga - 4428 N. Broadway (opened winter 2012)
- Baker & Nosh - 1303 W. Wilson (opened winter 2012)
- National Pasttime Theatre - 941 W. Lawrence (moved to this location winter 2011)
- Caravan Restaurant - 4810 N. Broadway (opened fall 2011)
- Weight Watchers - 4444 N. Broadway (opened fall 2011)

Zoning & Development Committee

Purpose

Alderman Cappleman seeks to promote development in the 46th Ward and at the same time incorporate community input into the process. To facilitate this, he formed the 46th Ward Zoning and Development Committee for the purposes of providing a framework for decisions about proposed zoning changes, planned developments, and tax incremental financing (TIFs) districts. Representatives from 30 diverse neighborhood organizations throughout the ward make up this committee. Representatives include members from various block clubs, condo boards, affordable housing buildings, as well as experts in transportation, real estate, and historic preservation. Every resident has a representative serving on this committee. For more information about this committee, call the 46th Ward at 773-878-4646. New members may be added to the committee in the future.

Role of Committee

The role of the committee is as an advisory body for Alderman Cappleman. The ultimate decision for any development lies with the Alderman. Committee members are asked to represent the interests of their group as well as their own perspective and experience. Committee members are asked to communicate with their represented group to make sure that accurate and timely information is distributed and that concerns and questions are conveyed back to the committee, Alderman Cappleman

and the developer. The 46th Ward Zoning and Development committee meets the last Monday of every month (*depending on need*).

The following Zoning and Development guidelines will apply to most zoning changes and special use requests. It will apply to all large commercial developments and planned developments. Exceptions to this process will be at the discretion of the Alderman and may include: Single family homes, small multi-unit housing, business special use applications and zoning changes that do not result in increased density.

- Developers or parties seeking a zoning change should fill out the 46th Ward Development Application and attach all relevant and available information.
- Application and information provided will be posted on the 46th Ward website, noted in the 46th Ward newsletter, and emailed to the 46th Ward Zoning and Development Committee.
- Developers or parties seeking a zoning change should schedule a meeting with Alderman Cappleman's office to discuss their preliminary proposal.
- For new construction or building rehab, developers will provide 6 hard copies of the development proposal which will be made available in the following locations:
 - Ald. James Cappleman's Office
 - Uptown Branch Chicago Public Library
 - Bezazian Library
- An open public meeting will be held for the developer or party seeking a zoning change to present the proposal to all interested neighbors. The Alderman's office will work with the developer to schedule this meeting. This meeting will be held at a large venue in the Ward and advertised through:
 - The 46th Ward website and newsletter
 - Committee members' communication with their organizations
 - Chambers of Commerce
 - Block clubs
 - Community interest blogs, neighborhood press
- Smaller meetings with interested groups may be held to discuss specific concerns, such as parking and traffic. These meetings will be

in response to community concerns or requests for more information. The Alderman's office will assist in coordinating these meetings. If there are no significant public concerns expressed, these meetings will not be necessary. Small groups may include:

- immediate neighbors
- block clubs
- schools
- businesses
- non-profits and social service providers

- Members of the 46th Ward Zoning and Development Committee will be encouraged to attend the above mentioned meetings in order to view the proposal and to hear public comments. Representatives from the Chicago Department of Housing and Economic Development (DHED) will be invited to attend public meetings.
- Concurrently with the above mentioned public meetings, the developer should be discussing the proposed project with DHED to begin their process as well.
- At least 2 weeks prior to the scheduled Zoning and Development Committee meetings, the following must occur:
 1. Developer's application completed and filed with the City
 2. All application materials, with all expected changes reviewed and finalized, are emailed to the committee and publicized on the 46th Ward website.
 3. Hard copy plans with the most current information in the Alderman's Office and library locations.
- Developers or parties seeking a zoning change will attend a meeting of the 46th Ward Zoning and Development Committee to present information and be available to answer any questions and concerns the committee might have. This will conclude the Ward review process and the Committee will take an advisory vote to assist with informing Ald. Cappleman's decision.
- Due to notification requirements and City review schedule deadlines, developers may move forward with the process of getting on the City committees' schedules (*Zoning Board of Appeals, Planning Commission*) pending Ward Committee review and approval.
- For development proposals that include a planned development, are

requesting a TIF subsidy, have a project cost above \$10 million, or include an affordable or subsidized housing component, the developer should expect to meet with the Zoning and Development Committee twice. The first meeting will be at the beginning of the public dialogue process and the second will be after this process is complete, comments and changes have been incorporated in the plan, and plans have been finalized.

- The meetings of the Committee will be open to the public unless the Committee decides to close the meeting for discussion, deliberation and voting. Presentations by the developers will be scheduled for appropriate meetings and the developers may be asked to attend a meeting to present information and answer questions prior to the meeting being closed for deliberation. Results of the vote will be published on the 46th Ward website the next business day.



TAX INCREMENTAL FINANCING DATA

Tax Increment Financing (TIF) is a special funding tool used by the City of Chicago to promote public and private investment across the City. Funds are used to build and repair roads and infrastructure, clean polluted land and put vacant properties back to productive use, usually in conjunction with private development projects. Funds are generated by growth in the Equalized Assessed Valuation (EAV) of properties within a designated district over a period of 23 years.

Funding levels for specific projects are coordinated with area plans and goals. When an area is declared a TIF district, the amount of property tax the area generates is set as a base EAV amount. As property values increase, all property tax growth above that amount can be used to fund redevelopment projects within the district. The increase, or increment, can be used to pay back bonds issued to pay upfront costs, or can be used on a pay-as-you-go basis for individual projects. At the conclusion of the 23-year period, the increase in revenue over the base amount is distributed annually among the seven taxing bodies in the city that are based on property values.

There are 4 TIF districts wholly or partially located within the 46th Ward. The Lakeside/Clarendon TIF District was repealed under state TIF guidelines for having failed to produce an economic development project within seven years of its designation. It contained about \$500,000 that was dispersed to the appropriate taxing bodies. Due to the new ward boundaries, the Hollywood/Sheridan TIF is no longer in the 46th Ward.

There have been some changes to Ward TIFs and TIF projects in 2012. Citywide, funds being received into the TIFs are lower than had been projected. This means that it is more critical than ever to carefully consider how these funds will be used. Ald. Cappelman remains committed to using these funds for projects that will encourage economic growth and development.

Wilson Yard TIF

Designation: 2001

Expiration: 2025

99% within 46th Ward

Covering 144 acres and characterized at the time of its designation by older multi-family residential buildings, aging commercial properties and a large parcel of vacant land, the Wilson Yard TIF was created to foster comprehensive improvements within the heart of the Uptown community. The district is intended to help preserve existing buildings for continued residential and commercial uses, to facilitate the assembly and preparation of land for new development, and to retain the area's economic and social diversity.

A main priority has been the mixed-use redevelopment of Wilson Yard near Broadway and Montrose Avenue, where an elevated CTA rail yard and train repair facility stood until being destroyed by fire in 1996. Funds were also targeted to support eligible costs involving new construction, public works improvements, relocation costs and certain interest expenses. Job training and day care were also supported by the TIF.

A project slated for the Wilson Yard TIF was cancelled: The Arai (Uplift) School Atrium project was cancelled due to fire safety issues, and the \$3.5M that was obligated for the project was returned to the available TIF funds.

Completed Projects

Hazel-Winthrop Apartments, Clifton-Magnolia Apartments, Wilson Yard Family and Senior Apartments, Wilson Yard, Truman College parking garage

Proposed Projects

CTA Wilson L Station improvements

Clark/Montrose TIF

Designation: 1999

Expiration: 2022

40% within 46th Ward, 53% 47th Ward, 8% 48th Ward

The Clark/Montrose TIF is characterized by retail and mixed-use properties in the eastern portion of Edgewater community. More than half of the increment in the 51-acre district is targeted for rehabilitation purposes, specifically for commercial, institutional and mixed-use properties along Clark Street. The district is also intended to provide incentives for new construction projects that capitalize on the expansive residential areas adjacent to both Clark and Montrose Avenue, and projects that preserve or rehabilitate historic or architecturally significant structures. Other priorities include job assistance to training and readiness programs, and improvements to public right-of-ways, parks and schools. The TIF has or will utilize a minimum of \$7.3 million in public dollars to attract a minimum of \$10 million in private investment.

Completed Projects

Black Ensemble Theater, Chase Park, Lawrence Ave Streetscape

Proposed Projects

None

Lawrence/Broadway TIF

Designation: 2001

Expiration: 2025

45% within the 46th Ward, 55% within the 48th Ward

Encompassing 74 acres primarily along Lawrence Avenue, Broadway and Sheridan Road, the Lawrence/Broadway TIF was designated to promote the revitalization and construction of commercial, residential and mixed-use structures within the Uptown and Edgewater communities. Prior-

ties include the redevelopment of vacant lots for mixed-income housing projects and retail uses, the preservation and rehabilitation of historic structures, and the promotion of the Broadway-Lawrence intersection as a center for entertainment and performing arts. Funds are targeted for land assembly efforts, projects that create off-street parking opportunities for residents and business patrons, utility and streetscape upgrades, public transit improvements and open space expansion projects. Additional goals include the establishment of job training and placement programs for area residents.

Completed Projects

1201- 1231 W. Leland Ave, Gunnison Lofts, Uptown Broadway Building, Uptown Goldblatt's Store

Proposed Projects

The primary goal of this TIF is the redevelopment of the Uptown Theatre, along with infrastructure projects to support the development of the surrounding area. Major streetscaping on Broadway from Gunnison to Leland, and on Lawrence from the Uptown Theatre to Winthrop will occur in 2015. Public comments will be sought toward the end of 2013. Major streetscaping on Broadway from Leland to Wilson will occur in 2016 to coincide with the rehab of the Wilson L Station.

Montrose/Clarendon TIF

Designation: 2010

Expiration: 2034

100% within 46th Ward

The Montrose/Clarendon TIF was designated to foster improvements within the Clarendon Park neighborhood within the Uptown community. The 31-acre district is characterized by institutional buildings occupied by Columbus Maryville Emergency Shelter until 2009, several nearby residential buildings, and public open spaces. The large majority of increment anticipated to be generated by the district will be allocated for the acquisition, remediation and rehabilitation of the former shelter buildings and improvements to other existing structures in Clarendon Park and adjacent residential areas. Job training and public works improvements are also identified as eligible expenses.

Completed Projects

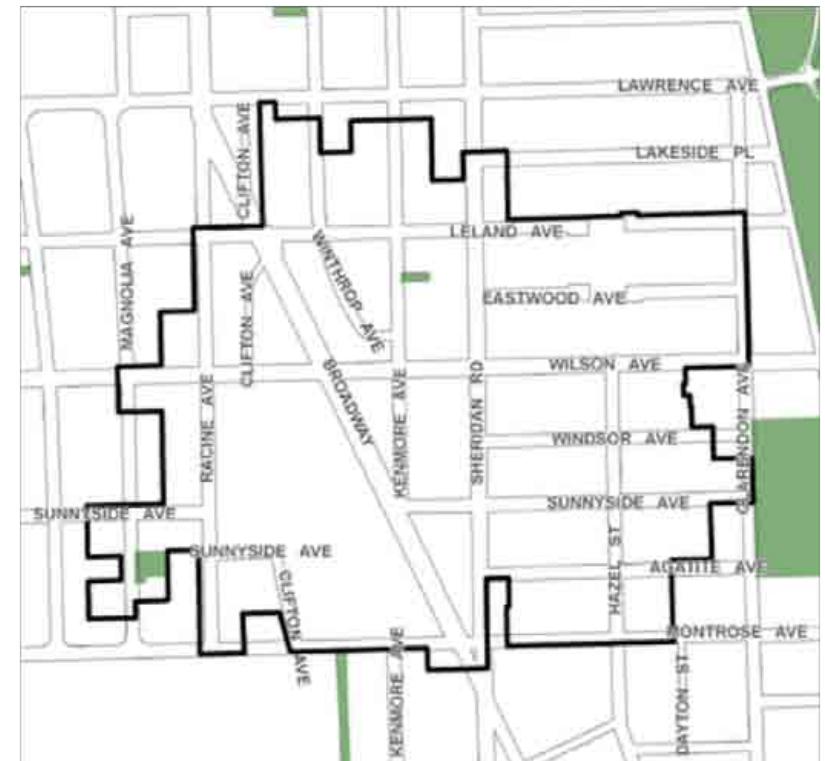
None

Proposed Projects

The community and the Alderman rejected a redevelopment proposal that was submitted by Sedgwick Properties in June 2011. Developer JDL has proposed to build a new mixed-use high-rise at Montrose and Clarendon on the site of the former Maryville Hospital. If approved, the developer hopes to have the project underway by the end of 2013.

TIF Maps

Wilson Yard TIF Boundaries



Clark/Montrose TIF Boundaries



Lawrence/Broadway Entertainment TIF Boundaries



Montrose/Clarendon TIF Boundaries



HOUSING

Many areas of the Ward are known for some of the City's best historic buildings and single-family homes in the area. Because the 46th Ward is along Lake Michigan and is close to the CTA Red Line, it has become a sought-after place to live, which is one reason why there is a remarkably high density of housing. This density of housing makes it one of the smallest geographic wards in the City of Chicago. With a growing resurgence of the entertainment district in the northern edge of the ward, and Wrigleyville known for the Cubs in the southern end of the Ward, the 46th Ward is becoming more known for its nightlife and unique restaurants featuring food from all over the world.

Housing inventory

As of 2010, the 46th Ward had an estimated 33,339 total housing units, up from 28,225 in 2000. Different areas of the neighborhood saw different growth rates in housing stock in the decade from 2000 to 2010. The housing stock is primarily multi-family units, with the most common type of housing in the ward being buildings with 20 units or more, especially

along the lakefront. The second most common type of housing is low-rise buildings of 3 to 19 units. This housing profile is consistent with the high population density of the 46th Ward. It is estimated that only 2.5% of the Ward housing stock is single family homes (*attached or detached*), compared to 25% single family homes in the City of Chicago, and 40% in Cook County. Approximately 95% of 46th Ward housing is in buildings of 3 units or more.

An important feature of the 46th Ward housing profile is the preponderance of small residential units, those with 0 or 1 bedroom. The lakefront neighborhoods in the 46th Ward, where the highest density exists, have at least 60% and up to 80% of housing stock in the form of 0 or 1 bedroom units. The lowest density area of the ward is Sheridan Park, and this is the area with the most multi-bedroom units. About 23% of the units in Sheridan Park have 3 or more bedrooms, and only 45% have 0 or 1 bedroom. While this is the greatest concentration of these larger units, they only represent about 5% of the total housing units in the ward.

The 46th Ward has an average of less than 2 occupants per housing unit, indicative of few families with children. The growth in the number of these small housing units has not been conducive to reversing the trend of a declining number of children in the Ward. Current market conditions continue to encourage these smaller units.

New Developments

There have been few new development projects in the Ward since 2000. However, there are areas that contradict this. The lowest rate of new development are in Buena Park and along the lakefront; a mid-rise is going up at 3740 N. Halsted, a project with 269 market-rate apartments. The prevailing wisdom is that new development would drive up housing costs and displace lower income residents. However, the areas with the highest rates of new development are also the areas with the lowest median rents and the lowest per capita income. This may be a result of developers taking advantage of lower land values or vacant land.

The new developments appear to primarily affect the cost of owner-occupied housing, not the price of rental housing. The areas with the lowest development have the lowest median values for owner-occupied units.

Rental Housing

Approximately 70% of the housing units in the 46th Ward are rental. An important metric when analyzing rental housing markets is the number of renters who are considered “cost burdened.” This means housing costs are more than 30% of their income. In Chicago, nearly 55% of renters spend more than a third of their income on housing, up 10% from the year 2000 (*Source: Chicago Rehab Network*). The 46th Ward has a rising rate of cost burdened renters (*Source: ACS*), but a much lower rate of cost burdened renters than the city as a whole. The rates of cost burdened renters vary by neighborhood within the Ward.

Rents in the Uptown portion of the 46th Ward remain among the lowest in the City according to data on rental websites such as RentJungle.com and ChicagoApartmentFinders.com. Average rents are about \$800 for a studio and up to \$2,000 for a 3-bedroom. However, rents are rising in many parts of the City, and on the Northside in particular, due to high demand (*Source: Marcus and Millichap*). Meeting market demand through increased supply will, in the long term, keep rental rates lower. Rents increase significantly as you travel south of the 46th Ward, toward downtown.

Areas with the lowest per capita incomes have the lowest rents but also have the highest cost burdened renter populations. Rents in the area bounded by Lawrence, Montrose, Clarendon and Racine has average rents as low as \$600 and rate of cost burdened renters in excess of 50%, and as high as 62%. Ironically, this same area with lower rents has a higher amount of cost burdened renters, which places a strain in this area. Some higher income areas also have high rates of cost burdened renters, which demonstrates that some renters choose to spend a higher proportion of their income on housing in order live in the housing of their choice.

Homeownership

The 46th Ward homeownership rate has increased from 20% to 30%, over the last 10 years. The average rate of homeownership in the surrounding area is much higher at approximately 42% and there’s a 49% average across the City.

Areas of the ward with the highest household income have the highest rates of homeownership, with some neighborhoods exceeding 50%.

Areas with high poverty have homeownership rates of 20% or less. However, there is not a clear relationship between affordable homeownership and income. The areas with the highest median home values have lower homeownership rates, without a clear link to rental rates or the income levels of residents. Some neighborhoods have incomes and rents that are above the ward average, but have low rates of home ownership.

Price Trends

The 46th Ward has been impacted by the national trend of falling prices for owner-occupied units over the last few years. In addition to lower prices, there are fewer sales and few units available for sale than has been the case historically. Having fewer sales makes price trends more difficult to accurately calculate.

Since most of the owner occupied units in the ward are in multi-unit buildings, the price trends for these units have the most data. Since September 2010, there have been several hundred sales of homes in multi-unit buildings. These sales have shown average monthly prices between \$260,000 and \$325,000.

There are very few sales of single-family detached homes in the 46th Ward, but these homes tend to be large and historically significant. Single-family homes in the ward are often sold for \$1 million or more, but there are only a small number of these transactions.

Housing Vacancies

The 46th Ward overall 2010 housing vacancy rate (*rental and owner occupied*) is 8.5%. Rental housing historically has much higher vacancy rates than owner occupied housing throughout Chicago, and since the majority of 46th Ward housing is rental, housing vacancy rates are higher in the 46th Ward. Rental vacancy rates are as high as 20% in a few concentrated areas, but typically range from 2%-8% throughout the Ward. In the Chicago area, rental housing experienced a vacancy rate around 12% for 2010.

While the softening of the 46th Ward housing market is consistent with that of the city as a whole, vacancy rates are lower overall. The high foreclosure rate that has affected much of the nation and the city has had less of an impact on the 46th Ward.

Subsidized housing & Affordable Housing

Affordable Housing Terms

In the last few years, the term “affordable housing” has been used interchangeably to refer to housing that has either a reduced rent or housing that requires 1/3 of a renter’s income. Housing that requires 1/3 of one’s income is technically subsidized. This ward master plan will use the term “affordable” interchangeably unless otherwise indicated.

Both CHA and HUD guidelines mention the term “mixed-income” housing, which refers to housing developments that contain an even distribution of market-rate, affordable, and subsidized housing.

There are also a few high-rises that are affordable co-op buildings, meaning that inhabitants are able to purchase a percentage ownership of the entire building. There is also “Chicago Partnership for Affordable Neighborhoods” (*CPAN housing*), which are condo units offered at a reduced rate.

Affordable & Subsidized Housing Inventory

In the 46th Ward, households utilizing both affordable and subsidized housing have average annual incomes ranging from \$10,000 to \$15,000. There are no building developments in the 46th Ward that fit HUD’s criteria for being designated a mixed-income building. Rather, buildings in the area tend to be predominantly all market-rate, all affordable, or all subsidized.

In both the City and the 46th Ward, there are a number of different providers of affordable housing. Some of them include Chicago Housing Authority (CHA), Housing Urban Development (HUD), Illinois Housing Development Authority (IHDA), Voice of the People, Mercy Housing, and rental assistance using the City’s Low Income Housing Trust Fund dollars. The total amount of affordable and subsidized housing within the 46th Ward is approximately 6,800 units of housing, or around 20% of the housing within the 46th Ward.

Of Chicago’s 77 neighborhoods, Uptown has the highest number of apartment units receiving government subsidies in the City of Chicago. Looking at the 51 census tracts that stretch from Diversey to Peterson and Western to the Lakefront, only ten of these census tracts have more

than 5% of their entire housing stock listed as subsidized. Nine of these ten census tracts are located within the Uptown neighborhood. The percentage of HUD-subsidized housing within these nine census tracts fall within the range between 14% to 24%. More than half of the residents living in HUD housing are either disabled or senior citizens. The 46th Ward contains about 2% of the population of the city but 6% of the HUD housing citywide.

Issue

The cost of rehabbing apartment buildings using government funds is more expensive than rehabbing market-rate apartment buildings based on the following factors:

- Larger apartment buildings are now requiring multiple layers of financing to purchase and rehab them into affordable housing, (*i.e. Wilson Yard Housing required 22 layers of financing to make it work*).
- The length of time to get these many layers of financing together also adds to the cost of affordable housing.
- Using government funds kicks in many additional requirements (*i.e. ADA compliancy, etc.*), which makes it more expensive.
- The City's requirement that all residential buildings that are 80 feet and taller abide by new requirements of the Life Safety Ordinance by 2015 also drives up the cost.

Due to the high cost of rehabbing affordable housing, it is now much more cost efficient for a developer to do a gut rehab for a market-rate building. This requires fewer layers of financing and fewer regulations.

The City of Chicago offers incentives for purchasers of apartment buildings (10+ units) to set aside affordable units. Those incentives are:

- The project is a planned development.
- The property is being upzoned.
- The new owner is purchasing the property from the City.
- The new owner is receiving financial assistance from the City, including Tax Incremental Financing (*TIF*) dollars.

If none of these criteria exists, an alderman cannot require the new building owner to set aside affordable units. Aldermen are also not allowed to block a building permit to force an owner to provide affordable housing.

Plan

Ald. Cappleman joined other aldermen to form the Paul Douglas Alliance. One of their goals is to create policies that will provide more incentives for building more affordable housing throughout the City.

SROs and Small Apartment Units

The 46th Ward has the largest number of Single-Room Occupancy (*SROs*) apartments in the City of Chicago. This type of housing has traditionally been for people with low income and many of these buildings were built over eighty years ago. Currently, there are twelve *SROs* in the 46th Ward. Two more buildings are in the process of securing their *SRO* license.

Three large apartment buildings that were market-rate housing, but provided inexpensive rents, have either recently sold or are in the process of being sold to market-rate developers. The buildings are: the Norman at 1325 W. Wilson, Chateau Hotel (*SRO*) at 3838 N. Broadway, and Lawrence House at 1020 W. Lawrence. All three buildings had experienced numerous code violations and multiple complaints from tenants about poor living conditions. Two of these buildings went into foreclosure (*Norman and Lawrence*). All three of these buildings have a history of providing housing for a large number of people with special needs.

Issue

Due to the extent of code violations and the lack of available government funds to purchase and do a gut rehab of these buildings, it was left to private developers to purchase them. The increase in the number of people who are now renting due to the foreclosure crisis has led to historic low rental vacancy rates, which has further driven up the prices of rental buildings. Owners of buildings that have traditionally provided lower rents are now finding it more profitable to sell their buildings rather than use government funds to rehab them.

Plan

- Ald. Cappleman established a building managers apartment group for the purpose of having building managers share best practices in the management of their buildings. This should help buildings remain in good repair and avoid costly gut rehabs.

- The Alderman remains committed to working with advocacy organizations to encourage more affordable housing in a manner that fits within the City’s requirements for providing affordable housing.

Cubicle Hotels

In the City of Chicago, there are two cubicle hotels for men that fall outside the guidelines that are placed on all other residential buildings. Cubicle hotels house men in rooms that have room dimensions of approximately 7’X7’. Most of the rooms have no windows, and ventilation is through a ceiling with chicken-wire. The Chicago Low Income Housing Trust Fund will not provide rental subsidies to cubicle hotels because they are considered unsuitable housing. In the fall of 2012, Ald. Cappleman approached the owner of the cubicle hotel in Uptown to upgrade the living conditions for the residents living there. When the owner made the decision to not take action until an ordinance was introduced to ban cubicle hotels, Ald. Cappleman worked with Ald. Brendon Reilly to introduce such an ordinance. This action has now encouraged more communication between the owner of the cubicle hotel and the Alderman.

Issues

- It remains very difficult to upgrade a cubicle hotel while keeping the rents low for men who are at risk for becoming homeless.
- A disproportionate number of these men need case management to assist them with improving their quality of life.

Plan

Ald. Cappleman, the owner of the Cubicle Hotel, and the Mayor’s Office are working on a plan to upgrade the facility while keeping the rents at an affordable rate for the current residents. Part of the goal is to ensure all the men have access to ongoing case management to assess and address their psychosocial, health, and financial needs.

Housing for Families with Children

In the 46th Ward, a high disproportionate number of children live in extreme poverty. Conversely, there are very few children from middle-income families living here. There are some voting precincts in the 46th Ward where there are no children at all. This is one area where the 46th Ward lacks in diversity. However, given the exceptionally high numbers of large residential buildings and many families gravitating toward smaller residen-

tial buildings or single family homes, it would be unrealistic to expect the 46th Ward to attract a substantial number of families with children.

Issue

Given the 46th’s Ward’s proximity to Lake Michigan, parks, and the Red Line, housing will tend to be more oriented to adults.

Plan

- Where indicated, more housing for middle-income families with children is needed to add more diversity in the ward.
- Issues that discourage middle-income families from remaining in the ward need to be further identified and addressed. Anecdotally, it appears that addressing concerns about educational options, public safety matters, and more family-friendly housing would help.

Life Safety and High-rise Ordinance

A significant issue facing condo owners, particularly those in vintage high-rise buildings, is the Chicago Life Safety and High-rise Ordinance. This ordinance requires buildings to install advanced safety measures such as sprinkler system. Less than 2% of all fire fatalities in residential buildings occur in high-rises that are affected by the Life Safety Ordinance.

Issue

While resident safety is the highest priority, this ordinance can create excessive financial burdens on residents and can adversely impact the value of these vintage condos. The State Fire Marshall has publicly called for all high-rise buildings to have water sprinklers.

Plan

- Alderman Cappleman has worked with other City Council members to delay the implementation of the Life Safety Ordinance until December 2014.
- Alderman Cappleman is now working with other aldermen and Illinois elected officials to alter some of the requirements placed on residential buildings with heights of 80’ or more. The use of best practice standards that are already being used in other major cities will serve as a guide for these efforts.



SOCIAL SERVICES

In an area with such diverse needs, social services can serve to strengthen the support system of their clients so that they can live a life that is full, productive and as healthy as possible. Well-utilized social services are a community investment that provides universal benefits.

Locating Needed Resources

Residents needing social services benefit with having easy access to information about what is available to them. Other social service providers also benefit because the knowledge of these resources assists them with making needed referrals. Having a system in place that allows for anyone to easily know what services are available in a given area also assists with identifying areas that are void of certain types of services as well as where there is duplication.

Issue

It is often difficult for the public and social services to identify and locate needed social services.

Plan

- Purple Binder is an organization that lists many of the social services throughout the City of Chicago. This organization assists anyone with a particular need to locate a program that can be of service. The program's "search" feature makes the task quite easy. At Ald. Cappleman's request, the Dept. of Family and Support Services now urges all social services receiving city funds to list their services with Purple Binder. This makes it much easier to locate needed resources. In addition, knowing the location of resources can help the City identify where resources are needed.

- The 46th Ward Office keeps a smaller listing of services within the ward to assist those in need. Office staff members are also available to assist residents with accessing Purple Binder's website for a more extensive listing of resources.
- Senior Health Fairs are sponsored by the 46th Ward in collaboration with Weiss Memorial Hospital. This gives local seniors the chance to learn about services that are available to them in the area. Such events also create a forum for providers to connect with one another to encourage more collaboration and coordination of services.

Neighborhood Resources	Wards		
	46th	44th	48th
Education			
Adult Literacy/ESL	9	1	3
Child Care	13	4	3
Community Partnership Services	10	1	1
Early Head Start	1	0	0
Head Start	11	1	4
Private Elementary	4	3	3
Private Preschool	8	5	4
Public Elementary	5	5	4
Public Preschools	5	4	4
Special Education	1	0	0
Tuition-Based Preschool	1	3	0
Employment			
Generic Employment Services	16	0	4
Health Care			
Community Health Centers	4	1	2
Dental Clinics	3	0	3
Hospitals	2	2	1
Immunizations	4	1	0
Mental Health Clinics	1	3	2
Nutrition			
Food Pantry	7	3	2
Senior Congregate Dining	2	2	4
Soup Kitchen	7	0	1
WIC	1	1	0
Senior Services			
General Senior Services	7	4	3
Golden Diner Program	2	3	3
Social Services			
Counseling	6	8	5
Disability Services/Education	5	2	2
Extra Curricular Youth Activities	25	5	23
Housing Assistance	4	0	5
Interpretation & Translation Services	0	4	2
Parenting Training	3	0	3
Shelter	10	3	1
Substance Abuse Resources	4	2	2
Total Services	181	71	94

Providing Housing to Individuals with Mental Illness and Ongoing Alcohol/Drug Dependence

The neighborhood of Uptown has the highest rate of people living with chronic mental illness in Illinois. A small subset of this population lives with ongoing alcohol/drug dependence. Best practices validate the need to house these individuals in apartments with wrap-around services, realizing that it is not always realistic to expect total sobriety. The 46th Ward has had some success stories with housing this population.

Issue

Buildings that take in people with both a mental illness and an ongoing addiction require both an excellent building manager and an assigned social service case manager to manage crises as they arise. When this is not the case, the other residents in the building don't feel safe and the surrounding community is negatively impacted.

Plan

- Ald. Cappleman continues to work with building managers and social service agencies to create a plan of care that is reviewed regularly so that chronic issues can be monitored and addressed.
- Ald. Cappleman is working with the City of Chicago to identify more housing opportunities throughout Chicago for people living with a dual diagnosis of a mental illness and an addiction.

Social Services Providing Homeless Outreach

In the summer of 2012, Ald. Cappleman met with a number of CEOs from social services in the Uptown area to brainstorm ideas of working together to address homelessness. From that discussion, and from Ald. Cappleman's own outreach to individuals experiencing homelessness with other City Departments, it was observed that a disproportionate number of people sleeping in the parks and under the viaducts had issues with both mental illness and alcohol/substance abuse. The longer they were in the streets, the more resistant some of them were to get into interim housing.

Issues

- Along Lake Shore Drive near Wilson and Lawrence Avenues, there have been fluctuating numbers of people living on the streets; some for many years. From efforts to address this problem, it ap-

peared that rather than accept placement into a shelter, many of the individuals experiencing homelessness would go elsewhere throughout the park when City Services would try to address the large encampments that would form. From conversations with these individuals and various social service providers, it was learned that many of the people sleeping outside were receiving onsite visits from the Salvation Army, Thresholds, the Night Ministry, Heartland Health Outreach, Northside Housing, Catholic Charities, the Dept. of Family & Support Services, and a number of church groups. In the February 2012 **Chicago Plan 2.0 Community Charrette: Final Report**, formerly homeless individuals who were interviewed reported that having multiple outreach workers "impeded rather than enhanced" efforts to get them housed. It was their connection with *one case manager*, rather than many, that ultimately led them to get into stable housing.

- The final report also noted that the systems in place to address homelessness were "fragmented and full of silos." With the outreach provided by these programs at these two viaducts, some questions arose:
 1. Were the social services coordinating and collaborating with one another with their shared clients (*i.e. determining who was doing what with assistance for obtaining benefits, an I.D., interim housing, employment, substance abuse treatment, medical tests/treatment*)? Determining who is doing what cuts down on duplication of services and provides more continuity of care.
 2. With the many different social services involved in the care of a small sub-set of the chronically homeless in a given area, it becomes difficult to ascertain whether or not it was one particular social service or a combination of the work of several social services that ultimately led a chronically homeless individual to accept placement into interim housing. Knowledge of this would ensure that we're using our resources wisely to do the greatest amount of good.
- In April 2013, Ald. Cappleman sponsored a briefing for City Council members to explain the new 2.0 Plan to End Homelessness. At this event, a number of aldermen expressed concerns about pockets of homelessness throughout the City where few services existed. As of 2013, there is still no set plan in place to assess where there is duplication of services and where no services exist.
- There are still no performance-based outcome measures that allow a social service provider to demonstrate their effectiveness with getting the chronically homeless into interim housing.

Plan

- Ald. Cappleman is working with the Mayor's Office to propose the establishment of an umbrella organization to oversee the delivery of all social services providing homeless outreach services in order to avoid the duplication of services in some areas and provide services where there are gaps. The long-range goal is to create a system where one case manager is assigned to a single client for the purposes of establishing a trusting relationship, which research shows is more effective with getting people into interim housing within a shorter timeframe.
- Performance metrics for social services doing homeless outreach services is needed. The Federal Government dispenses around \$80,000,000 to Chicago to allocate to various social services that apply for Community Development Block Grants (CDBG). Ald. Cappleman is working with the Department of Family and Support Services (DFSS) to assist social services with developing more specific performance-based outcome measures to demonstrate their effectiveness, (i.e. 35% of contacted individuals experiencing chronic homelessness are successfully placed in interim housing within 90 days of initial contact.) A successful transition to performance-based outcome measures will also increase a social service's chances of obtaining other grants that already require this type of accountability.

Quality of Care in Homeless Shelters

Prior to 2013, various interim shelter programs had a different set of standards for performance-based outcome measures. Some shelters were required to house 30% of their residents in permanent housing within 120 days and others had a 5% requirement within that same timeframe. This occurred because the shelters were responding to different funding requirements.

Ald. Cappleman worked with the Budget Office to require the same set of performance outcome measures for all interim shelters receiving any type of City funds. The result is that as of January 1, 2013, all interim shelter providers are asked to have 30% of their shelter residents placed in permanent housing within 120 days.

Issue

There continues to be a wide discrepancy in the quality of care provided in the homeless shelters throughout the City. Part of the reason for this is that there is no set definition of "interim housing." For some providers, interim housing means having clients with their own private sleeping space that contains a mattress off the floor and an area to store their personal items. For others, it could be a large room with no windows that houses scores of individuals who sleep on mats.

Plan

- Ald. Cappleman is working with the Department of Family and Support Services to encourage higher standards for interim housing, which would allow each single individual to have a minimum amount of private space that contains an off-the-floor bed and sufficient storage for personal items. For families, private space is needed to allow the entire family to stay together rather than have children separated from their parents.
- Ald. Cappleman will work with the Department of Family and Support Services to ensure there is follow up to assist interim shelter providers with meeting their performance outcome measures.

Creating Good Neighborhood Relations

Sarah's Circle, a not-for-profit that provides care to women with various stages of need, established a good neighbor agreement with two block clubs. Such an agreement can be important for the following reasons:

- An excellent relationship with the surrounding community serves as a great recruitment tool for board members for that agency.
- Unresolved issues will have residents resistant to the establishment of other social services that may be of benefit in an area.

Issue

Some social services have a history of maintaining strong relationships with their surrounding neighbors and other social services experience a pattern of complaints from the surrounding community.

Plan

Social service providers are now encouraged to establish "good neighbor" agreements with the surrounding community, which would address con-

flicts as they arise. The goal is not to be punitive, but rather, assist with restoring trust between one another.

The Ward Office has a template of a neighborhood agreement that can be utilized to assist with this. The agreement is set up to provide an outside and unbiased mediator already agreed upon by both parties to assist with resolving any conflicts.

The Number of Social Services

While it remains controversial on whether or not there are too many or too few social services in the 46th Ward, the focus needs to remain on ensuring that the entire City is making the best use of its limited resources. This means avoiding duplication of services and requiring clearly established performance-based outcome measures that demonstrate success within a set timeframe.



EDUCATION

If we're going to grow our economy and strengthen our neighborhoods, there is no question about the need to make education one of the top priorities in both the 46th Ward and the City of Chicago. Besides education serving as a means to prepare our workforce, good schools encourage families to remain in the City.

Educational Achievement in the 46th Ward

Education is a personal priority for Ald. Cappleman as well as a shared value throughout the 46th Ward. We see this exhibited by the fact that every neighborhood area of the 46th Ward meets or exceeds the average educational achievement level of the City of Chicago. Looking at the population age 25 and older, in Chicago as a whole, 79% of the population have graduated from high school, 32% have earned a bachelors degree, and 13% have a graduate or professional degree. In the 46th Ward, between 81% to 100% of the residents within each census tract (The 46th Ward is divided into approximately 10 census tracts) have graduated from high school, bachelors degrees are held from 31% to 77% of the

population, and graduate degrees are from 9% to 34% of the population of census tracts. This achievement is a common ground to build on in our ward, and is another example of the vibrant, aware and resourceful population that we live among.

Public Schools

According to CPS data, there are 3,228 46th Ward resident children enrolled in schools in Preschool through 12th grade. There are approximately 3,900 students enrolled in the schools located in the 46th Ward. 2,248 of these students reside in the ward.

There are 2 types of public schools in the 46th Ward: neighborhood schools and magnet schools. Neighborhood schools are open to every student living in the attendance boundary area, while a magnet school takes students from all over the city through an application-based lottery system. Fifty-five percent of students who live in the attendance areas attend their neighborhood schools, while an additional 15% of students attend one of the two magnet schools located within the ward. That means that 30% of students are not attending their neighborhood school or another public school within the Ward, but are travelling outside of the area and/or attending private school.

We also see that there are an estimated 2,366 students coming into the ward to attend school. The majority of these students are coming into the ward to attend Disney and Uplift magnet schools, and most of the rest are living in the school attendance areas in neighboring wards.

46th Ward schools are highly segregated. Every public neighborhood school in the ward has a student population that is at least 90% low-income and 90% minority. Demographically, there is a high concentration of low-income children in the ward, but this group is over represented in the 46th Ward schools, showing that middle and high-income families are not sending their children to the neighborhood schools.

High rates of poverty and household instability appear to be linked. One challenge faced by schools with high concentrations of low-income students is a shifting student population and high mobility rates. Consistent and stable school attendance is an important factor in the success of students and the ability for teachers to provide the best possible education. Promoting stability in neighborhood schools will help improve performance by all students attending that school.

Public School Profiles

Joseph Brennemann Grade School

Mission Statement: Brennemann is committed to being a premier educational cornerstone in our community. We offer our children an uncompromising academic experience that inspires them to explore and learn in a creative environment through hands-on learning.

Admissions: Neighborhood School. Open to students living in attendance area. If space is available, applicants living outside the attendance area may apply. Contact school for more information. Pre-K open to applicants citywide.

Student Population: As of 2009-2010, there were 294 students enrolled at Brennemann. 93.5% were low income Students. 16.3% were Special Education Students. 29.3% were Limited English Learners. As of 2009-2010, the largest demographic at Brennemann was Black. As of that time, this demographic made up 77.9% of the student population. The second greatest demographic was Hispanic at 14.3%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 54.8% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 2 (Good Standing).

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 64.8% of Brennemann Elementary School students met or exceeded standards. This school falls within the 15th percentile of all schools in Illinois.

Walt Disney Magnet Grade School

Mission Statement: Walt Disney Magnet School is committed to high academic standards and believes that learning is fun! As we prepare the "Children of Today for the World of Tomorrow," we attempt to meet all student needs through a gifted track, special programming, multiculturalism, remedial grouping, varied instructional methodology and the infusion of technology. Teachers work together as a team in an open spaced environment to create an exciting, integrated curriculum. Students are trained to be creative independent thinkers who will contribute to the community and the world at large

Admissions: Magnet School. Accepts students citywide through random lottery.

Student Population: As of 2009-2010, there were 1569 students enrolled at Disney. 69.5% were low income Students. 8.7% were Special Education Students. 11.0% were Limited English Learners. As of 2009-2010, the largest demographic at Disney was Black. As of that time, this demographic made up 40.9% of the student population. The second greatest demographic was White at 22.3%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 95.2% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 1 (Excellent Standing).

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 85.9% of Disney Elementary Magnet School students met or exceeded standards. This school falls within the 69th percentile of all schools in Illinois.

Horace Greeley Grade School

Mission Statement: Greeley School is a model school that emphasizes best practices in education. Our exceptional staff prepares our students to be successful in school and life. Through their education at Greeley all our students will develop an appreciation for bilingualism, multiculturalism and the fine arts. Our students will become compassionate and confident young people who will be well equipped for academic success in high school and beyond.

Admissions: Neighborhood School. Open to students living in attendance area for neighborhood. If space is available, applicants living outside the attendance area may apply. Accepts students citywide for Gifted and Pre-K.

Student Population: As of 2009-2010, there were 504 students enrolled at Greeley. 89.9% were low income Students. 10.1% were Special Education Students. 31.3% were Limited English Learners. As of 2009-2010, the largest demographic at Greeley was Hispanic. As of that time, this demographic made up 73.4% of the student population. The second greatest demographic was Black at 16.3%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 81% of the available points on the Performance Policy

in the 2009-2010 school year, which places the school in Level 1 (Excellent Standing).

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 81.5% of Greeley Elementary School students met or exceeded standards. This schools is in the 44th percentile of all schools in Illinois.

Graeme Stewart Grade School (slated to close)

Mission Statement: Graeme Stewart School students, staff, parents and community members will collaborate to meet the needs of all students-general education students, students with disabilities (SWD), and English language learners (ELLs), through and interdisciplinary approach in reading, mathematics, science, writing and technology.

Admissions: Neighborhood School. Open to students living in attendance area. If space is available, applicants living outside the attendance area may apply. Pre-K open to applicants citywide.

Student Population: As of 2009-2010, there were 326 students enrolled at Stewart. 98.8% were low income Students. 15.0% were special education students. 34.0% were limited English learners. As of 2009-2010, the largest demographic at Stewart was Black. As of that time, this demographic made up 54% of the student population. The second greatest demographic was Hispanic at 36.2%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 31% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 3 (Low Academic Standing). This school is on CPS Probation.

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 56.0% of Stewart Elementary School students met or exceeded standards. This schools is in the 4th percentile of all schools in Illinois.

Joseph Stockton Grade School (Slated to merge with Courtenay Grade School and remain in same location.)

Mission Statement: At Stockton School we believe that every student is unique. Because we value the uniqueness of each student, our goal is to provide the most complete education for our students based on their individual needs. We strive to enrich our students' educational lives by

providing them with differentiated instruction based on their academic and emotional needs.

Admissions: Neighborhood School. Open to students living in attendance area. If space is available, applicants living outside the attendance area may apply. Pre-K open to applicants citywide.

Student Population: As of 2009-2010, there were 368 students enrolled at Stockton. 93.5% were low income Students. 19.8% were Special Education Students. 18.2% were Limited English Learners. As of 2009-2010, the largest demographic at Stockton was Black. As of that time, this demographic made up 50.3% of the student population. The second greatest demographic was Hispanic at 39.4%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 47.6% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 3 (Low Academic Standing). This school is on CPS Probation.

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 80.1% of Stockton Elementary School students met or exceeded standards. This school is in the 29th percentile of all schools in Illinois

Uplift Community High School

Mission Statement: Our mission at Uplift Community High School is to provide a relevant student-centered curriculum focused on social justice, creating an academically nurturing environment that promotes critical and creative thinking, instills pride and respect for others and self, and equips all of our students to become leaders of tomorrow.

Admissions: Preference given to residents in Uptown area (Lake Michigan to Ashland : Addison to Foster). If space is available, applicants living outside the attendance area may apply.

Student Profile: As of 2009-2010, there were 546 students enrolled at Uplift High School. 96.2% were low income Students. 14.5% were Special Education Students. 4.4% were Limited English Learners. As of 2009-2010, the largest demographic at Uplift HS was Black. As of that time, this de-

mographic made up 80.8% of the student population. The second greatest demographic was Hispanic at 11.7%.

Test Scores and Performance: According to CPS Performance Policy, this school earned 55.6% of the available points on the Performance Policy in the 2009-2010 school year, which places the school in Level 2 (Good Standing).

Illinois Standard Achievement Test (ISAT) performance: Across all sections of the test, 76.4% of Uplift Community High School students met or exceeded standards. This school is in the 18th percentile of all schools in Illinois.

Other Opportunities for Education

Information about private grade schools, alternative high schools, and Truman College are not yet in this report. Information about these other venues of education is crucial for the 46th Ward Master Plan. We will be including these other educational opportunities in future revisions of this document.

Action Plans

- **Friends of the 46th Ward Schools**

The Alderman's office encouraged three 46th Ward residents to form Friends of the 46th Ward Schools, a non-profit working to unite the 46th Ward community with its public schools and to increase resources available to the schools. This fall, the Alderman's office and the Friends group worked together to collect school supplies for each of the Ward's public schools. Friends of the 46th Ward Schools has also publicized events and ways to support the schools using its website (*46thwardschools.weebly.com*), contact list, and social media. The group was recently granted tax-exempt status by the IRS, and plans to hold several fund raisers in addition to the school supply drive in 2013. If any resident is interested in joining or learning more, we encourage you to email Friends46thWardSchools@gmail.com.

- **Meetings with Principals**

The Alderman's office meets with the principals at each of the 46th Ward's public schools to discuss concerns such as public safety, parking and other issues.

- **Funding School Projects**

The Alderman's office has looked for ways to use City funds to support the public schools. Ward Menu funds were used to partially fund new playground equipment at Greeley Grade School.

- **Community Involvement**

1. The Alderman's office has encouraged block clubs and neighborhood associations to get involved with their local schools. This led to members of the Dover Street Neighbors Association reaching out to the principal at Stockton Elementary, and members are volunteering in the classrooms and have reorganized Stockton's library after renovations
2. The Alderman's office organizes annual school supply and holiday toy drives that benefit hundreds of Ward students.
3. During the warmer months, Alderman and staff members join with interested community members to provide eyes on the street at school dismissal time.

CPS School Changes that affect the Ward

Because CPS is a sister agency with the City of Chicago, CPS does not contact aldermen to assist with making decisions about their classroom size and hiring of staff. Aldermen also have no influence over CPS budget issues. Due to these factors, their influence about school changes are minimal, at best.

- As of the end of the 2012-2013 school year, the Courtenay Language Arts School will be combining with the Stockton Grade School and the students from both schools attend school at the Stockton location.
- Stewart Grade School will be closed and those students will be attending school at Brenneman Elementary School, which will remain open.
- Greeley Grade School and McCutcheon Grade School will remain open and the student attendance areas will not change.



PARKS AND PUBLIC SPACES

The 46th Ward is fortunate to have a unique variety of parks and shared spaces. Shared spaces encourage integrated use of public spaces by removing the traditional segregation of motor vehicles, pedestrians and

other road users. In addition to traditional park spaces, the Ward has nature areas, lakefront, community gardens and historic cemeteries. Local residents often utilize these treasured spaces and they serve to attract visitors into the area as well.

The 46th Ward far exceeds the City of Chicago's guideline of two acres of green space per 1,000 residents. To meet this guideline for the 46th Ward's 53,900 residents, it requires having at least 120 acres of open spaces, which is the size of Graceland cemetery alone. In addition, the 46th Ward has nature areas, beaches, a harbor, community gardens, play lots, and several recreation areas. All areas of the 46th Ward exceed the city guideline of having open space within a half mile of a resident's home.

Recreation Spaces

The 46th Ward residents have a wide variety of recreation spaces available to them, and some that offer unique experiences that help attract visitors to the area. The recreation spaces include soccer and baseball fields, tennis and basketball courts, playgrounds, play lots and pools.

- The Ward has six play lot parks for children under age 12 and seven additional playgrounds that are housed within other parks or area schools.
- The paved **Lakefront Trail** runs 18 miles along Lake Michigan from Hollywood Ave. on the north end, to 71st St. on the south end. This scenic trail is popular with runners and bicyclists.
- **Montrose Harbor**, just south of Montrose beach, is a marina for local and transient boaters. Home to the Chicago Corinthian Yacht Club, it can accommodate 630 docked boats.
- **Montrose Beach** is the largest beach in the city, and includes a bathhouse and pier that is a popular fishing spot. At the north end of the beach is one of two fenced dog beach areas in the city.
- The **Sydney R. Marovitz Golf Course** ranks among the most challenging of the Chicago Park District courses with its tight greens, numerous bunkers and championship length.
- A lighted outdoor skate park near Montrose Beach, **Wilson Skate Park** is considered a modern, outdoor skateboarding and rollerblading facility.

Nature Areas

The 46th Ward has five recognized and protected nature areas that cover more than 36 acres. These areas are havens for native plants, migratory birds and other wildlife. Four of these five areas are located within the Lincoln Park lakefront area. The fifth is located within Graceland Cemetery.

- Located along the lakefront, the **Bill Jarvis Migratory Bird Sanctuary** was developed on a landfill. Soon after its creation in the early 1920s, the site attracted so many local and migratory birds that it was fenced to serve as a bird and wild flower refuge. Public access has remained restricted since then. Over the decades, the Bird Sanctuary has become a magnet for birders.
- The **Marovitz Golf Course Pond** is located at the north end of the Golf Course. In the spring and fall, golfers share the greens and roughs with abundant numbers of migrating birds. The golf course's location between the Montrose Beach Dunes to the northeast and the Bill Jarvis Migratory Bird Sanctuary to the south make the restoration of natural habitats here particularly important. In the fall of 2004, three acres of savanna habitat were created both inside and outside the fence at the north end of the course. In January 2004, the golf course was designated an Audubon Cooperative Sanctuary, which means it is managed in a way compatible with nature.
- At the far east end of Montrose Beach is **Montrose Beach Dunes**, a native dune ecosystem. The native plants began appearing in the late 1990s, and in response, the Chicago Park District stopped grooming this area. Over the years, two ridges have formed parallel to the shore, separated by swales populated by native wetland species. Further up the beach, a larger dune is developing, and it continues to grow each year. In 2001, the Chicago Park District installed a fence to protect the dune; now vehicles are prohibited, and the area is closed to recreation. It remains open for nature observation. Montrose Beach Dunes provide valuable habitat for migrating shorebirds. Volunteers have been active from the beginning in monitoring rare plants and birds; volunteers also remove invasive weeds and trash. In 2005, Montrose Beach Dunes was added to the Illinois Department of Natural Resources' statewide list of high-quality natural areas, called the INAI (*Illinois Natural Areas Inventory*).
- For decades, **Montrose Point Bird Sanctuary** has drawn people from all over the region and nearby states to witness the profusion of mi-

grating songbirds found here in the spring and fall. Originally, what drew birders was the “Magic Hedge,” a 150-foot former fence line that was left unmowed and untended more from neglect than from a specific intent to attract birds. In the mid-1930s, Alfred Caldwell created a plan for the area that conveyed what he called a “naturalistic effect” with sweeping meadow spaces and layered native plant materials emphasizing the long view. In the late 1990s, the Chicago Park District undertook an ambitious project to expand habitat for birds while retaining the historic integrity of the site. Immediately north of Montrose Point Bird Sanctuary by the lake to the north is a restoration of a sand dune environment with native dune grasses and other vegetation.

Cemeteries

While cemeteries are first and foremost places for burial and remembrance of the dead, many cemeteries have special secondary value as beautiful, serene and well-protected green space. The historic cemeteries on the north side of Chicago are home to acres of mature trees and picturesque landscaping. There is an increased awareness among nature lovers and urban planners of the potential for cemeteries as a wildlife habitat. It would be virtually impossible to create an expanse of land this large in an existing urban area, but because of historic use, these areas have been preserved and the dual and harmonious co-uses of these spaces can be of great benefit to the surrounding community.

- **Graceland Cemetery** was created in 1860, and was designed from the beginning to have a park-like atmosphere. In the early 1880s, landscape architect Ossian Cole Simonds was asked to create a lasting plan for the site. He created an innovative design that used native plants and naturalistic landscape techniques before the Prairie School movement popularized such ideas, and dedicated most of his life (1880 to 1931) to making this nation’s premier rural cemetery. Chicagoans such as Louis Sullivan, Marshall Field, Mies Van Der Rohe and George Pullman are buried amidst a landscape with native trees and some native understory flora. In the spring, migrating warblers and other songbirds can be seen in the shrubs and trees that flank the tombstones.
- **St. Boniface** opened in 1863 as a suburban cemetery serving wealthy families. Today, it is a secluded space that is home to mature trees and a variety of wildlife. It is also believed that this area is the food source for the Peregrine falcons that nest on the nearby Uptown Theatre.

Community Gardens and Urban Agriculture

A community garden is an assigned space within a park that is reserved solely for the use of an organized group of community members for the purpose of growing ornamental or edible plants. The community gardening group is solely responsible for all necessary maintenance of this space. Community gardens can be created on virtually any unused land, in existing parks or on privately owned vacant lots. In addition to providing residents access to fresh, local, sustainable food, community gardens in underutilized green spaces enhance community dynamics on many levels. Visually, physically, socially, and mentally, the community garden enhances the lives of individuals and neighborhoods.

Two unique community gardens are:

- **Ginkgo Organic Gardens** at 4055 N. Kenmore is the oldest community garden in uptown. Ginkgo Organic Gardens was founded in 1994 by community gardeners as a response to local hunger. They saw, on the one hand, surplus produce in urban gardens that ended up on the compost pile, and on the other, non-profit organizations unable to afford fresh produce for the homeless and low-income people they serve. Ginkgo Organic Gardens is a community production garden that aims to solve both problems. Using organic methods, they grow approximately 1,500 pounds of vegetables, herbs, fruit, and flowers each year and donate them to Uptown-area non-profit organizations.
- In 2009, Uptown United, Truman Square Neighbors, and other interested residents established the **Winthrop Avenue Family Historical Garden**. At a time when African-Americans were not allowed to live in Chicago’s Northside, the 4600 block of N. Winthrop was set aside as an area where African-Americans could live and have easier access to their places of employment. A strong sense of community developed on this block, and families who grew up in this area have held annual reunions for over 100 years, even though many of these families have not lived on this block in many decades. This neighborhood spot recognizes the founding families’ contribution to the Uptown neighborhood and is a green development in an urban residential setting. The garden brings together the residential and commercial neighbors, building an oasis in one of Chicago’s most densely populated neighborhoods.

Guidelines for Public Space Use

46th Ward public spaces should be warm, welcoming and safe places for everyone, and should encourage inter-generational and community interaction and engagement. Several principles guide the use of shared spaces in the 46th Ward:

- **Access**
 1. A park or shared space should be ideally available to residents within three to four blocks of their home.
 2. Well-lit pathways should connect pedestrians to major arteries.
 3. Public spaces should have welcoming entrances to encourage their use.
- **Safety**
 1. Public safety is enhanced with the presence of increased foot traffic in more secluded areas. Challenger Bark, a dog park, is one such example. Although it is an out-of-the-way space, people enjoy bringing their dogs to this park so it encourages use throughout the day.
 2. Recreational value is added in underused areas with the installation of park equipment, such as Fitness Trail Equipment (*pull-up bars, etc.*) Examples are Lincoln Park (*west of Lake Shore Drive*) and Challenger Park.
 3. Lighting and visibility promote safety in public areas. While seclusion and serenity are desirable in these spaces, isolation can create vulnerability.
 4. Separated areas for play, such as play lots for children under 12, help parents feel more secure about the safety needs of their children while they are at play.
- **Enhanced functionality and maintenance**
 1. Park facilities that are well maintained and address the recreational needs of the local residents will add value to the community.
 2. Art (*preferably local*) should be integrated as often as possible into parks and public spaces.
 3. Natural playgrounds, in lieu of traditional plastic materials, are preferred. Natural playgrounds are areas that combine landscape elements, movement corridors, and plant groupings that promote safe, accessible, and age-appropriate play in an urban playscape.
 4. Residents will make greater use of the park space when there's a greater awareness of activities available to them within the Ward.

5. Accessing the public use of other non-park facilities will expand opportunities for basketball playing and swimming.
6. Neighborhood clean-up days, such as Clean & Green, serve to strengthen a greater sense of community.

Irrigation Needs & Street/Basement Flooding Issues

- There is no mechanism in place or City plan to assist neighborhood organizations to address the irrigation needs of their community gardens.
- In the last few years, Chicago has experienced flooded streets and basements due to record rainfalls.

Plan

The 46th Ward Office can assist local residents living close to these community gardens with obtaining rain barrels for irrigation purposes. Residents can disconnect their downspouts from the public storm sewer system, and instead, have the storm water flow in the barrels. The water from these barrels can be used to water the community gardens instead of flowing into our sewers. Reduction of storm water flow into our sewers reduces the amount of flow discharged into our waterways and can help to alleviate flood damages from occurring due to overbank flooding. To learn more about water management practices, go to <http://www.mwrdr.org/irj/portal/anonymous/stormwateroverview>

Some Parks Not Welcoming Issue

A few parks would attract more residents if they were more welcoming in appearance.

Plan

Create welcoming entrances in areas such as Clarendon Park (*east of Weiss Hospital*) and the entrance to Challenger Park at Montrose.

Sunnyside Mall & Playlots Issues

- The Sunnyside Mall needs more planting material and a watering source. The Chicago Dept. of Transportation has limited resources to assist.
- Astor Play Lot and Gooseberry Play Lot would benefit with better play equipment.
- Tension continues with older youth and adults playing basketball

in Bronco Billy Playlot, with some complaining about drug activity from the older youth while others complaining that the youth playing basketball don't want to cross gang boundaries to play elsewhere.

Plan

- 46th Ward Office will be organizing a meeting with the area block clubs to get volunteers to raise funds and manage the upkeep of the Sunnyside Mall. Ideal plans would involve a diverse group of organizations and residents to assist.
- Ald. Cappleman is working with the Parks Dept. to establish a park advisory committee for each of the playlots to assist with fundraising and grant applications to obtain better play equipment.
- Ald. Cappleman will be working with the Parks Department and Alternatives to address concerns on all sides about older youth playing basketball in Bronco Billy Playlot.
- Aster Playlot is due to get new playground equipment.

Greater Uses of Park Needed

Issue

The public needs to be drawn into making better use of the parks

Plan

- Challenger Park and Sunnyside Mall have been identified as possible sites for more public art, which would encourage greater attendance.
- Opportunities for art fairs, music shows, and movie viewing would attract more crowds to the park.

Some Public Areas are Unsightly

Issue

There are public areas that appear unsightly and in need of care

Plan

The 46th Ward Office will work with area neighborhood groups to adopt public parkways and street corners for public gardening.



PUBLIC SAFETY

Public safety has been cited as a high priority for many residents living in the 46th Ward. The history of the area has been that there are a few areas in the ward with high rates of crime, which lends to a higher perception of crime throughout the overall 46th Ward. The shootings that do occur in the ward are almost always exclusively gang-related, with most of them due to violence caused by two rival gangs. Shootings have been centered on four different blocks within the ward. Alderman Cappleman is working with the Mayor and City Council to get more police on the

streets, as well as reviewing other resources to address gang violence. Less crime happens when there are more eyes on the street. You can do your part by working with others on your street, as part of your neighborhood organization, with your local CAPS beat, with your neighborhood school, or organize a community garden project in your area.

46th Ward Crime Statistics

(gathered from May 18, 2012 - May 17, 2013)

The 46th Ward recorded 256 violent crimes, ranking it 37th out of 50 city wards. Ten of the 50 wards in the City have a crime rate that is more than twice the rate of crime found in the 46th Ward, with the highest rate being over five times higher than the 46th Ward (28th Ward located on the west side of the City). The 44th Ward in the Lakeview area reported more violent crime at 390; the 48th Ward in Edgewater reported less violent crime at 216. However, the 46th Ward has a higher rate of drug abuse crimes than the surrounding wards (599), where its total number of arrests exceeds the combined totals of the 44th, 47th, and 48th Wards. The vast majority of drug abuse arrests in the 46th Ward are centered within one census tract. When compared to the other 49 wards for drug arrests, the 46th Ward ranks 19th citywide.

Ward residents are often surprised to learn that crime rates are relatively low in the 46th Ward and that the perception of crime in the 46th Ward doesn't align with the statistics. However, the mere perception of crime diminishes the quality of life in our neighborhoods because residents don't always feel safe. Residents should feel comfortable to utilize every street, every business and every public space in the ward to the fullest extent.

Even though crime rates are somewhat lower than many people would expect, crime is still a problem. One shooting is one too many, and the goal is to address and minimize crime in every possible way. Alderman Cappleman is approaching crime from 3 perspectives: problem buildings, crime hot spots, and frequent offenders. It will take a number of different interventions that, when done together, will make major impacts in the reduction of crime. The effectiveness of these interventions will be periodically assessed and impacts evaluated.

Problem Buildings

Problem buildings are defined as those that generate a high number of calls for city services or are known drug or gang houses. The number of calls for service is indicative of issues that are affecting the quality of daily life for building residents and surrounding neighbors. It is also an indication of populations that utilize a huge amount of city resources, and when these situations are ongoing over long periods of time we know that those resources are not being used to solve problems, but only to deal with the consequences of those problems.

2011 started out with thirteen problem buildings. Two years later, that number has been reduced to six buildings that continue to require frequent monitoring. Much of the success in this reduction has been because of required meetings with the building managers group, which has apartment managers share ideas about good management practices.

Criminal hot spots

Alderman Cappleman is working with the police, CAPS and neighbors to identify and address criminal hot spots. These are locations where there are high rates of 911 calls, along with areas identified at CAPS meetings. Gang rivalries contribute to the existence and locations of the hot spots because of ongoing defense of gang turf. The perception of crime is exacerbated when businesses have their window views to the street blocked and when neighbors are reluctant to cooperate with police.

Frequent Offenders

In August 2012, a homeless woman from Uptown was arrested for the 396th time. The news of her arrest highlighted the broken system that has a small subset of individuals cycling through the court system and back on the streets with little in place to stop the recidivism.

Frequent offenders are those that have 20 arrests or more. These are a small number of residents of the ward that commit a disproportionately high number of crimes. These crimes are typically ones that result in little or no incarceration, and the nature of the punishments creates little disincentive to re-offend. This vulnerable population has high potential to be both the perpetrator of crime and the victim. These offenders often face issues that include mental illness, substance abuse, homelessness,

domestic abuse, unemployment and financial instability. Long criminal records reinforce these issues of instability by making it more difficult to secure stable employment or housing.

Action Plan involving the Local Residents

- Participating in Community Alternative Policing Strategy (CAPS): The purpose of CAPS is to help police identify chronic areas of crime, but it also provides a forum for the community to work together to help reduce crime in the area, i.e. creating positive loitering events, creating phone trees to communicate an issue that has suddenly arisen, going on a Midnight Bike Ride with the police, organizing residents to monitor a play lot, etc.
 1. The 46th Ward has 9 different police beats and residents are encouraged to attend a police beat meeting that is close to their home.
 2. Residents can find the time and location of their police beat meeting by going to www.james46.org/for-residents/police-beat-map/.
- Joining a local neighborhood organization or block club close to your home: This allows you to know your neighbors and your interaction with one another will help build a sense of community within the area, which helps a neighborhood become safer. Many such organizations will foster local events that improve the quality of life for all in the area. *(for contact information, go to www.james46.org/maps/)*
- Joining neighbors to adopt a public space to do a neighborhood gardening project, such as a street corner on the block: This garden plots tells others that people care more about the neighborhood than just their own private yard. It also builds a greater sense of community and it puts more eyes on the street as residents tend the garden.
- Working with community programs that provide mentoring to youth in the neighborhood, especially youth who may be at risk for becoming involved in gang activities: Such activities should support the role of parents as the primary protectors of their children, i.e., avoid promoting graffiti-type art and events that give the impression that gang activity should be tolerated. The goal should always be to promote parents' efforts to keep their children away from gangs.
- Participating in Court Advocacy, a program that follows chronic or serious offenders through the court system for the purpose of sending a message to the judge about the seriousness of their actions: Court Advocates also attend hearings for buildings facing multiple code violations. *(Your local CAPS meeting can give you more information about getting involved in Court Advocacy.)*

- Organizing parent/adult patrols when school lets out: Work with the local school principal to provide more supervision to students as they leave for home after school, which is the time of day when children are most susceptible to being victims of crime.

Action Plan involving the 46th Ward Office, Police, the Community Justice Center, Local Chambers, Schools, Businesses, Social Services, Building Managers, and Places of Worship

- Creating more outdoor events that encourage use and enjoyment of public spaces: This puts more "eyes" on the street, which discourages habitual offenders from continuing their illegal behavior.
- Having crime & safety alerts via the Alderman's website, email, text, and twitter: This alerts the community and school principals about an issue.
- With the Police Commanders and 46th Ward Alderman taking the lead, engaging area schools, businesses, building managers, social services, and places of worship to get them more involved in public safety issues.
- Having the 46th Ward Alderman work with the Chicago Department of Public Health, the Chicago Department of Family and Support Services, the Police Commanders, the Police Superintendent, the State's Attorney's Office through the Community Justice Program, the Illinois Department of Corrections, Cook County Drug Court, and the Cook County Mental Health Court to address the issue of chronic offenders in the area.
- With the local chambers and 46th Ward Alderman, having events and displaying public art that encourages the respect of all cultures and builds on the shared values of the community. This would also address some of the polarization that exists within the ward.
- Assisting businesses with identifying their safety concerns and the needed steps to address them: This is an effort done in conjunction with the local chambers, the 46th Ward Alderman, and the two Police Commanders.
- Ald. Cappelman is also working with the City of Chicago to improve reporting of domestic violence, including the reporting of repeated 911 calls involving same individuals.

While it remains a given that the City of Chicago is in need of more police, the purpose of this section is to reinforce the need for the entire

community to work together to address crime and crime prevention. The true causes of crime remain complex. It then stands to reason that the many approaches to addressing crime, when done together, will have a profound effect on making any community safer.

Resources

ClearPath: www.chicagopolice.org

ClearMap (crime statistics): gis.chicagopolice.org

CAPS

19th Police District (south of Lawrence): 312-744-0064

20th Police District (north of Lawrence): 312-742-8770



TRANSPORTATION

The 46th Ward has excellent access to public transportation, and Ward residents take advantage of this access. In Chicago as a whole, approximately 26% of residents commute to work via public transportation, in the 46th Ward, the rate is about 50%, or double the average utilization citywide.

46th Ward residents are also less likely to own a car than the average Chicago resident. About 26% of Chicago residents do not have access to a car, while in the 46th Ward, that goes up to about 45% of the households.

CTA Red Line

(Source: CTA Annual Ridership Report)

The Red Line is by far the most highly traveled El line in the city, making it the ideal way to bring visitors from outside the ward. The Red Line has ridership of almost 80 million people per year, or 38% of the total city rail ridership. This makes the El stops in the ward that much more critical, because there is so much potential to welcome these tens of millions of riders to the 46th Ward to live, shop, and experience what the Ward has to offer.

CTA Ridership

Red Line ridership continues to rise at Ward L stations. At the end of 2012, year-over-year ridership entries at the Wilson Station were up 4.6% and Sheridan was up 3.7%. Ridership entries were significantly down at the Lawrence Station, due to station work that was performed during the year, resulting in significant station closures.

CTA L Stop Inventory

The 46th Ward has 3 L stations: the Lawrence Red Line, the Wilson Red Line, and the Sheridan Red Line. None of the L stations in the 46th Ward are handicapped accessible, which has become especially troubling given a higher rate than average of elderly and people with special needs living close to these stations.

The Lawrence Station is located steps away from the Uptown Theatre, the Aragon Ballroom, and the Riviera, all current or future prime entertainment venues within the area. It also serves as one of the primary bus routes for residents living on the west side of the city to travel east. The largest employer within the 46th Ward, Weiss Memorial Hospital, has a large number of employees using this bus line to get to work.

At one time, there was retail located within the ticket booth area, but it was all removed and stripped to the bare minimum in 1995. In October 2012, the Lawrence Station went through a rehab that involved new turnstiles, wrought iron fencing, new booth, new platform, painting, bridge work, and netting for pigeon abatement. Artwork is in the process of being selected for the station and there are plans for additional bike storage.

The Wilson Station is the busiest station, servicing over 6,000 riders on the average weekday. It is located within the ward's primary retail corridor and also serves many students enrolled at Truman College. The Urban Land Institute study that was done in 2000 made the rehab of the Wilson L Station one of the top priorities to encourage the revitalization of the retail district in the area.

The Sheridan Station captures a lot of the crowd that attends the Cubs games. In 2012, Mayor Rahm Emanuel stated that it would be slated for a rehab after the completion of the Wilson Station. There has been some

discussion of the need to "straighten" the bend by Irving Park to cut travel time. Because this station is close to senior housing and housing for the disabled, Ald. Capplemann will be focused on making the station ADA compliant. Currently, there are complaints of flooding inside the station when there's a heavy rain.

CTA Buses

(Source: CTA Annual Ridership Report)

Bus ridership is an integral part of the overall picture of transportation and access in the 46th Ward. Buses provide connections that the train system cannot, and contribute to significantly reduced car traffic. Bus routes and frequency are more flexible than train travel, providing the best efficiency and efficacy for the system as a whole.

CTA Bus Inventory

Fifteen bus lines serve the 46th Ward, including several express buses that provide excellent access to downtown Chicago.

Ridership

Ridership of CTA buses is down citywide, and is down also in the 46th Ward. Even so, in 2010 there were about 50 million rides taken on the bus lines that service the 46th Ward, or about 16% of the 306 million total CTA bus rides taken. The Clark, Broadway and Sheridan buses have the highest ridership, and these 3 lines average over 50,000 rides taken on weekdays. In addition, the express buses average over 40,000 daily rides taken to downtown locations, significantly reducing car traffic on Lake Shore Drive and other arterial streets.

Bicycle and Pedestrian Travel

Perhaps due to its location along Lake Michigan, cycling and walking encompass many of the values held by area residents. It's fairly typical to see people from all different nationalities taking advantage of the walking paths found in Lincoln Park, adjacent to Lake Shore Drive.

Currently, there are only .6 miles of marked bicycle lanes in the 46th Ward, located on Halsted Street from Sheridan to Cornelia. In addition, there are marked shared lanes on Clarendon from Sheridan to Wilson; on Wilson from Clark to Marine; and on Lawrence from Broadway to Marine. However, these are not separate bicycle lanes and do not offer cyclists protection from automobile traffic.

The Lakefront Bike Trail is the main bicycle route to downtown, and is popular with commuters and recreational cyclists. There is no automobile traffic on the trail and the scenic route and views of downtown are highlights of the Chicago experience. However, this bike route is in poor condition and accessing the path from 46th Ward streets can be difficult. Improvements of this path go through the Chicago Department of Transportation (CDOT) and the Chicago Park District.

Looking at bike accidents, the highest rate of bike accidents occur at the entrances to the park along Montrose, Wilson, and Lawrence. Work is needed to increase safety in those three intersections.

Car Travel and Parking

Major east-west arterial streets carry tens of thousands of cars per day, many passing between Lake Shore Drive and points west of the 46th Ward along Irving Park Road, Addison, Montrose and Lawrence. Because of the 46th Ward's inclusion of the lakefront, the Aragon, and proximity to other venues such as the Riviera and Wrigley Field, many people travel from outside the area for events and entertainment, and many of these people arrive by car. Upkeep of pavement and pothole maintenance is an ongoing challenge, especially given the City of Chicago's current budget constraints.

Because of the particularly high population density of the 46th Ward, parking is and will continue to be a challenge. There is a need to explore more potential for improved parking efficiency in the area, including revisiting the process for zoned permit parking.

Areas for targeted evaluation and improvement

- **Wilson L Station**

The planned reconstruction of the Wilson L Station is slated to begin in late 2013, and will replace the badly deteriorated station that was built in 1923. The completely rebuilt, modern and accessible station will serve as a new transfer point between Red and Purple Express service and also serve as an anchor for revitalization and economic development in the Uptown neighborhood.

This \$203 million Wilson Reconstruction project will involve more than just the rebuilding of a stationhouse. The project work will also

include construction of two new auxiliary entrances – one on Wilson and the second entrance at Sunnyside; dual platforms to allow transfers between Red and Purple Line service; significant track and structural work; and the restoration of the 1923 station house façade and former clock tower (at the corner of Broadway & Wilson) to make it a viable space for future retail development.

- **Broadway Avenue**

Broadway is dangerous for cyclists and pedestrians because these roads allow for high traffic volumes and speeds. Menu funds for 2013 will be used to install new bike protected lanes along Broadway from Leland to Montrose.

- **The Montrose/ Sheridan/ Broadway intersection**, the intersection with the highest number of accidents on the Northside, is confusing and dangerous for drivers, cyclists and pedestrians alike. Menu funds for 2014 will be used to create a plaza on the Sheridan side of this triangle. CDOT continues to provide input before work begins.

Current Actions to Encourage Bicycle Ridership

- **Bike Uptown:** A community group that is working to achieve the Alderman's goals around enhancing Uptown's economic and cultural vitality by making it easy, safe and comfortable to walk around, or bike around, our neighborhood. www.bikeuptown.org
- **Bike Lanes:** 46th Ward Aldermanic menu funds have been allocated for protected bike lanes on Broadway from Montrose to Leland, to be completed in 2013.
- **Bike Sharing stations:** <http://share.chicagobikes.org/> The service launched in the early summer of 2013, and by the end of the year, will have 400 stations and 4,000 bikes in the system. The 46th Ward is expected to have stations in place in 2014.

More Needed to Create a Friendlier Pedestrian/Bike Way

A study is needed to assess the access to the Lakefront Bike Path, where the highest rates of bike accidents occur. The use of the major east-west streets in the ward by cyclists is encouraged but currently challenging, and accessing the path through Lake Shore Drive underpasses and intersections are dangerous due to the traffic flows and unclear right of way.

Any proposed new development in the 46th Ward should be required to promote pedestrian and bicycle access. This will involve measures such as creating priority bicycle parking and orienting retail entrances and signage toward the sidewalk instead of toward parking structures.

Existing parking lot landscaping and maintenance of sidewalks will improve the appearance of 46th Ward streets, improve the pedestrian experience and create additional greenspace. Many parking lots in the ward do not meet the standards of the City Landscape Ordinance. Alderman Capplemann will require enforcement of these standards for any development or renovation going forward.

Evaluation of current parking utilization and efficiencies may help to ease the burden of residential and commercial parking. This evaluation will include the use of handicapped spaces and loading zones and identification of under utilized parking areas and garages. The 46th Ward Office is also streamlining the permit parking process to make it more clear and user-friendly.

Programs that promote reducing the dependency on cars, increase traffic safety, provide awareness and utilization of pedestrian, bicycle and public transportation will be highlighted. These programs include:

- I-GO and similar car sharing programs
- City Bike program and the Chicago Bike 2015 program
- Safe Routes to School Program
- Bike Uptown, Bike to Work and other events to promote bicycle use and awareness

46th Ward Office
4544 N. Broadway Avenue
Chicago, IL 60640

773.878.4646
info@james46.org

hours

Monday, Tuesday, Thursday 9am - 5pm
Wednesday 9am - 7pm
Friday, Saturday 9am - Noon