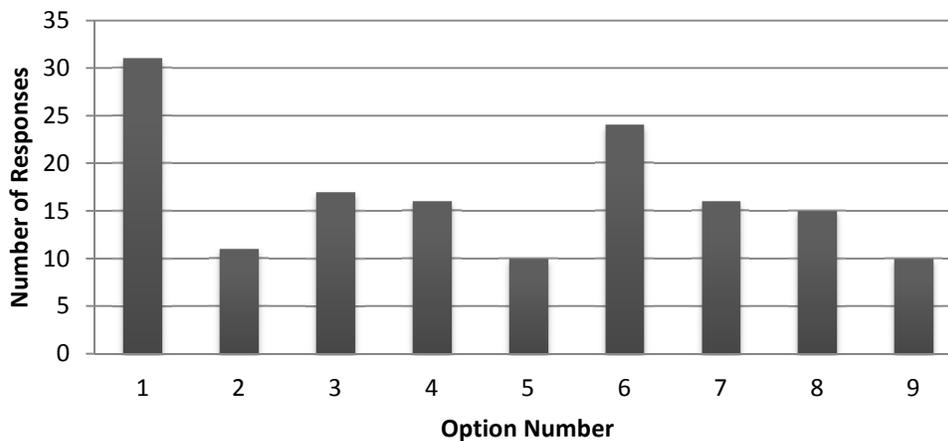


1012-1034 Chicago Avenue | Questionnaire Summary

Question #1: Which of the following do you consider to be priorities for future redevelopment of the site?	
Number of Responses	
31	#1: Urban design and streetscape enhancements
11	#2: Access to alternative transportation amenities
17	#3: Availability / ease of parking
16	#4: Additional / improved public spaces and outdoor areas
10	#5: Adaptive use of 1012 Chicago Ave.
24	#6: More dining options
16	#7: More retail options
15	#8: More entertainment options
10	#9: Public art / placemaking

Question #1 Responses



Other:
Human scale
Theater/arts center
Northlight
Hub for green businesses and offices
Pedestrian shopping experience
More owner occupied housing units
More office space, mixed use development
Architecturally appropriate
Keep it small, intimate, pedestrian-supportive-human-scale
LEED Compliant
Anything that pays property taxes

I would like to preserve the second floor façade of Oscar Isberians if possible. Integrate it into the design

Green roofs, rooftop dining, office space, LEED certified

day-to-day businesses like shoe repair, barber, hair stylists, herbal sales, massage/alternative therapies, post office, deli

Sustainability and Eco Friendly Technology

This is a barren street. We need trees!

No options are bad

Use this as a true innovative opportunity for City design.

Landscaping and greenery, new buildings with a compatible style to Oscar Isberian building. Murals

Beautification of the neighborhood - look at neighborhoods in Lincoln Square and Southport. Those are pretty and inviting

More greenery, more level sidewalks, better lighting so area is less dark and more inviting

Dining, entertainment, shopping would be fantastic!!

Question #2 What challenges exist with the site which may impact future redevelopment?

I think the site is small for a large development. I worry about adequate parking and congestion. I prioritize parking over congestion concerns, however.

Traffic and parking - take advantage of the public transit nearby, and don't turn this site into a large parking garage

Nichols Middle School is very close and is already congested with cars, which is dangerous for all the kids and parents on foot

Near tracks both Metra and CTA

Traffic spilling into neighborhoods

On a busy street with no pedestrian crosswalks other than at lights

Sidewalk width + ADA compliance. Have some parking on street plus maybe 1 or 2 levels of a parking garage above the first floor businesses. Well lit at night.

C2 will be challenging. I would support zoning changes to C1a if that makes it more economically viable.

Depth of lot and lack of alley

Very shallow

Environmentally progressive. Turning this ugly driving area into something friendly and welcoming

Avoid a tunnel, no big buildings on both sides

Depth of space available between the street and train tracks

Not increasing traffic

Noise of trains

Depth

Site is narrow - need some open outdoor space. Need parking for any commercial uses as well as residential. Good Architecture! New buildings south of Main are UGLY! Set backs are important

It is currently a barren street that does not attract street traffic. That must be improved.

Pedestrian safety, parking

Depth of property, number of parking lots, lighting/active area for safety

I think this is a very exciting opportunity to make the third ward more attractive, walkable, and pretty. Challenges are likely parking but the right development should attract tenants less reliant on a car, especially with groceries and trains nearby.

How does future development accommodate site without an alley? Noise from El trains. The site is relatively narrow especially with any setback.

Close proximity to El, exiting into traffic on Chicago Ave. Need much better lighting

Competition in area, school close by, scope and height of building needs to be in keeping with neighborhood character. No tall buildings!!!

Traffic is already awful. Infrastructure is old

Depth of land, proximity to trains, traffic on Chicago Avenue

Traffic

Unfortunately the loudest voices in Evanston are often the people who do not want change. They say think differently, but they want things that make developments fiscally impossible.

Narrow lot

Question #3 List the types of businesses or commercial uses you would visit if they were included in future redevelopment of the site.

Arts and theater center. North light!

A human scale pedestrian experience along Chicago/Main.

Something different than whats in downtown high rises

Some offering that fills a void (i.e. bowling alley)

I support what the market demands. The dealerships do not bother me. I am concerned about alcohol sales, marijuana, and downscale retail/dining

Love Oscar Isberian and Fiat! Would love to see any type of businesses that draw traffic (both pedestrian and from other communities)

Restaurants, art/theater venue, small music venue, childcare center, learning/education center (i.e. music lessons, math lessons for children), retail i.e. show store, tea shop. Climbing gym

Interesting, unique shops, local businesses! Already a big fan of Squeeze box, sketch book space, the news stand, wine goddess, sea ranch. More local businesses like these and also clothing boutiques.

Experiences (art, health, learning a skill or hobby)

Bowling, art gallery, library, MOVIE THEATER

It's great to say we want a lot of street traffic and hip retail. Retail is dying. To make this happen, we need to give people a reason to be there. SO create offices. People there need a café.

Maybe 1 or 2 floors of doctor businesses, artist studios and lofts with running water in each. Not home residences.

Prepared foods, dining, retail

Restaurant, rooftop three season restaurant such as the one on Davis Street near the post office.

Small hardware store. Bakery. Mixed takeout/prepared food+specialty foods

Clothing, housewares, florist/house plants

Northlight theater is a possibility. Art film theater.

Urban form

Restaurant, retail, theater

Restaurants, gallery, arts and crafts, green roofs, green zone, street sculptures, street art, set backs from sidewalk

Restaurant - rooftop! Causal! Neighbors can walk to!

Roof top dining, street level café with outdoor space but local, not franchise crap.

Fine dining; boutiques when economically viable

Restaurants, theater, store

Healthy food options. Would always enjoy the thought of a bowling alley. Please consider reasonable walk sign unlike the reconfiguration of the downtown walk signals with long wait times.

Medical, dining, rooftop dining!! Indoor market/dining (French market model). Flexible use space! Art space! Office.

So much! Not residential, if residential maybe not luxury rental

Restaurants, retail stores, office space, green businesses, condos and rental mix

Restaurants, boutiques

Music stores, small-scale entertainment venue (like SPACE) French restaurant?

Dining, shopping, entertainment

Restaurants, specifically ones with outdoor dining options. Independent retailers if possible. Would love something like Goddess and the Grocer.

Fitness center

Foodstuffs, alfresco dining, Panera, a sports bar, upscale hotel

Question #4 Please select all of the following that apply to yourself

Number of Responses

12 **I work in Evanston**

33 **I live in Evanston**

If yes, which ward do you live in?

1 **Ward 1**

31 **Ward 3**

1 **Ward 4**

Additional Comments

Thanks for holding the discussion! Please no more tall non descript buildings.

More human-scale, no more high rise luxury high rises of steel and windows. Placemakers. Good materials - "green" materials.

Classically inspired architecture. Upscale owner occupied. Low-rise, not high-rise.

I fully support a thoughtful re-development of this property and would be happy to support a change.

Thank you for seeking our input! Please no high-rise buildings - prefer 6 stories or less

Traffic is horrible

Thank you to the businesses for reaching out first!

No more high rises. No variances. Need large setbacks. No large amounts of glass/metal. No TIF district. Need to consider impact on migratory birds. Need low, pedestrian-friendly, beautiful architecturally consistent building. Don't make this Dempster-Main Chicago corridor even more ugly.

Would love to see this property re-developed. We will support you! P.s. I like the architecture at Main and Chicago.

Please put any parking somewhere other than on the corner. Corner should be active retail. Wider pedestrian friendly sidewalks. Tasteful architecture. Modern or traditional are both fine. Most important thing is the quality of materials and agreement with character of the neighborhood. No EIFS or metal screens please. No more than four stories. Trees are great but this is not the block on which to take a stand about having trees - the lot is shallow and sidewalk needs room for people. Thank you for taking this approach to this development. Involving the community from the earliest stages!

Thank you for opening this to the community.

Would be great to have development with no variances to zoning. Work with Main Dempster Mile.

The bigger the better! Evanston will stagnate or grow. I want to grow! If we as a town want to grow, this is the way to do it!! Maximize every allowable sq. ft/height. Build condos or apartments.

Transportation-oriented, commercial district is ideal for dense development.

This is a unique opportunity. We should try to make it a destination point. For Evanston and beyond.

Comments from *Evanstonians for responsible planning*:

General development thoughts:

Human-scale development that is inviting to the community

One that incorporates placemaking and is an asset to our community and southeast Evanston, Main
NO MORE unneeded luxury high rises made of steel and glass, environmentally unfriendly materials

Structures constructed using environmentally friendly materials that are appealing.

Development that does not ask for variances beyond the zoning. (Residents were a little disappointed to hear that the presumption of one of the property owners was that there would need to be variances outside of the code. We have a zoning code for a reason and expect it to be followed.

"The Isberian building is worth preserving for adaptive use. No more metal and glass monstrosities. Chicago Avenue needs serious help -- more pedestrian friendly, more trees, fewer dead expanses like the long boring façade of the new liquor store and the arid wasteland of the Jewel parking lot."

Specific ideas:

An arts and Theater Center with a restaurant. Perhaps this is the Northlight location that Evanston has been waiting for. This would be even a more appropriate location than downtown Evanston as the situational/land value may not require a high rise tower as the last proposal did. It is near public transportation yet parking onsite may also be possible. The location is closer to Chicago and seems more accessible than downtown Evanston. (It reminds me of the location of Steppenwolf Theater.) Could there be opportunities for arts and theater grants even perhaps? Could Northlight representatives be contacted about this potential opportunity?

A hub for "green"/environmental businesses. As Evanston prides itself on progressive environmental practices, the economic development department could solicit "green businesses" for such a green hub for green businesses. This could build on the wind turbine Walgreens down the block and perhaps begin to build a "green" corridor. Perhaps this building could be built with environmentally sustainable materials, (using renewable energy?) creating an attractive, organic feeling. It should be built with a human scale and with appealing architecture and materials. Again, could there be opportunities for grants as per green building and green technology/innovation?

A human scale, pedestrian shopping experience that invites people to shop along Chicago Avenue and Main Street. This may even serve to compensate for a downtown where increasingly pedestrian streets have been replaced by block long high rises (Sherman Avenue, the Albion).

Some offering that fills a void in Evanston, but would still be lucrative for a developer/owner. i.e.: people often bring up the desire for a bowling alley...