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Location: 45.4752, -122.5561

Name: Brandon Nolin

Organization: Village of Morton Grove

Title: Community Development Administrator

Pronouns: He/Him

Telephone number: (847) 663-3063

Email: bnolin@mortongroveil.org

Address: 6101 Capulina Avenue
Morton Grove, IL 60053

Name: Zoe Heidorn

Organization: Village of Morton Grove

Title: Assistant Village Administrator

Pronouns: She/Her

Telephone number: (847) 663-3061

Email: zheidorn@mortongroveil.org

Address: 6101 Capulina Avenue
Morton Grove, IL 60053

For which project type are you applying? (Choose one – You may apply for more than one type of assistance by completing a separate application form.) Corridor Plan

Corridor Plan

Please upload a map of the proposed study area: <https://www.formstack.com/admin/download/file/16084081008>

Describe the proposed study area boundaries for your project using streets, geographic features, jurisdictional boundaries, etc. Please specify who has roadway jurisdiction and if the study area spans multiple jurisdictions and include existing public transit services, greenways, or trails.

The proposed Dempster Street Corridor Plan study area would travel the length of Dempster Street from Central Avenue (near the Edens Expressway interchange) to just west of Harlem Avenue. The Village anticipates focusing the study along parcels fronting Dempster Street with the study area expanding north and south to address adjacency with established single-family neighborhoods. Dempster Street is under Illinois Department of Transportation (IDOT) jurisdiction.

Have there been any long-range plans (i.e., comprehensive plan, bicycle pedestrian plan, land use plan, transportation plan, etc.) created within the last five years that include the proposed study area?

No

If yes, please list the name of the plan(s) here and provide a link:

The last plan involving the Study Area, the Dempster Street Commercial Corridor Plan, was adopted in 2001, since which conditions affecting the corridor have changed significantly. The Study Area was identified as an area of focus within the Comprehensive Plan, which was last updated in October of 1999. While a Comprehensive Plan update is warranted, the Dempster Street corridor serves as the backbone of the community, faces the broadest challenges, offers the greatest opportunities for improvement, and is in the most need of immediate planning efforts.

What is the goal of this plan? What are you looking to accomplish?

The Village of Morton Grove is requesting assistance from the Chicago Metropolitan Agency for Planning (CMAP) in preparation of a Dempster Street Corridor Plan. Morton Grove is a mature inner-ring suburb of Chicago with limited opportunities for new development that do not include property assembly and redevelopment. Over the past two decades, major shifts in transportation infrastructure, demographics, the environment, and the economy have affected the established Dempster Street corridor and produced new challenges. An updated Dempster Street Corridor Plan will help Morton Grove respond to those shifts and address emerging issues head-on.

Dempster Street is the community's principal commercial corridor and has anchored Morton Grove for over a century. Illinois Department of Transportation (IDOT) improvements and the recent addition of Pace's Pulse bus rapid transit service have improved Dempster Street's function as an efficient transportation corridor. However, issues related to shallow lot depth, access management, evolving parking needs, and adjacency to established single-family neighborhoods have hindered the corridor's ability to function as an economic engine for the community. The Corridor Plan is needed to provide a cohesive vision for Dempster Street that identifies parking solutions, leverages and connects transit assets, expands retail and employment-generating development, and identifies complementary opportunities for new housing. We must reenvision the Dempster Street corridor if we are to encourage reinvestment, support existing and future business, and provide needed services and amenities to the community.

In addition to those outcomes, what are the priority goals you would like the plan to address? (Choose up to three)

- Broaden diversity in housing choices
- Attract investment and development
- Manage parking

What are the priority traffic safety challenges that need to be addressed in the area? (Select all that apply)

- Bicycle and pedestrian facilities
 - Pedestrian crossings
 - Problematic intersections
-

Describe your coordination when developing this application with the roadway agency and other municipalities located along the corridor:

The study area is completely within the Village of Morton Grove, so coordination was not pursued with other municipalities as part of the Local Technical Assistance (LTA) application process. However, should the project move forward, the Village intends to engage our active partners as needed and appropriate, including:

- Northwest Municipal Conference
- Regional Transit Authority
- Metra
- PACE
- Illinois Department of Transportation
- Forest Preserve District of Cook County
- Metropolitan Water Reclamation District of Greater Chicago
- Morton Grove Park District
- Morton Grove Public Library
- Morton Grove Public School Districts

What are your priority economic development outcomes in creating the proposed corridor plan? (Select all that apply)

Attract new retail development
Retain businesses
Retain existing uses

Are there flooding challenges in the proposed study area?

Yes

Does the proposed project benefit groups who have been historically disadvantaged, or residents with limited proficiency in English?

Yes

If yes, please describe:

Morton Grove residents comprise a diverse community and planning assistance from the LTA Program will be used to improve their economic resilience and quality of life. Morton Grove has emerged as a destination for new immigrants from Asia with nearly two-in-five residents (37%) being foreign born. While Study Area data has not been aggregated for this application, the Morton Grove community as a whole is 33% Asian and 6% Hispanic or Latino (non-White). Moreover, less than half of Morton Grove's residents speak only English at home and one-in-five residents speak English "less than well." The eastern end of the Study Area, which has experienced long-term market weakness, is located within an Economically Disinvested Area as designated by CMAP. Dempster Street is home to dozens of restaurants and businesses that cater to those of Asian and Middle Eastern descent and corridor planning efforts will help ensure that area residents have long-term access to quality goods and services.

Please identify any community organizations or other key partners who will be involved in the planning process:

The Village maintains positive relationships with several organizations that could potentially assist with community engagement groups such as area houses of worship, the Muslim Education Center, the Morton Grove Chamber of Commerce, and the Morton Grove Park District. While these groups have not been engaged as part of the grant application process, the Village looks forward to crafting a responsive community engagement strategy with CMAP to maximize meaningful resident and business input into the planning process.

The RTA and CMAP strive to advance community empowerment and equitable opportunities for all residents through our program. If selected, do you commit to working with the RTA or CMAP to ensure all residents have an opportunity to participate during the planning process and that plan recommendations will include equitable solutions to transportation and policy?

Yes

Is there any additional information you want us to know?

Morton Grove has a much higher residential portion of EAV (67%) compared to our neighboring communities of Lincolnwood (62%), Niles (47%), and Skokie (57%). Conversely, we have a lower EAV per capita (\$34,732) and a sales tax per capita (\$22,467) that is less than half that of Lincolnwood or Niles and 17% lower than Skokie. These figures indicate that it is critical for Morton Grove's commercial corridors continue to see reinvestment and evolve to maximize their economic potential so that the Village and other taxing districts can continue to provide high quality public services while keeping property tax bills affordable to lower income residents.

More than one-in-three (38%) of Morton Grove households experience housing cost burden. The Dempster Street corridor represents an opportunity to integrate additional non-single-family housing and expand housing choice for the Morton Grove community. Moreover, with the recent addition of Pace's Pulse service along Dempster Street, great potential exists to leverage transit to reduce transportation costs for existing and future residences and business patrons.

An award of technical assistance to create the Dempster Street Corridor Plan will not only strengthen the local community, but help attract and maintain the diverse population and workforce that allows the Chicagoland region to compete and thrive. The creation of this Plan will help ensure the resilience of our community and our region as we prepare for the future.

Please indicate your agreement to these requirements:

Yes

Please tell us if you have reviewed the contribution schedule above and understand that if selected, your community will be required to pay the contribution amount indicated:

Yes

Closing Questions

How did you find out about the call for projects? (Select all that apply)

Email from my CMAP local government network (LGN) liaison
CMAP newsletter
RTA newsletter
Website

What resources did you find helpful as you apply for the call? (Select all that apply)

Meeting with call for projects team to discuss a project

How difficult was it to fill out this application?

Somewhat easy