

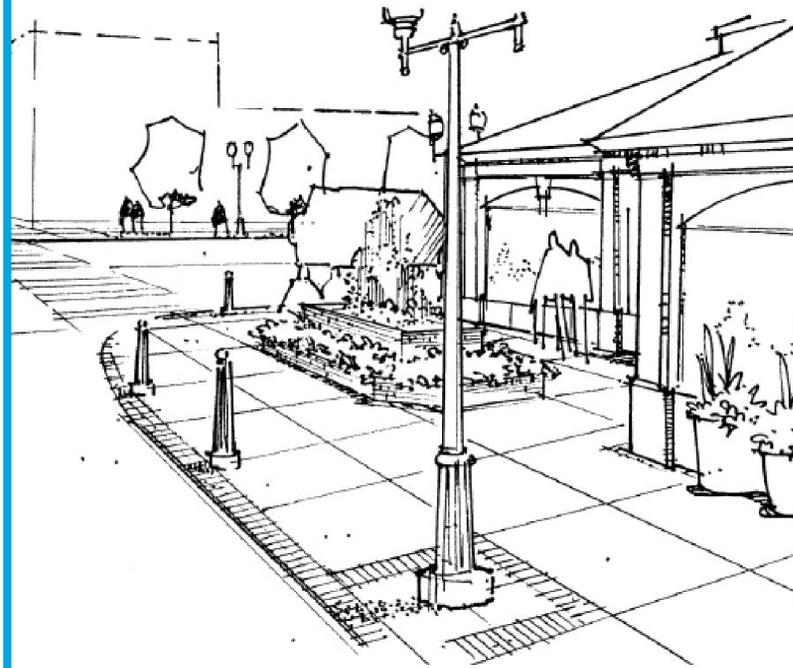
# Prior Plans

The following section provides an overview of Greektown’s planning context, including adopted planning documents and studies as well as existing land uses and zoning within the Greektown Special Service Area, as background to the Strategic Plan’s major goals and strategies.

## NEAR WEST AREA LAND USE PLAN (2000)

The Land Use Plan’s central objective was to provide a clear and rational framework for accommodating future development while maintaining the Near West Side’s “mixed-use, low-density character.”

Other key planning goals include addressing physical and streetscape conditions within the planning area; encouraging the adaptive use of historic commercial and industrial buildings; facilitating appropriate infill development that introduces new commercial, residential and cultural uses; and, “cleaning” and “greening” the Near West Side’s “edges” along the Expressways.



The Land Use Plan identifies **Greektown** as a key sub area gateway into the Near West Side featuring a concentration of **Greek** businesses and restaurants, low to mid-rise buildings with attractive architecture, easy access to CTA transit and the interstate expressways, and an attractive streetscape with decorative pavement, lighting and plantings. The Plan recognizes that development pressures within **Greektown** will increase and likely focus along the east side of Halsted Street with the existence of several large surface parking lots.

## CENTRAL AREA PLAN (2003)

the 2003 Central Area Plan was the first significant planning effort for Chicago’s Loop since the mid-1950s – an effort recognizing the Loop’s residential, commercial and mixed-use growth potential.

The Plan’s guiding land use framework proposes, among other objectives, extending “the high-density office core into the West Loop around transit stations and the Chicago River,” supporting a “diverse collection of livable neighborhoods and special places, promoting and strengthening the Central Area’s world-class cultural assets.”



## CENTRAL AREA ACTION PLAN (2009)

As an update to the 2003 Central Area Plan, the 2009 Central Area Action Plan provides a series of specific planning goals related to land use and urban design, transportation, open space and economic development in Chicago’s expanding Loop area along with specific capital improvement initiatives.

Capital improvement projects related to **Greektown** include Kennedy Expressway corridor enhancements, such as new pedestrian bridges linking Greektown over the Kennedy.



## WEST LOOP DESIGN GUIDELINES (2017)

The West Loop Design Guidelines seeks to address particular building and urban design issues as a result of continued growth and development in the West Loop area, such as the loss of the existing character and scale, the density and height of new buildings, solar access, the lack of open space and the monotony of new development design.

Guidelines are included to address issues related to tall buildings, site needs, streetscape and urban design, and alleyways and parking.



## A FUTURE FOR THE NEAR WEST SIDE (2016)

The plan focused on land use, transportation, parking and quality of life issues related to the residential, commercial and industrial blocks west of Halsted Street.

The Plan seeks to address the impacts of projected growth in the area, especially in regard to parking and the maintenance of neighborhood character and design.

