

# Appendix A: Land Use



### Overview

Central Street has a mostly residential and commercial land-use mix with two large institutional uses, Evanston Hospital (ENH) and Northwestern University's athletic facilities, including Ryan Field football stadium. Auto-oriented commercial blocks are located at the Gross Point/Crawford intersection and along Green Bay Road.

Neighborhood-oriented retail/service uses are located in two commercial districts. Located between and beyond these retail districts are multi-family blocks of varying density. The corridor also includes several parks and a public golf course. Evanston Hospital (ENH), Northwestern University, the Mitchell Museum of the American Indian, the North Branch Public Library, a post office, the Chandler-Newberger Community Center, and an American Legion hall are local activity generators, and some restaurants and retail are regional draws. CTA and Metra transit stops provide rapid transit links to/from Central.

Central Street is an arterial road that provides local and regional access. Most of the blocks fronting Central Street are bordered on the north or south by single-family residential areas. (See Figures at the end of this section for block-by-block existing land uses). Land use will be discussed in more detail within four sub-areas:

- **Far West:** Gross Point Road to Marcy Avenue, which is the western commercial gateway to the City.
- **West:** Marcy Avenue to Hartrey Avenue, which includes a neighborhood commercial district.
- **Commercial Core:** Hartrey to Eastwood Avenue, which includes a neighborhood commercial district both east and west of Green Bay Road.
- **East:** Eastwood Avenue to Ridge Avenue, which includes the area around Northwestern University's athletic facilities and Evanston Hospital (ENH) and its associated clinics.

## Far West: Gross Point to Marcy



"Hot Dog Island" - A restaurant located at the center of the intersection of Crawford/Gross Point/Central.

### Commercial

Commercial uses in the Far West section are primarily at the intersection of Gross Point Road, Crawford Avenue and Central Street and are generally auto-oriented. Retail and service businesses in this area include a CVS Pharmacy, a Starbucks with a drive-through, a Citgo service station, and a Bank of America branch. In addition, there are two restaurants, Sarkis and Hot Dog Island, as well as medical and professional office buildings.



Auto-oriented land use at Gross Point and Crawford.



Modern strip retail with a rear drive-through at Central and Crawford.

Except for the new strip shopping center where Starbucks is located, the commercial sites have aging or unattractive buildings and an abundance of “hardscape” without sufficient landscaping. In particular, the CVS pharmacy’s façade is dated, and its parking lot is inefficient and lacks landscaping. Hot Dog Island, located in the center of the triangle formed by Gross Point, Central, and Crawford, is in poor condition and has inadequate access for cars and pedestrians, service areas, and parking. Some other nearby commercial and office buildings have dated or unattractive facades and may be on underutilized sites.

Although the retail area is immediately adjacent to several residential neighborhoods, pedestrian access to these establishments is limited

## Central Street: Master Plan

---

### Appendix A: Land Use



Recently constructed townhomes east of Bent Park on Central.

by poor sidewalk and crosswalk conditions, as well as some missing sidewalks and crosswalks along Central.

This unattractive and deteriorated commercial “corner” is located at a main entry point to Evanston. Regional traffic uses the three main roads to travel through the area and to/from the Edens Expressway (I-94).

### **Residential**

Residential uses within the Far West stretch of Central Street are predominantly rowhomes, townhomes and multi-family buildings. Most are one- and two-story structures with large setbacks.

Although most dwellings appear to be adequately maintained and occupied, some of the structures are small and aging and may face pressures for redevelopment. For example, new townhomes have already been developed just west of Lawndale.

### **Institutional**

Unity Church is located on the southwest corner of Central Street and Gross Point Road.

### **Open Space**

Bent Park is a large neighborhood park located between Cowper and Hastings Avenues. The space provides a children’s playground,



A new mixed-use building with upper story residential uses at Central and Hurd.

a basketball court, soccer and football field, two tennis courts, and public restroom. Additional open space is provided by nearby Lovelace Park.

## West: Marcy to Hartrey

### Commercial

The commercial district that extends from approximately Central Park Avenue on the west to Ewing Avenue on the east has a mix of neighborhood retail and service uses, such as a hardware store, ice cream shop, coffee shop, video store, a convenience store, and office uses, such as medical offices, real estate offices, and banks. Recent developments in the area have been three-story mixed-use buildings with service or office uses on the first floor and condominium units above, although a single-story bank building with a drive-through is under construction at Reese Street.

Although the commercial buildings are generally in good condition, some have dated or unattractive facades. Some buildings have small setbacks that create narrow sidewalks, and others have large setbacks without landscaping. Both conditions make the area less comfortable and detract from the overall small-scale character and cohesiveness of the shopping district. The service and professional office uses along this stretch of Central do not attract large amounts of foot traffic or contribute much to the retail shopping environment.

Auto-oriented uses, such as an auto repair shop, bank drive-thrus, and a dry cleaner with a drive-thru are also present in the district. The curb cuts required by these businesses generally provide additional vehicular/pedestrian conflicts and break up the “shopping street wall.” This includes an ATM drive-thru in a mixed-use building at Central Park, although the building does not have a bank in it. Residents did express a preference for maintaining some auto repair shops and gas stations along the corridor for convenience.

Alleys behind commercial districts vary in condition and efficiency. Alleys are often too narrow to be shared by commercial trucks and other vehicles. Obstructions such as utility poles or dumpsters are common and further narrow alley widths. Along more efficient alleys, buildings are set back to allow on-site parking, trash storage,

# Central Street: Master Plan

---

## Appendix A: Land Use

and loading. Behind the mixed-use building at Central Park, a redundant private access drive was constructed parallel to the existing narrow alley. Residents are concerned about conflicts in alleys between commercial service/loading and residents trying to access their garages.

### Residential

Residential uses in the west section of Central Street are predominantly multi-family buildings of 2 to 5 stories between Ewing and Hartrey. Most structures are 4 to 5 stories, and many are brick courtyard buildings. Some two-flats also exist. Residential units also are found on upper floors of mixed-use buildings.

Most residential buildings appear to be well maintained, but limited locations have fair to poor conditions, including one building on the southwest corner of Central and McDaniel. Many of the older multi-family buildings do not have off-street parking, although residents did not express that parking was a significant problem in the residential portions of the corridor.



One of the historic two-flats in the area.



A renovation of an existing one-story building into a new architecture studio at Central and Reese.



Mitchell Museum of the American Indian at Central and Central Park.

### **Institutional**

The Mitchell Museum of the American Indian at the northwest corner of Central Park and Central is an important regional activity generator and is planning for expansion. Willard and Lincolnwood Elementary Schools are located nearby, and a fire station is located at Reese.

### **Open Space**

Ackerman Park provides open space amenities, including a children’s playground, two tennis courts and a public restroom. Nearby open space is also provided by Quinlan Park and a playground at Pioneer and Hartrey Avenues.

## **Commercial Core: Hartrey to Eastwood**

### **Commercial**

The area between Hartrey and Eastwood is the commercial center of Central Street and offers a continuous mixed-use, pedestrian-oriented shopping zone. Within the Commercial Core, west of Green Bay Road, retail uses tend to be small-scale, specialty establishments. These include a food store, boutiques, a stationery shop, antique shops, a bakery, art galleries, coffee shops, restaurants, and a video store. Service uses in this area are generally personal care, such as salons.



Retail and mixed-use buildings across from Independence Park at Central and Stewart.

Most buildings in this area are in good condition, although there are several with unattractive or dated facades. For example, the building at the northwest corner of Central and Prairie has a vacant storefront and an ATM located in a storefront with unattractive signage.

To the east of Green Bay retail uses are mixed with a large proportion of service uses, including financial and medical offices and auto repair shops. Some buildings also have dated or unattractive facades, and garage doors and curb cuts that break up the “shopping street wall.” Some large properties with small buildings are located there that will be targets for redevelopment. Residents feel that this commercial area struggles more than the area west of Green Bay and would like to see a more viable retail environment.

# Central Street: Master Plan

## Appendix A: Land Use



One- and two-story restaurants, boutique retail and personal services establishments in Central's commercial core.

Auto-oriented uses are found along Green Bay Road, including a large paint store, convenience stores, a doughnut shop, and auto service shops. This area would benefit from a sharing of curb cuts, access drives, and parking.

### **Residential**

Residential uses within the Commercial Core are predominantly multi-family units above shops, although some townhomes, condominiums, and apartments are found along side streets.

### **Institutional**

The Commercial Core contains the North Branch Library and a post office. These institutions are local activity generators for Central Street. Haven Middle and Kingsley Elementary Schools are located nearby.



One of the vintage mixed-use buildings on Central east of Green Bay Road.

## Open Space

Between Stewart and Prairie Avenues, Independence Park provides the district with open space, including a children’s playground and some benches. Although the park is an important asset, it would benefit from additional landscaping and a wider range of activities/amenities for all age groups. Two other nearby neighborhood parks, McCulloch and Howell parks, also provide open space amenities.

## East: Eastwood to Ridge



Office building at Central and Asbury.

## Commercial

Several office buildings are located east of Ashland Avenue. Although these buildings are older, they are in good condition and well landscaped.

There is little commercial activity in this section of Central Street, except for a printer, hot dog stand and a few small retail shops. The CTA Purple Line station has vacant retail space at the ground level, and residents expressed an interest in seeing more retail space near the station.

## Residential

Most buildings are 4- and 5-story condominium or apartment buildings, but the area also includes single-family homes and townhomes. The majority of the buildings are well maintained. Many of the older buildings appear to have limited parking, but residents have not reported a parking problem.

Although most buildings in the corridor are attractive and well maintained, some developments have blank walls facing Central Street that break up the “street wall” and detract from the pedestrian environment.

According to residents, there have been conflicts in alleys between commercial and residential uses as commercial trucks sometimes block residential garages in the narrow alleys.

Residents pointed to a recent condominium development at the southwest corner of Central and Asbury as a good alley condition. The development has parallel parking off the alley and a landscaped setback between the parking and the building.

# Central Street: Master Plan

## Appendix A: Land Use



Ryan Field and part of its extensive parking lot.



Evanston Hospital (ENH) at Central and Ridge.



Fire station #3 at Central and Girard.

## **Institutional**

Several significant institutional uses are present, including Evanston Hospital (ENH), a fire station, Chandler-Newberger Community Center, and an American Legion hall.

The hospital is a nationally recognized and important community asset, drawing visitors both locally and regionally. In recent years, it has been improved and expanded, including new structured parking, medical offices, and improved landscaping.

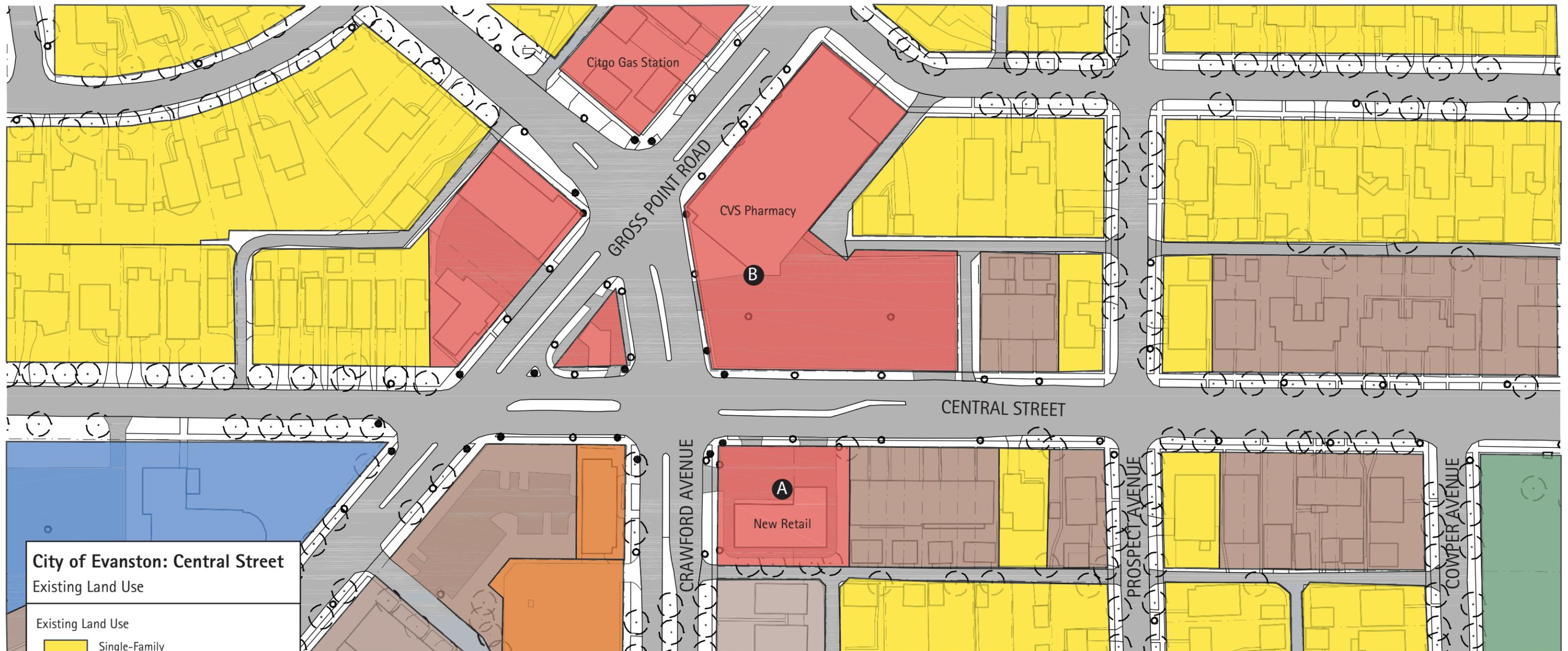


The CTA viaduct at Central and Girard.

Northwestern's presence on Central includes Ryan Field, a football stadium; Welsh-Ryan Arena, which hosts indoor sports such as basketball; Coon Sports Center, a training facility; Nicolet Football Center; Trienens Hall, which has an indoor football facility; Anderson Hall, which has offices and wrestling facilities; several outdoor practice fields, and large parking lots. The athletic facilities generate activity for the area. The parking lots, while providing parking for Evanston Hospital (ENH) employees and commuters (on a permit basis), are in poor condition, have drainage issues, and do not provide an attractive "front door" to the football stadium or Central Street. The lots also lack landscaping and screening from adjacent single-family homes.

### **Open Space**

The North Shore Channel is located between Bryant and the CTA Purple line. The Peter N. Jans Community Golf Course occupies most of the open space surrounding the channel.



**City of Evanston: Central Street**  
Existing Land Use

Existing Land Use

- Single-Family
- Multi-Family
- Retail/Service
- Office
- Institutional
- Mixed Use
- Industrial
- Parks + Open Space
- Vacant



**A** Modern auto-oriented strip retail a rear drive-through.



**B** Auto-oriented retail.

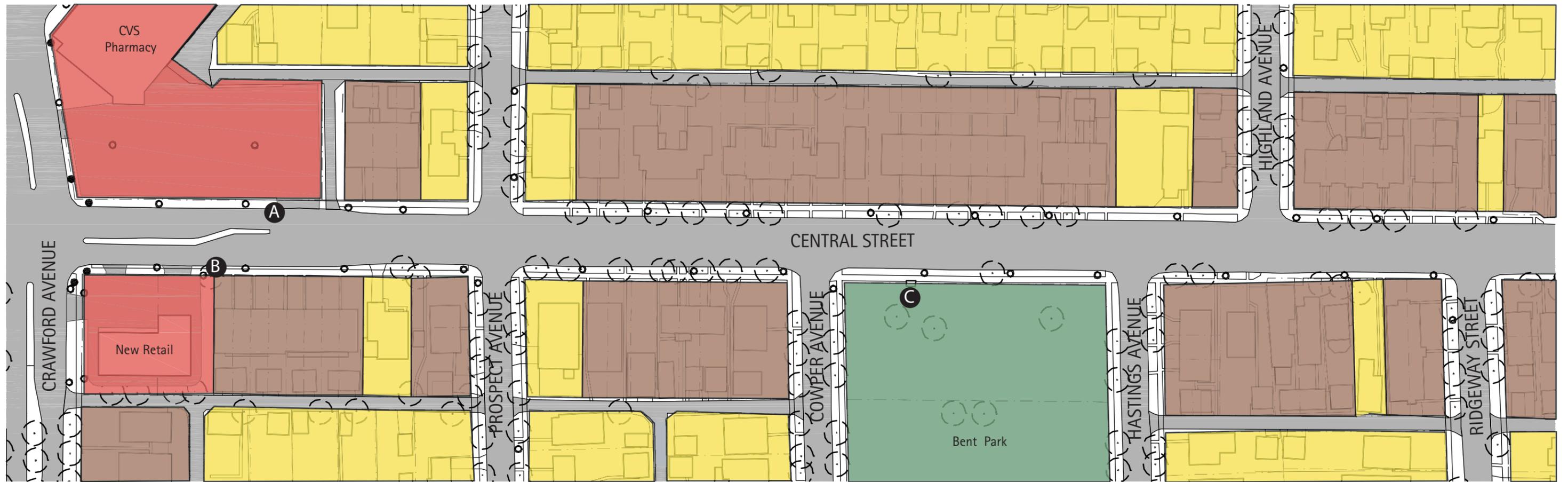
**Central Street: Master Plan** City of Evanston, Illinois

**Figure A.1: Existing Land Use - Intersection of Gross Point Road + Crawford Avenue**



July 2007





**City of Evanston: Central Street**  
Existing Land Use

Existing Land Use

- Single-Family
- Multi-Family
- Retail/Service
- Office
- Institutional
- Mixed Use
- Industrial
- Parks + Open Space
- Vacant



**A** Retail parking lot and adjacent single-family homes.



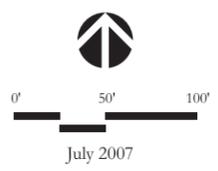
**B** Parkway along residential block.



**C** Bent Park.

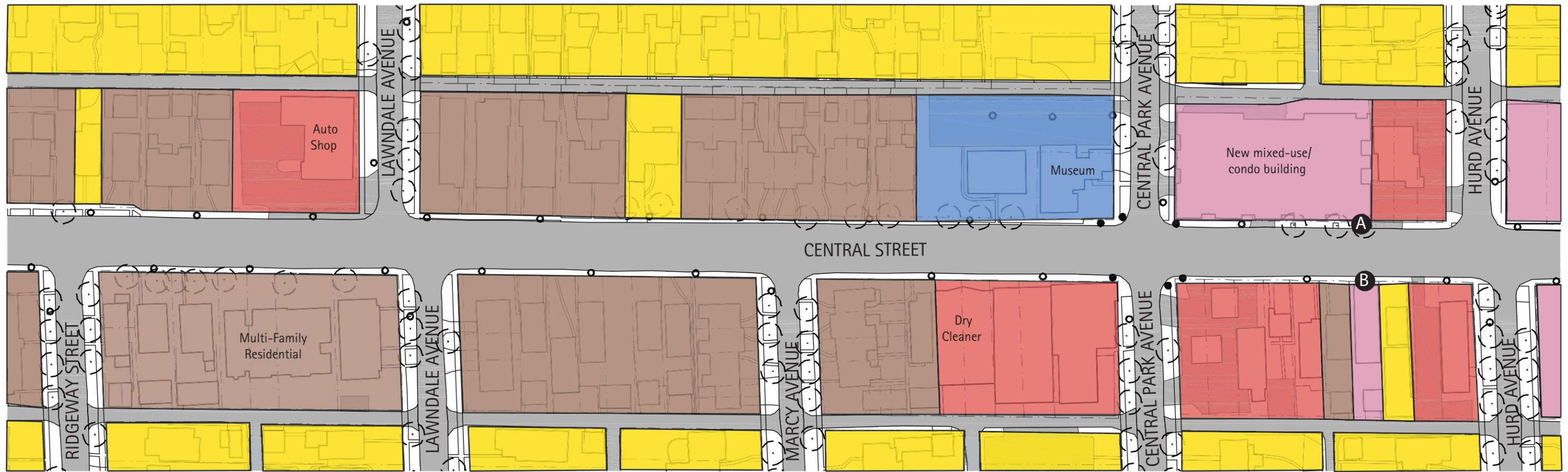
**Central Street: Master Plan** City of Evanston, Illinois

Figure A.2: Existing Land Use - Crawford Avenue to Ridgeway Street



July 2007





**City of Evanston: Central Street**

Existing Land Use

Existing Land Use

- Single-Family
- Multi-Family
- Retail/Service
- Office
- Institutional
- Mixed Use
- Industrial
- Parks + Open Space
- Vacant

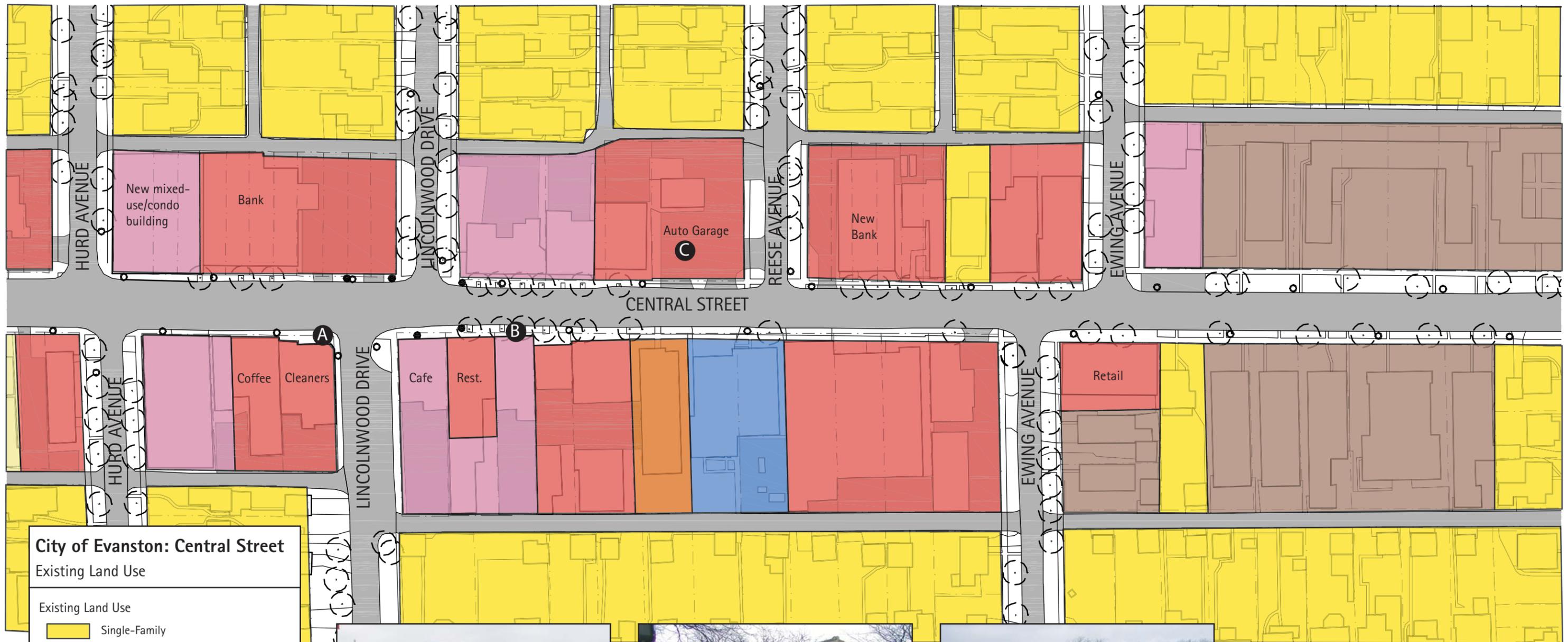


**A** New mixed-use building.



**B** Professional, personal and auto-oriented services.





**City of Evanston: Central Street**  
Existing Land Use

- Existing Land Use
- Single-Family
  - Multi-Family
  - Retail/Service
  - Office
  - Institutional
  - Mixed Use
  - Industrial
  - Parks + Open Space
  - Vacant



**A** Pedestrian-oriented retail and service establishments.



**B** More pedestrian-oriented retail and service establishments.

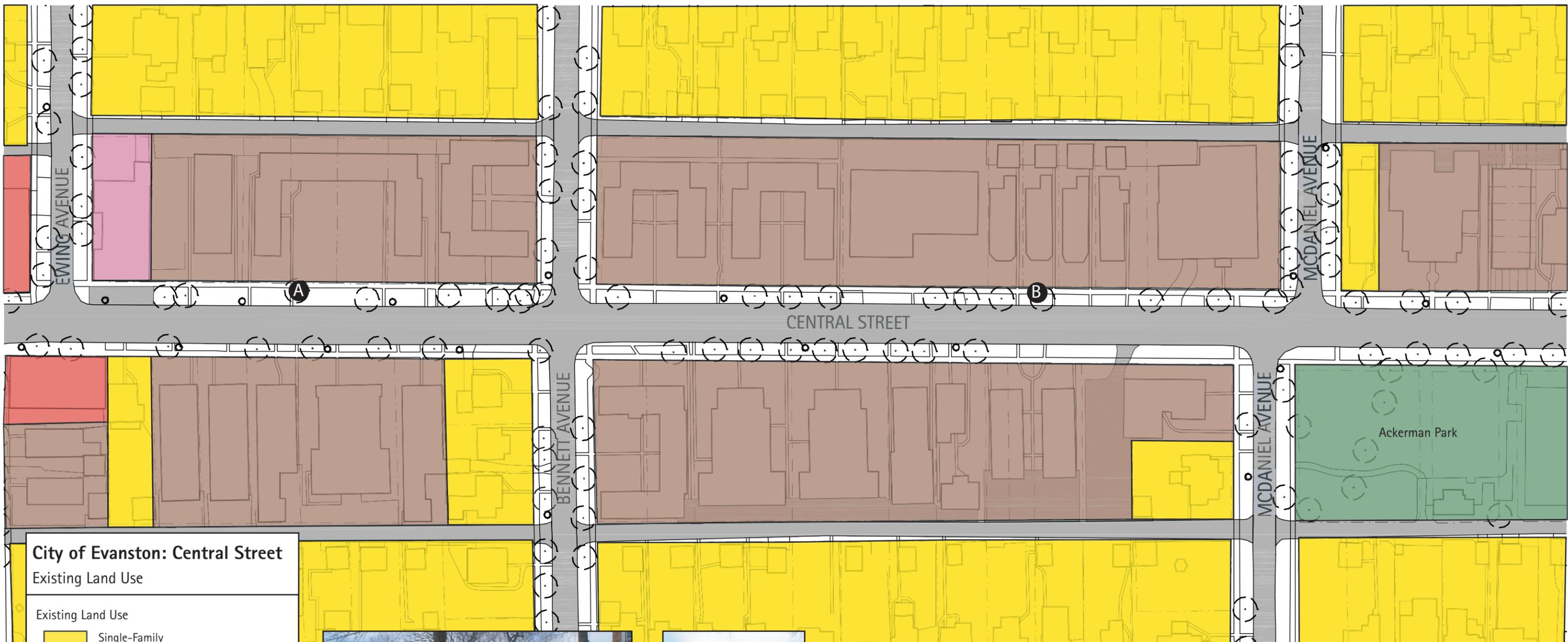


**C** Auto-oriented service.

**Central Street: Master Plan** City of Evanston, Illinois

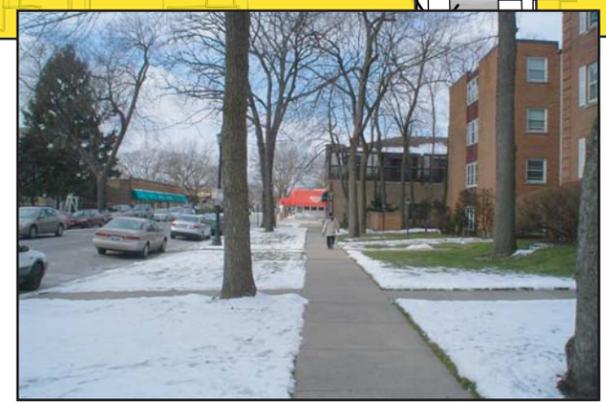
Figure A.4: Existing Land Use - Hurd Avenue to Ewing Avenue





**City of Evanston: Central Street**  
Existing Land Use

Existing Land Use	
	Single-Family
	Multi-Family
	Retail/Service
	Office
	Institutional
	Mixed Use
	Industrial
	Parks + Open Space
	Vacant

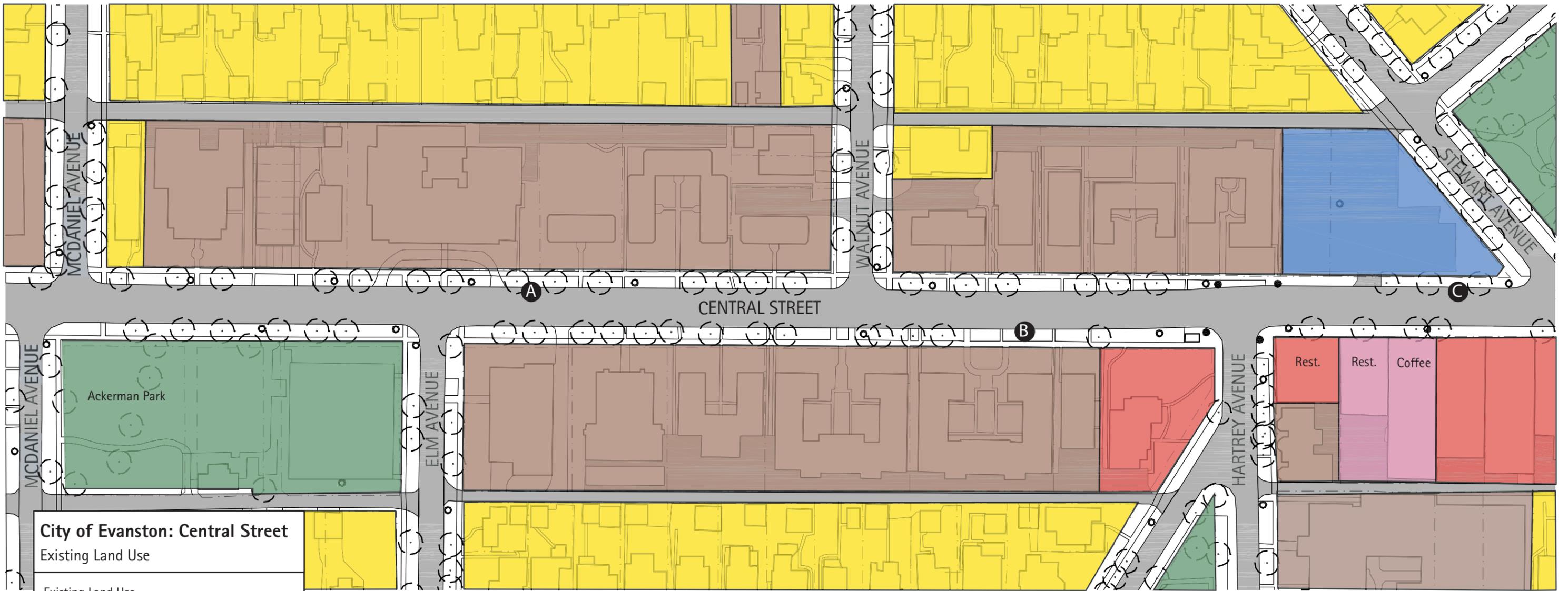


**A** Multi-family residential block.



**A** Historic Two-flat.



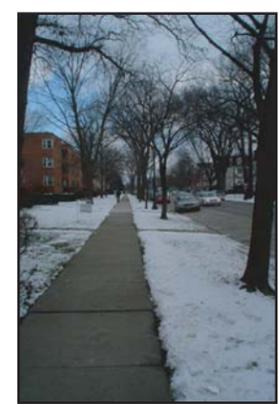


**City of Evanston: Central Street**  
Existing Land Use

- Existing Land Use
- Single-Family
  - Multi-Family
  - Retail/Service
  - Office
  - Institutional
  - Mixed Use
  - Industrial
  - Parks + Open Space
  - Vacant



**A** Residential block.



**B** Residential block.

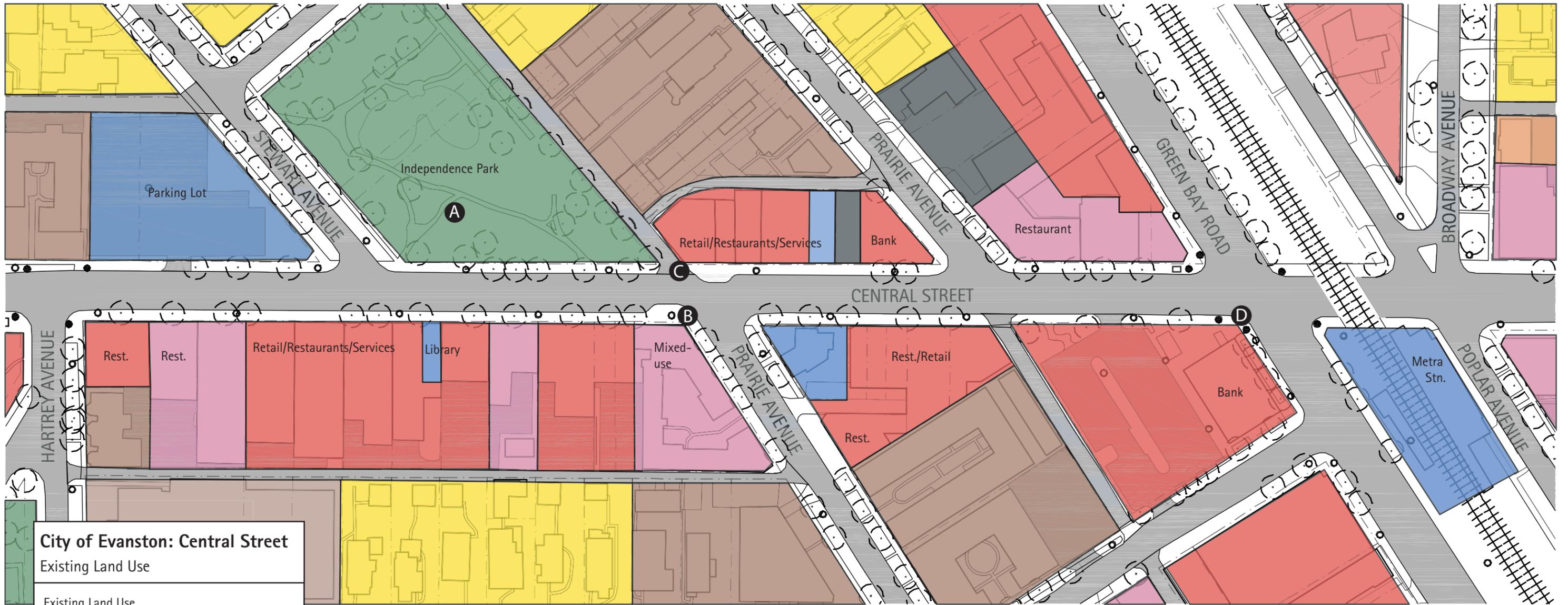


**C** Public parking lot adjacent to multi-family housing.

**Central Street: Master Plan** City of Evanston, Illinois

Figure A.6: Existing Land Use - McDaniel Avenue to Hartrey Avenue





**City of Evanston: Central Street**  
Existing Land Use

- Existing Land Use
- Single-Family
  - Multi-Family
  - Retail/Service
  - Office
  - Institutional
  - Mixed Use
  - Industrial
  - Parks + Open Space
  - Vacant



**A** Neighborhood park with playground and seating areas



**B** Mixed-use building with ground floor professional services and upper story residential



**C** One-story retail shops and restaurants

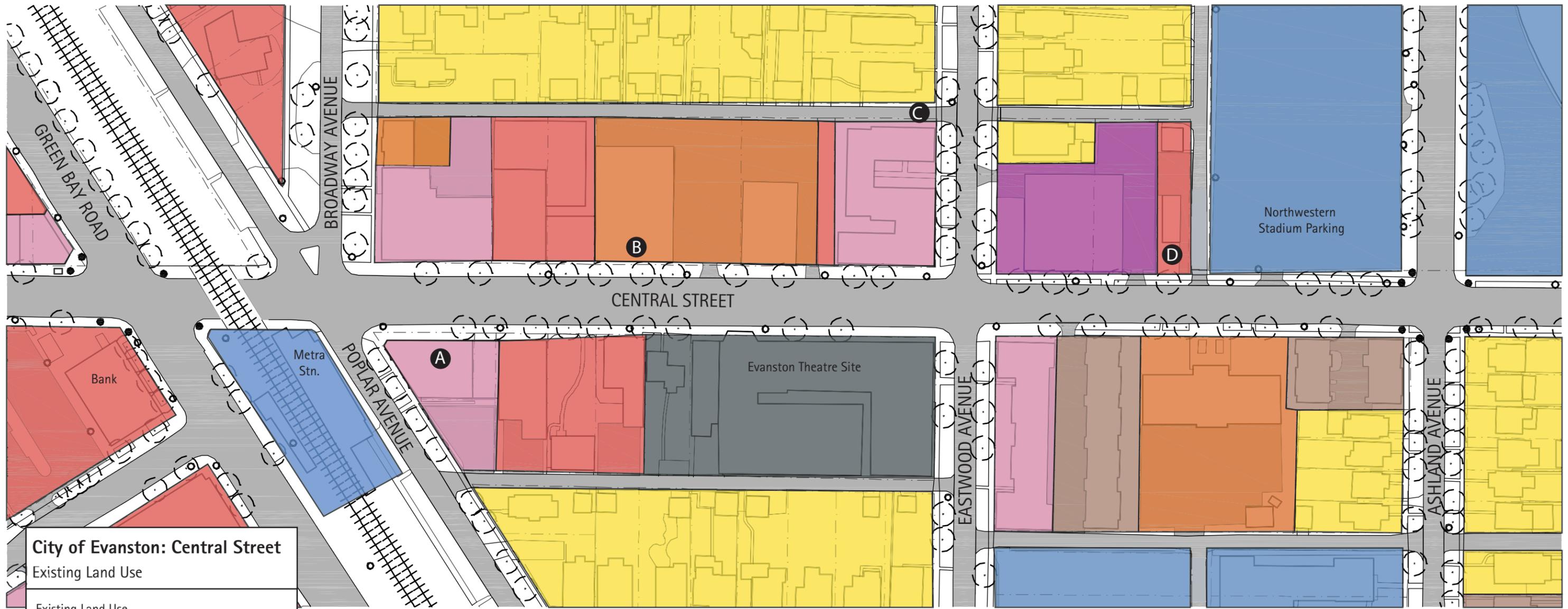


**D** Bank on prominent corner with adjacent parking lot

**Central Street: Master Plan** City of Evanston, Illinois

Figure A.7: Existing Land Use - Hartrey Avenue to Green Bay Road





**City of Evanston: Central Street**  
Existing Land Use

- Existing Land Use
- Single-Family
  - Multi-Family
  - Retail/Service
  - Office
  - Institutional
  - Mixed Use
  - Industrial
  - Parks + Open Space
  - Vacant



**A** A three-story vintage mixed-use building with retail/services/residential uses



**B** Medical office building



**C** Alley with multi-family/commercial access to the left and single-family home access to the right

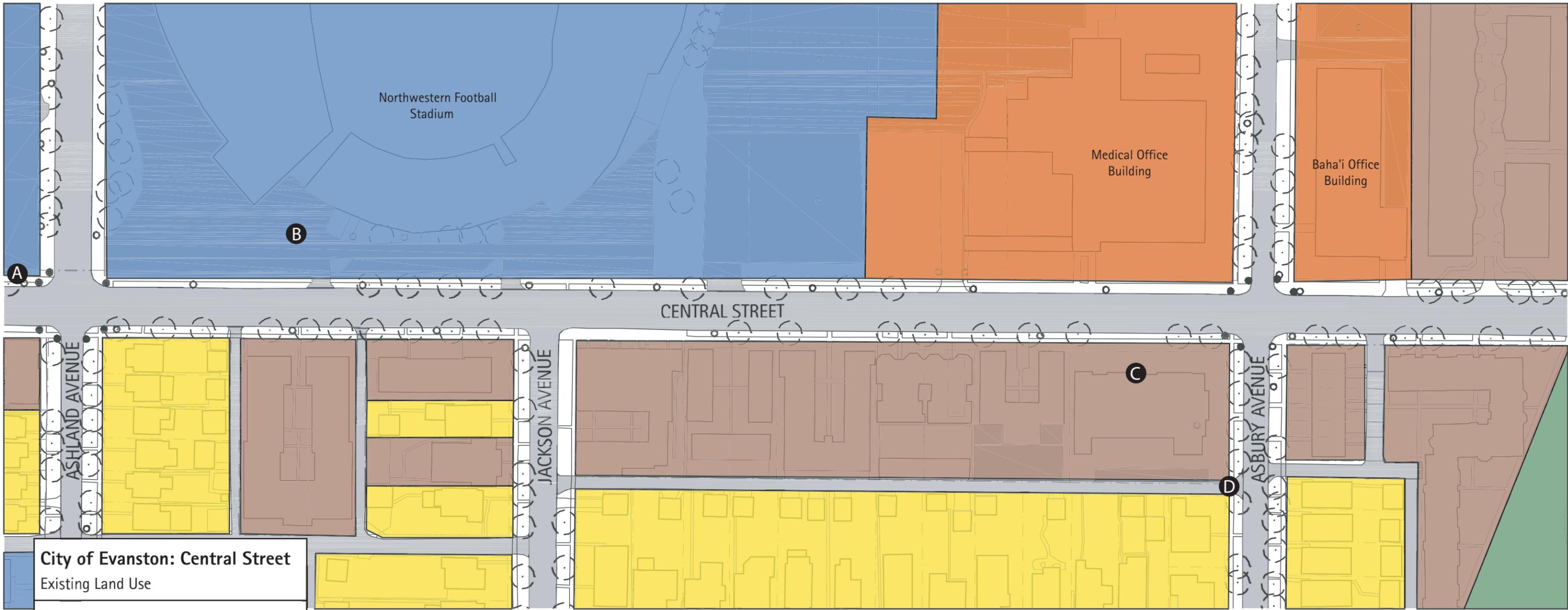


**D** Restaurant with outdoor dining

**Central Street: Master Plan** City of Evanston, Illinois

Figure A.8: Existing Land Use - Green Bay Road to Ashland Avenue





**City of Evanston: Central Street**  
Existing Land Use

- Existing Land Use
- Single-Family
  - Multi-Family
  - Retail/Service
  - Office
  - Institutional
  - Mixed Use
  - Industrial
  - Parks + Open Space
  - Vacant



**A** Large parking lot adjacent to stadium



**B** Stadium



**C** Contemporary multi-family housing with wide landscaped setbacks

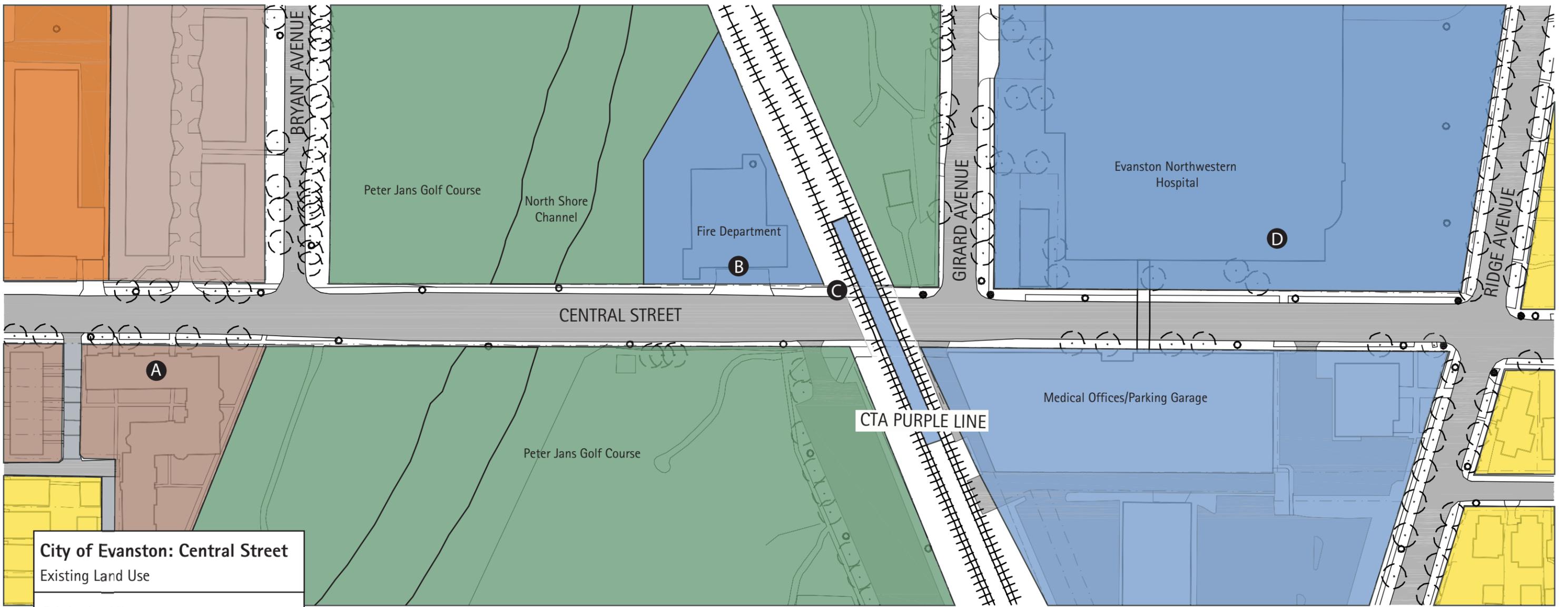


**D** Alley with small setbacks on the right and a wider, landscaped setback on the left

**Central Street: Master Plan** City of Evanston, Illinois

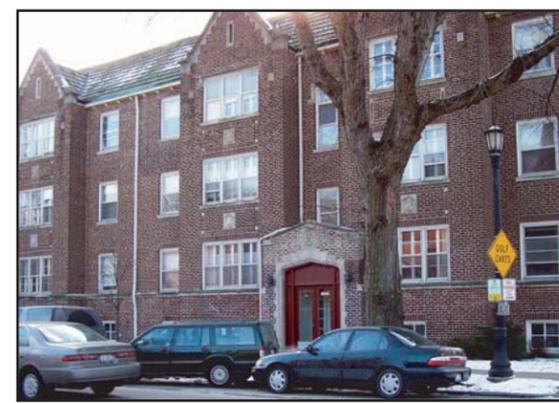
Figure A.9: Existing Land Use - Ashland Avenue to Bryant Avenue





**City of Evanston: Central Street**  
Existing Land Use

- Existing Land Use
- Single-Family
  - Multi-Family
  - Retail/Service
  - Office
  - Institutional
  - Mixed Use
  - Industrial
  - Parks + Open Space
  - Vacant



**A** Vintage multi-family building



**B** New Fire Station



**C** CTA Purple Line station



**D** Evanston Northwestern Hospital parking facility

**Central Street: Master Plan** City of Evanston, Illinois

Figure A.10: Existing Land Use - Bryant Avenue to Ridge Avenue

