

# Near West Galena Neighborhood Action Plan

Aurora Neighborhood Planning Initiative

City of Aurora, IL

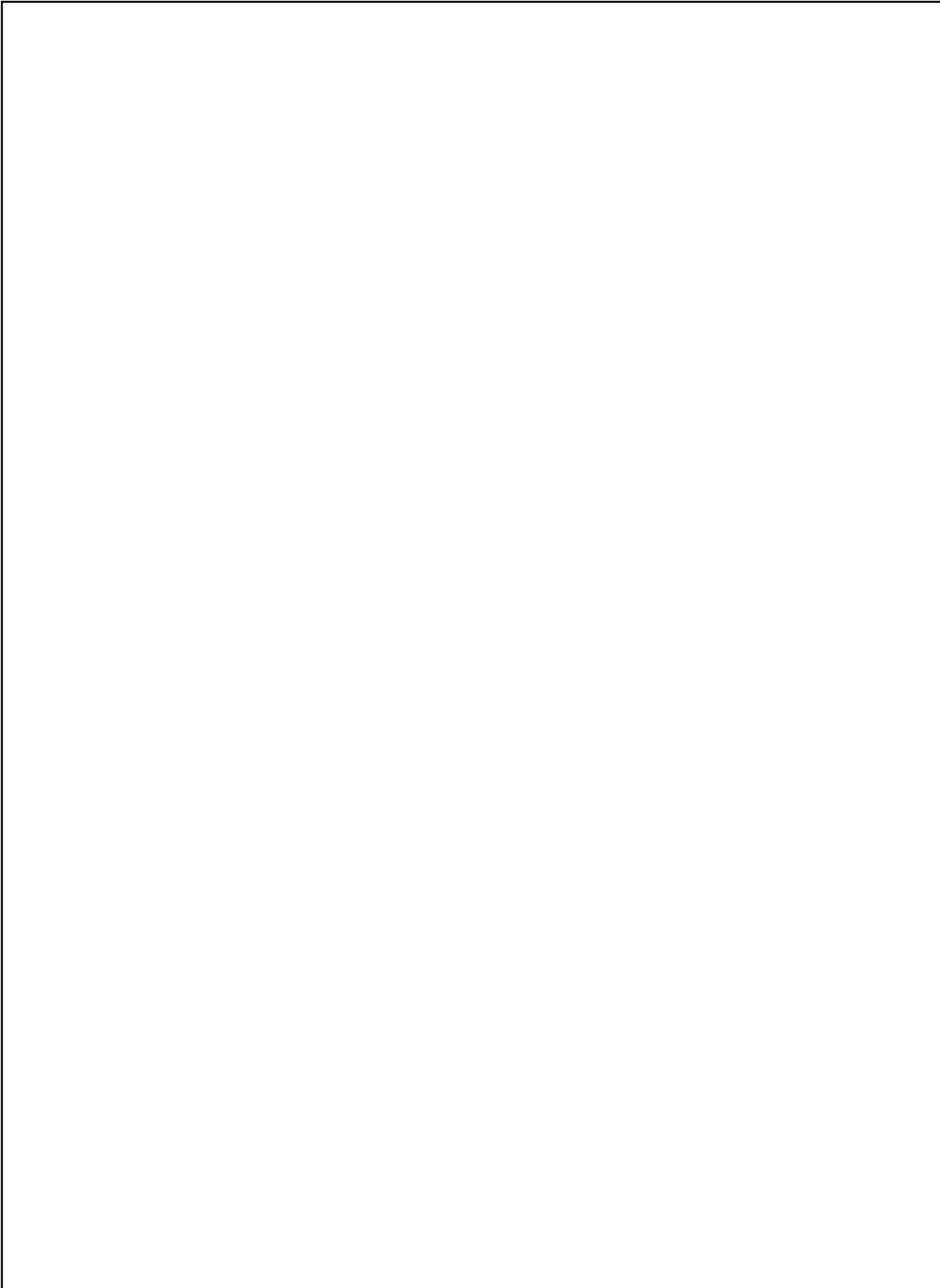


Adopted June 28, 2005

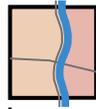


Prepared by:





# Acknowledgements



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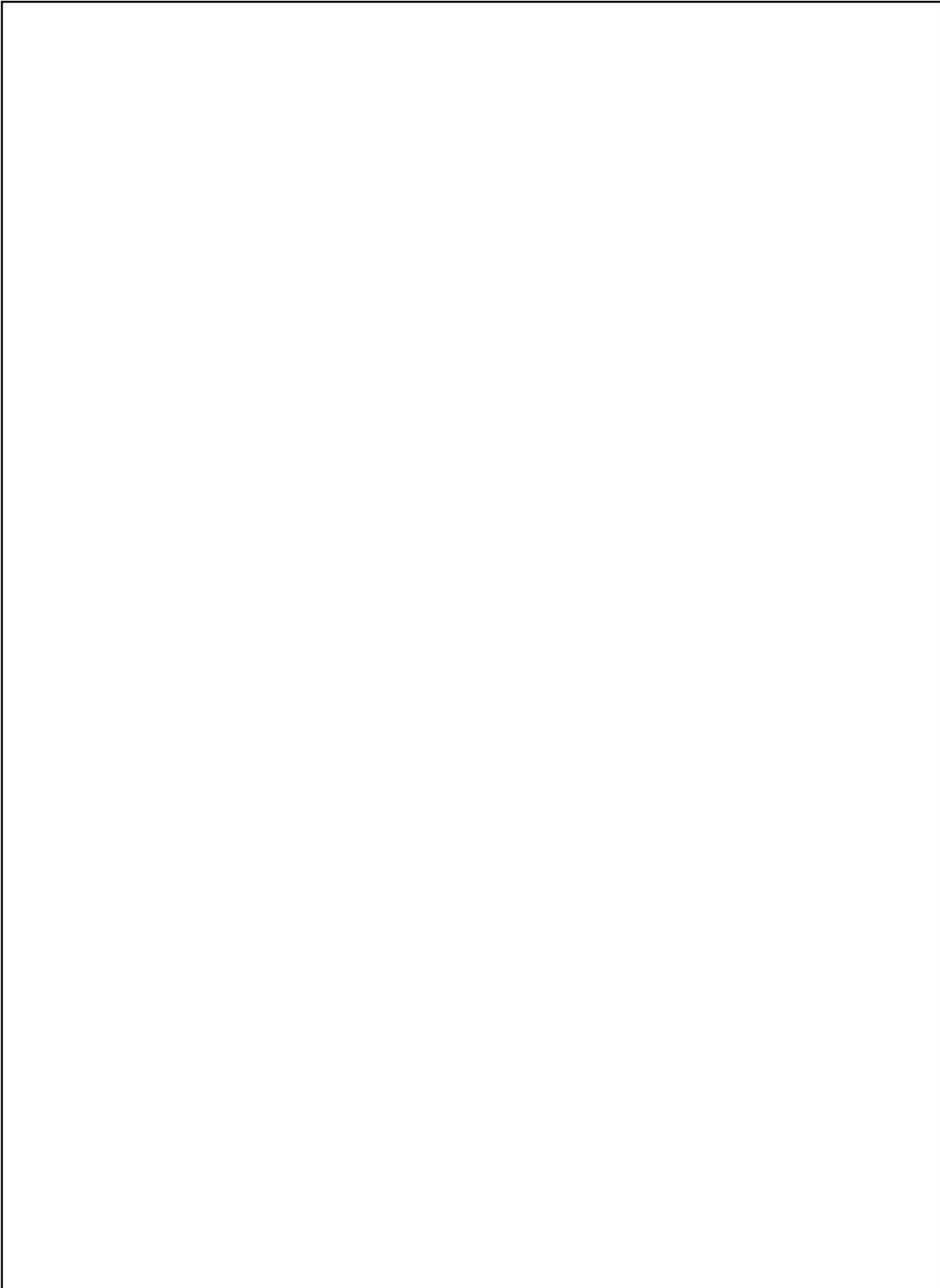
## Aurora Neighborhood Council

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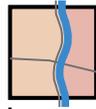
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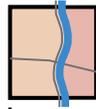


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## Section 7: Executive Summary



The Aurora Neighborhood Planning Initiative (ANPI) is designed to help residents and other neighborhood stakeholders shape the way their neighborhood will grow and change over the next 20 years and beyond. The **Near West Galena Neighborhood**, located within the center of the City just west of the Fox River and the core downtown area, is the third neighborhood to complete the ANPI process. There were many active participants throughout the planning process, without which the initiative would not have been such a success. The **Near West Galena Neighborhood Planning Team** was comprised of City staff, the volunteer Leadership Team, consultants, and, most importantly, residents and local stakeholders who participated in the planning process. A series of neighborhood meetings were organized to gather input and ideas from residents, business owners, and other stakeholders, in addition to numerous leadership team meetings and planning activities. Section 2 provides more detailed descriptions of the ANPI, Planning Team, and overall neighborhood planning process. Section 3 provides a neighborhood profile, including an analysis of population, housing, economic trends as well as a description of the neighborhood's zoning districts.

The diagram to the left illustrates the general **neighborhood planning process** used to develop this plan. The initial phases of the planning process were designed to identify the most pressing issues facing the neighborhood. The Planning Team identified **ten neighborhood priority issues** and then categorized them into **five comprehensive issue focus areas** (shown in the figure below). Identification of these ten neighborhood priority issues and descriptions of the five issue focus areas are provided in more detail in Section 4. In addition to identifying these priority issues, the neighborhood drafted and endorsed a **Neighborhood Vision**, which can also be found in Section 4.



### Issue Focus Areas

- 1 Crime & Safety**  
*Priority Issue: Perceptions & incidents of crime*
- 2 Physical Character**  
*Priority Issues: Promotion & protection of architectural character  
Physical infrastructure - streets, sidewalks, lighting*
- 3 Code Enforcement & Creation**  
*Priority Issues: Minimum standards of property conditions & maintenance  
Overcrowding & changes in ownership & occupancy*
- 4 Neighborhood Redevelopment**  
*Priority Issue: Aurora Christian site*
- 5 Traffic & Pedestrian Safety**  
*Priority Issues: Traffic & on-street parking  
Illinois Ave/Lake St intersection and lack of ease/safety in  
accessing the Prisco Community Center & riverfront*

In order to effectively address these neighborhood priority issues, a **framework for neighborhood improvement** was developed. Generally, the most efficient process to enact change includes clearly defined action items addressing each priority issue and a framework through which those actions can be implemented. **The two critical components of the framework for neighborhood improvement are the physical framework and the organizational framework.** As evidenced by the variety of the neighborhood's priority issues, the planning process for the Near West Galena Neighborhood focused on both physical (e.g. architectural character)





and non-physical (e.g. community participation) neighborhood improvement priorities. Aptly named, the physical framework focuses on physical neighborhood improvement priorities. On the other hand, the organizational framework addresses both physical and non-physical neighborhood improvement priorities.

The neighborhood and City can use the **physical framework** to understand the key relationships between the different physical components in the Near West Galena Neighborhood, which are listed in the figure to the right. By understanding these relationships, one can begin to envision an investment strategy with phasing that is closely aligned with a physical plan for the neighborhood. A more detailed description of the physical framework is provided in Section 5.

### Physical Framework Components

- Residential Sub-Areas
- Non-Residential Sub-Areas
- Open Spaces
- Neighborhood Gateways
- Galena Boulevard Corridor
- Lake Street Corridor
- Secondary City Arterial Road

### Near West Galena Neighborhood Task Forces

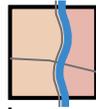
- \* Crime & Safety Task Force
- \* Physical Character Task Force
- \* Code Enforcement & Creation Task Force
- \* Neighborhood Redevelopment Task Force
- \* Traffic & Pedestrian Safety Task Force

The **organizational framework** was designed to allow the neighborhood and City to work together to effectively and efficiently address the neighborhood's priority issues as well as any new issues that may arise in the future. The core of the organizational framework is the creation of **five task forces** (shown to the left) that will address each of the five issue focus areas. These task forces will work with existing organizations and the City to achieve solutions to the neighborhood priority issues in a focused and managed manner to minimize repetitiveness and maximize effectiveness. In addition, the task forces provide the Near West Galena Neighborhood with a unified voice with which the neighborhood can bring attention to priority issues both at the City level and at higher levels

of government. Constant communication of progress and finding practical solutions to the priority issues will not only help foster a sense of community pride but also potentially encourage other residents and stakeholders to take part in the grass-roots efforts of the task forces. A more detailed description of the organizational framework is provided in Section 5.

To put the organizational framework in motion, the five task forces will be entrusted with a **set of action items** that were developed to address the neighborhood's issue focus areas. The set of action items for each task force embodies the action plan for that particular task force. Collectively, the five task force action plans embody the overall **Neighborhood Action Plan**, which has an overarching goal to improve upon the existing social and physical conditions within the area while encouraging redevelopment that enhances rather than detracts from the existing character of the neighborhood. More detailed descriptions of the task force action plans and their corresponding action items are provided in Section 6. **Implementation worksheets for each of the action items** are also included.





## Overview of the Aurora Neighborhood Planning Initiative (ANPI)

The City of Aurora initiated one of the first comprehensive neighborhood planning efforts in the region in 2002. The Aurora Neighborhood Planning Initiative (ANPI) is being implemented to help residents and other stakeholders shape the way their neighborhoods will grow and change over the next 20 years and beyond.



*Mayor Stover speaks at the kick-off meeting for the Aurora Neighborhood Planning Initiative.*

Since February 2000, the City of Aurora has taken a proactive stance in working with its neighborhoods to identify common problems and develop solutions. The Neighborhood Revitalization Team (NRT), comprised of neighborhood representatives and City staff, spent several months identifying common issues confronting Aurora's established neighborhoods. At the conclusion of their work, the group had formulated a number of recommendations that included sponsorship of two neighborhood-oriented programs.

The first program would allow ongoing City-neighborhood dialogue to address a variety of issues. The implementation of this recommendation was the formation of the Aurora Neighborhood Council (ANC), a type of "one-stop shop" for neighborhoods to access City services. The ANC is made up of neighborhood representatives and is served by representatives of each City department.

The second NRT program was based on the acknowledgment that each of Aurora's neighborhoods has its own character, its own unique set of issues, and, perhaps, its own priorities for improving its quality of life. As such, the NRT proposed a process for ensuring long-term, neighborhood-by-neighborhood planning. The goal of this proposal was to assure that the distinct needs of various neighborhoods are addressed and that revitalization is an ongoing, joint effort of both residents and City government. The ANPI was started to provide a forum for neighborhoods to collaborate with the City in addressing neighborhood issues through long-range planning. The objectives of the program are to:

- Identify and involve stakeholders;
- Help community stakeholders identify key goals for their neighborhoods;
- Involve stakeholders in determining the best ways to achieve neighborhood AND City goals; and
- Create a collaborative and inclusive environment that will foster community building in each neighborhood.



*Neighborhood residents, business owners, and other local stakeholders are provided opportunities to actively participate in the neighborhood planning process.*



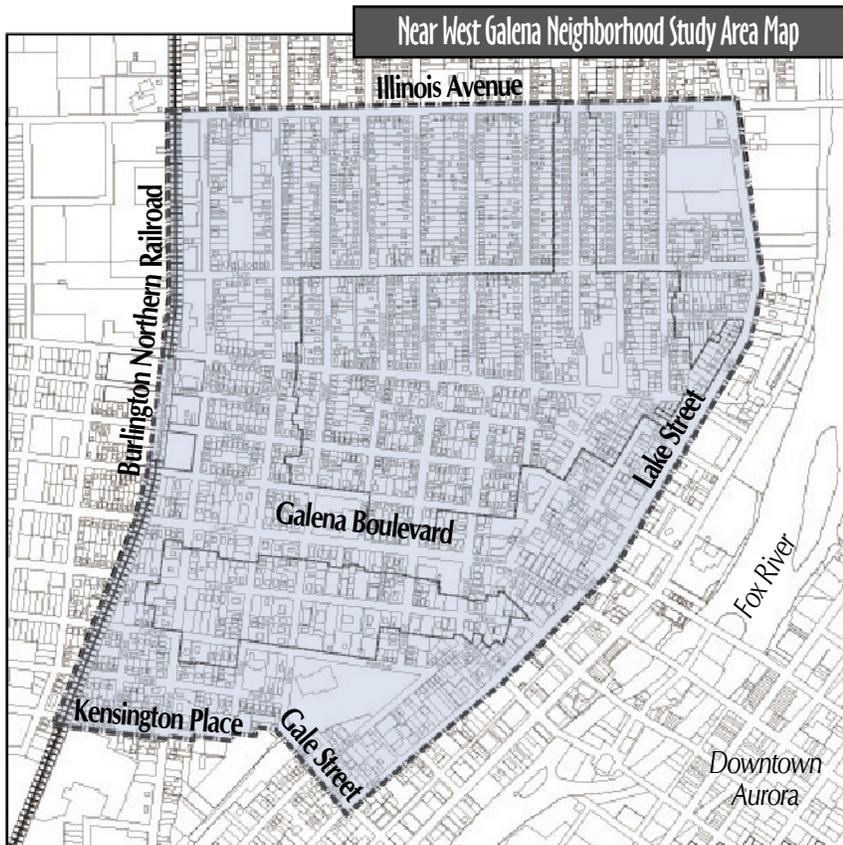
## Near West Galena Neighborhood Study Area

The Near West Galena Neighborhood is located within the center of the City just west of the Fox River and the core downtown area. The study area is named after the stretch of West Galena Boulevard, which is the main transportation artery leading westward from Downtown Aurora through the neighborhood and towards the west side of the City.

As shown in the map below, the general boundaries of the Near West Galena Neighborhood study area are: Illinois Avenue on the north, Lake Street on the east, Gale Street and Kensington Place on the south, and the Burlington Northern Railroad on the west.



Single family homes and small private offices (as shown above) characterize the stretch of Galena Boulevard leading westward from Downtown Aurora and the Fox River.



The map above illustrates the general boundaries of the Near West Galena Neighborhood Study Area. Although a study area was defined, the study area boundary is not exclusive to those living or working within the boundary. Residents from outside the study area were welcome to participate in the planning process due to their proximity to the neighborhood. The "Tell Us Where You Live/Work" Map on page 11 and attendance lists from neighborhood meetings indicate that meeting participants came from both within and beyond the study area boundaries.





## Near West Galena Neighborhood Planning Team

The Near West Galena Neighborhood Planning Team was comprised of City staff, consultants, and, most importantly, residents and other neighborhood stakeholders who participated in the process, including those on the volunteer Leadership Team. Stakeholders are those individuals who have a vested interest in the changing conditions of the neighborhood, including property owners, business operators, employees, and residents. The diagram to the right depicts the members of the Planning Team and summarizes the general responsibilities of each team component. The primary objectives of the Planning Team are to:

- Help community stakeholders identify key goals for the neighborhood;
- Involve stakeholders in determining the best ways to achieve neighborhood and City goals; and
- Create a collaborative and inclusive environment that will foster community building in each neighborhood.

The Leadership Team was comprised of a diverse group of local residents and stakeholders that focused on the outcomes of neighborhood meetings and input from residents. Working with City staff and consultants, the Leadership Team was instrumental in ensuring that the planning process reflected the community's needs and desires. Among its various assignments, the Leadership Team was responsible for initiating work on the following:

- Prioritization of neighborhood issues/areas of focus;
- Prioritize action items for the Near West Galena Neighborhood's areas of focus; and
- Implementation program for the priority action items.

### Neighborhood Plan Participants



- Attend/participate in meetings
- Communicate concerns, experiences & ideas
- Review consultant ideas in order to shape plan

### Neighborhood Leadership Team



- Promote meetings
- Accept responsibility for assignments between meetings
- Make sure recommendations reflect neighborhood's desires

### Consultants



- Facilitate discussions
- Design and advise on activities
- Translate meeting findings into planning document

### City Staff



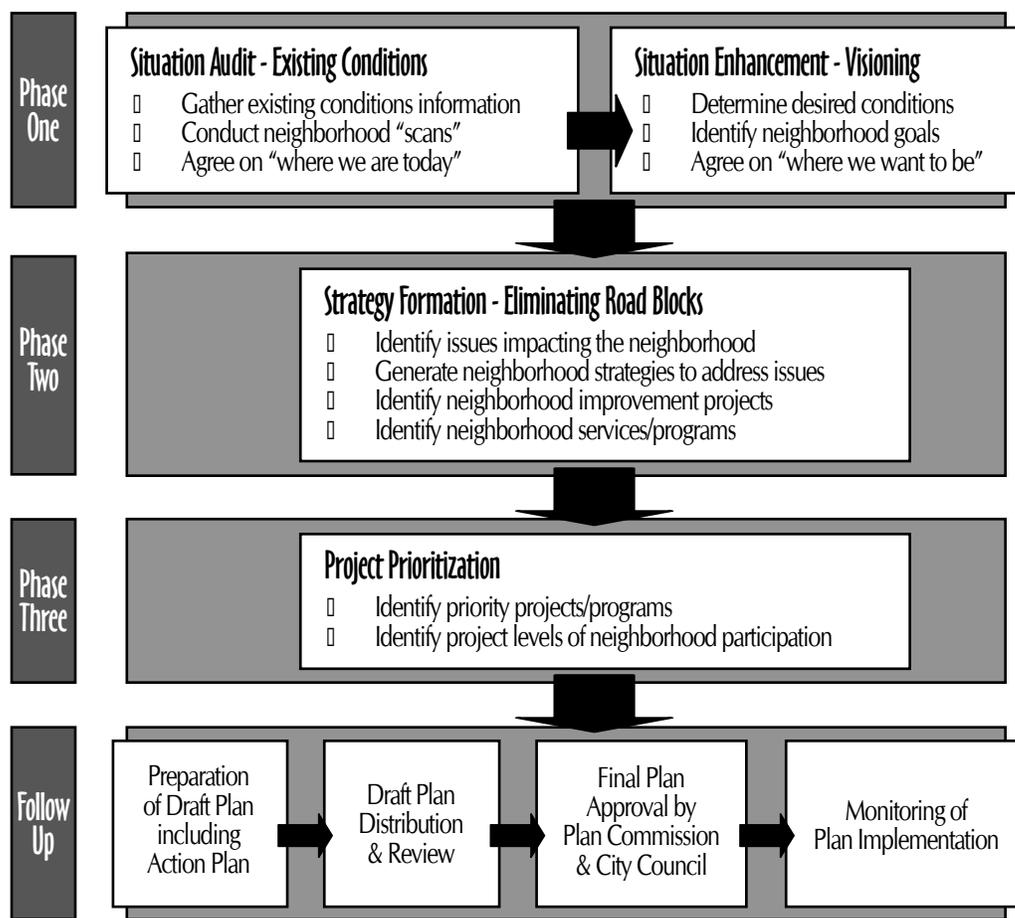
- Attend and help plan meetings
- Bring in additional resources and information as necessary
- Distribute information throughout the process

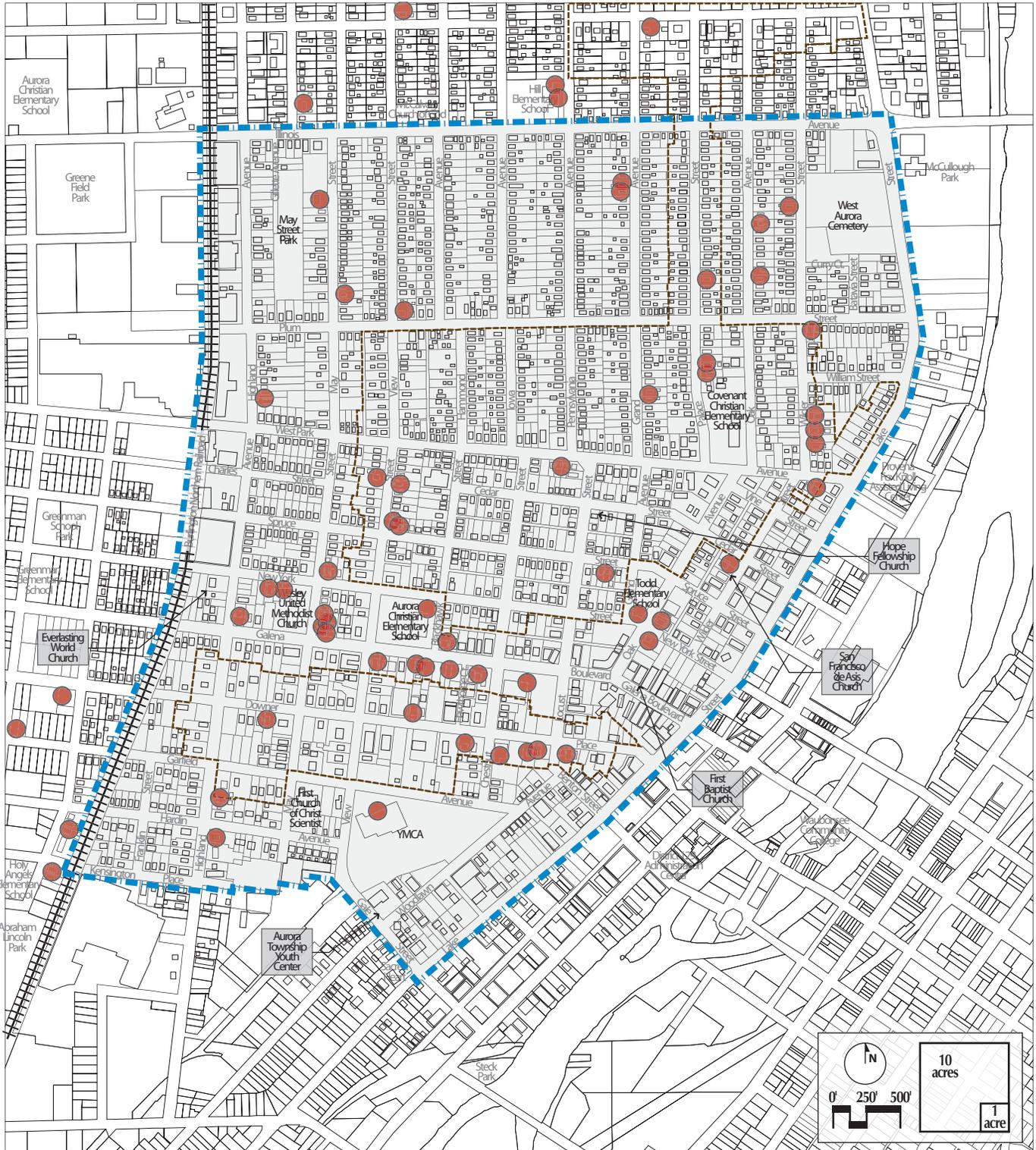


## Neighborhood Planning Process

Throughout the planning process, four neighborhood meetings were held to give residents, local business owners, and other Near West Galena Neighborhood stakeholders the opportunity to participate in the planning of their neighborhood. The map on the next page shows the geographic distribution of the residents and stakeholders who participated in the neighborhood meetings. The neighborhood planning process was primarily comprised of three phases, which are summarized in the diagram below. The objectives of each phase were covered in a series of neighborhood meetings. The final (fourth) meeting was used for presentation of the draft Neighborhood Action Plan.

The Near West Galena Neighborhood Action Plan is intended to be a dynamic, living document that will require constant usage by the neighborhood to implement the strategies outlined within as well as allow periodic revisions as the neighborhood grows and adapts to trends and other influential factors. In addition, the neighborhood planning efforts described within this plan are not intended to replace existing neighborhood associations and historic district groups; they are designed to unite the various neighborhood groups and provide them with a stronger unified voice to represent the entire Near West Galena Neighborhood.





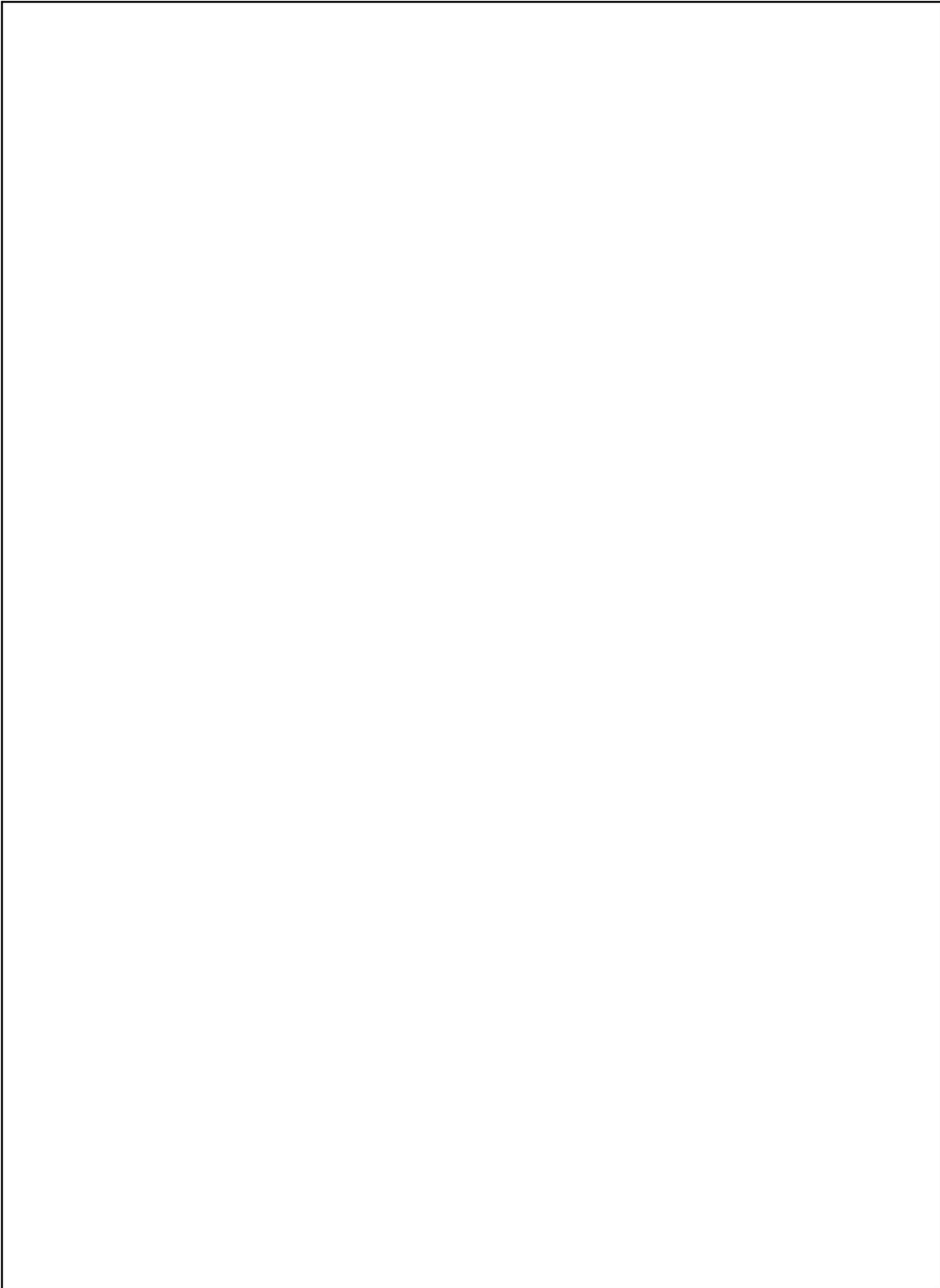
**Legend**

-  Historic District Boundary
-  Study Area Boundary
-  Residences/Places of Work of Plan Participants

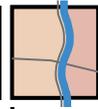
**"Tell Us Where You Live/Work"**

**Instructions**

Place a colored sticker on the general location of your home or place of work.



## Section 3: Neighborhood Profile



The neighborhood profile includes a quantitative analysis of the demographic composition and character of the Near West Galena Neighborhood. In particular, the neighborhood profile includes an analysis of U.S. Census data to provide insight into the neighborhood's demographic and economic trends. More specifically, the neighborhood profile focuses on population, housing, and economic data, which are typical categories used by the Census to organize data. The neighborhood profile also includes a description of the neighborhood's zoning districts.

### Census Data

U.S. Census data is typically available for individual communities, which are systematically broken down to smaller geographic units including census tracts, block groups, and blocks. The boundaries for each of these geographic units are determined by the U.S. Census, but they unfortunately do not correspond with the boundaries of the Near West Galena Neighborhood study area. However, very detailed data is available from third party companies, including commercial data provider Experian/Applied Geographic Solutions. Experian generally begins with 2000 U.S. Census data and



Source: Experian/Applied Geographic Solutions.

provides historic, current, and projected data for general geographic areas. For the Near West Galena Neighborhood study area, Experian provided population, housing, and economic data for a geographic area located within a 1/2-mile radius from the Chestnut Street/Cedar Street intersection. Although this geographic area is not completely identical to the study area boundaries for the Near West Galena Neighborhood, it most closely approximates the study area and provides projections regarding future growth which was unavailable from the U.S. Census.

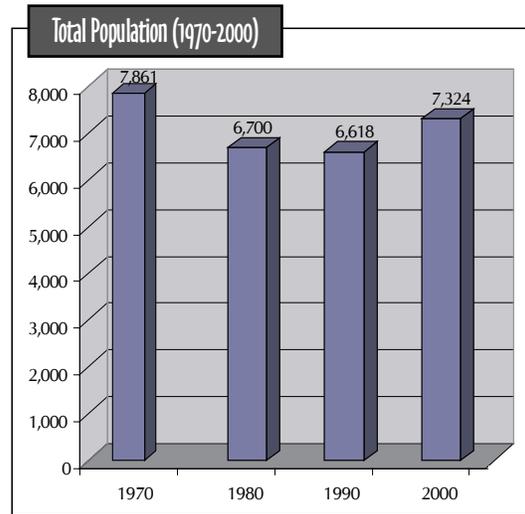


*The Near West Galena Neighborhood provides a diverse housing stock, offering some apartment buildings (left) interspersed among its assortment of single-family homes (right). The neighborhood's population experienced a decline from 1970 to 1990 but then grew by over 10% from 1990 to 2000.*



## Total Population

Based on the 2000 Census, the total population of the Near West Galena Neighborhood was 7,324, which represents about 5% of the City's total population of 142,990. Historically, the Near West Galena Neighborhood has experienced a general decline in population from 1970 to 1990 before experiencing an increase in 2000. In particular, the Near West Galena Neighborhood had a total population of 7,861 in 1970 before decreasing by 14.8% to 6,700 in 1980 and then only by 1.2% to 6,618 in 1990. Although the neighborhood population grew by 10.7% between 1990 and 2000, the neighborhood has yet to match or surpass its 1970 population. Despite recent population growth, the Near West Galena Neighborhood is still adequately served by existing municipal services such as water and sewer services. However, the City should continually monitor population growth in the neighborhood to ensure that municipal services maintain adequate serviceability and expand if necessary.



Source: Experian/Applied Geographic Solutions.

Population by Age		
	2000 Census	
	Population	Percent of Total
Age 0 - 4	718	9.8%
Age 5 - 9	659	9.0%
Age 10 - 13	454	6.2%
Age 14 - 17	476	6.5%
<b>Subtotal: Under age 18</b>	<b>2,307</b>	<b>31.5%</b>
Age 18 - 20	403	5.5%
Age 21 - 24	513	7.0%
<b>Subtotal: age 18 to 24</b>	<b>916</b>	<b>12.5%</b>
Age 25 - 29	681	9.3%
Age 30 - 34	571	7.8%
Age 35 - 39	535	7.3%
Age 40 - 44	527	7.2%
Age 45 - 49	395	5.4%
Age 50 - 54	315	4.3%
Age 55 - 59	220	3.0%
Age 60 - 64	161	2.2%
<b>Subtotal: age 25 to 64</b>	<b>3,405</b>	<b>46.5%</b>
Age 65 - 69	154	2.1%
Age 70 - 74	125	1.7%
Age 75 - 79	110	1.5%
Age 80 - 84	117	1.6%
Age 85 +	190	2.6%
<b>Subtotal: age 65 and older</b>	<b>696</b>	<b>9.5%</b>

Source: Experian/Applied Geographic Solutions.

Continued population growth also warrants the need to monitor the serviceability of local parks and capacity of local schools, particularly with almost a third of the neighborhood population being comprised of children under age 18. Maintaining adequate park facilities is important to provide recreational opportunities for residents of all ages.

## Population by Age & Gender

Based on the age composition of the neighborhood's total population in 2000, the Near West Galena Neighborhood is generally viewed as a place where young families make their home. The neighborhood provides a healthy mix of ages with almost half (46.5%) of the total 2000 population being comprised of the 25-64 age group, with the 25-29 age group comprising the largest overall 5-year age group with a 9.3% composition. Children under the age of 18 comprise almost one-third of the population at 31.5%. College-aged young adults (18-24 age group) and senior citizens (65 and older age group) comprise 12.5% and 9.5% of the population, respectively.

These age compositions for the Near West Galena Neighborhood are fairly close to the City-wide age compositions, with some minor differences. Comparing the neighborhood's 25-64 age group to





the same age group for the entire City shows that this age group presents the largest percent difference, with the City (51.9%) having about 5.4% more residents in that particular age group than the neighborhood (46.5%). The neighborhood closely reflects the City when comparing the compositions of the other three major age groups, i.e. children under the age of 18, college-aged young adults (18-24 years old), and senior citizens (65 years and older).

The median age of the Near West Galena Neighborhood in 2000 was 28.2, which is about one year less than the City-wide median age of 29.3. Although not as high as the median age of 29.0 in 1970, the neighborhood's median age has experienced a gradual increase since 1980. From 1970 to 1980, median age dropped off by 3 years from 29.0 to 26.0. Median age increased to 28.0 in 1990 and then experienced a slight increase to 28.2 in 2000. The gender composition of the Near West Galena Neighborhood is nearly even, with slightly more females (50.8%) than males (49.2%) in 2000.

The neighborhood's proximity to Downtown Aurora and the shops and services along Lake Street is a positive community characteristic, particularly for a neighborhood comprised primarily of young families. The area also provides the neighborhood with a variety of recreational opportunities, including local parks, the Prisco Community Center, and the riverfront. In addition, the neighborhood is home to several schools and churches, which provide learning and worship opportunities to residents. Local and regional employment and business opportunities are also available due to the neighborhood's proximity to downtown and access to I-88 via Lake Street. Older residents who typically have more disposable income as a result of having less dependants (i.e. children living at home) and more accrued equity generally have interest in a variety of entertainment and dining options, which can be readily found in the downtown area. Although the Near West Galena Neighborhood does not specifically cater to one particular age group, the neighborhood and City will need to ensure that residents of all ages have access to a variety of opportunities that meet their needs and interests.

## Race & Hispanic Origin

The U.S. Census states that the concept of race "reflects self-identification by people according to the race or races with which they most closely identify" (Source: U.S. Census). The Census adheres to the racial classifications as shown in the table to the right. Racial classifications include both racial and national origin groups.

Population by Race	Near West Galena Neighborhood		City of Aurora	
	Population by Race	Percent of Total	Population by Race	Percent of Total
White	4,309	58.8%	97,340	68.1%
Black	1,235	16.9%	15,817	11.1%
American Indian/Alaska Native	25	0.3%	511	0.4%
Asian	55	0.8%	4,370	3.1%
Native Hawai'ian/Pacific Islander	1	0.0%	47	0.0%
Other	1,418	19.4%	20,762	14.5%
Multi-Race	281	3.8%	4,143	2.9%
<b>Total</b>	<b>7,324</b>	<b>100.0%</b>	<b>142,990</b>	<b>100.0%</b>

Source: Experian/Applied Geographic Solutions.

Based on the racial composition of the Near West Galena Neighborhood in 2000, about 58.8% of neighborhood residents are White, which is almost 10% less than the White composition (68.1%) of the entire City. The second highest racial composition in the neighborhood is Other Races, which comprises 19.4% of all neighborhood residents. Black residents comprise the third highest



composition at 16.9%. The next highest composition is Multi-Racial residents, who comprise 3.8% of the neighborhood's population. All other races comprise less than 1% each. For the most part, the racial composition of the Near West Galena Neighborhood reflects similar patterns demonstrated by the entire City. Other races in the Near West Galena Neighborhood experienced some positive growth from 1990-2000. For instance, the separate populations of American Indians/Alaska Natives, Blacks, and Asians grew by 23.7%, 13.0%, and 2.8%, respectively, from 1990 to 2000. The White population, however, decreased by 12.9% in that same time period.

Population by Hispanic Origin	Near West Galena N'hood		City of Aurora	
	Population by Hispanic Origin	Percent of Total	Population by Hispanic Origin	Percent of Total
Hispanic Origin (of any race)	2,952	40.3%	46,557	32.6%
No Hispanic Origin	4,372	59.7%	96,433	67.4%
<b>Total</b>	<b>7,324</b>	<b>100.0%</b>	<b>142,990</b>	<b>100.0%</b>

Source: Experian/Applied Geographic Solutions.

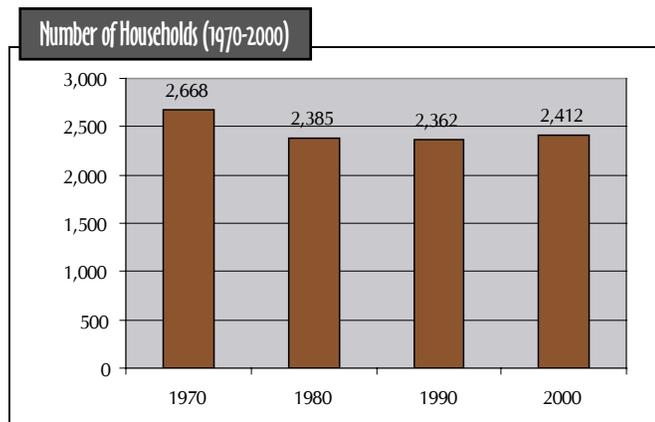
The concept of race is separate from the concept of Hispanic origin. The U.S. Census defines people of Hispanic origin as those who identify themselves as being Spanish, Hispanic, or Latino, regardless of race (Note: the terms Hispanic and Latino

are often used interchangeably). In general, race and Hispanic origin are two separate classifications that help the Census qualify self-identification. Based on Hispanic origin, residents of Spanish, Hispanic, or Latino descent (of any race) comprise about 40.3% of the neighborhood's population in 2000, which is higher than the 32.6% composition for the entire City. Generally speaking, about 2 out of every 5 neighborhood residents consider themselves of Hispanic origin compared to only 1 out of every 3 City residents. The number of residents of Hispanic origin in the Near West Galena Neighborhood increased substantially from 1990 to 2000, growing by 121.3% from 1,334 residents in 1990 to 2,952 residents in 2000. When comparing population growth by race and Hispanic origin, the population of residents of Hispanic origin in the Near West Galena Neighborhood has experienced the most substantial growth since 1990.

## Households

As defined by the U.S. Census, a household "consists of all the people who occupy a housing unit". Furthermore, a housing unit includes a house, an apartment or other group of rooms, or a single room that is currently occupied or intended for occupancy as separate living quarters.

The total number of households in the Near West Galena Neighborhood in 2000 was 2,412 households, which is a 2.1% increase from the 2,362 households in 1990. Although the total number of households increased between 1990 and 2000, the neighborhood experienced

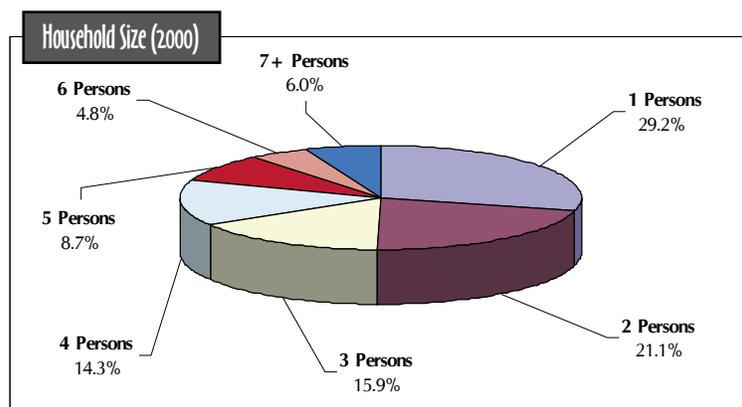


Source: Experian/Applied Geographic Solutions.



decreases in the total number of households from 1970 to 1990 and has not matched or surpassed its 1970 total of 2,668 household.

These trends closely follow the population trends from 1970-2000 previously described. Basically, the total number of households decreased as population decreased; conversely, the total number of households increased as population increased. Further analysis indicates that about 35% (844 households) of the 2,412 households counted in 2000 were non-family households (i.e. an individuals living alone or non-related persons residing in the same household). Generally speaking, about 1 out of every 3 households is a non-family household with the other 2 being family households (i.e. one family residing in a single household). Furthermore, with the majority of households in the neighborhood being family households, a decrease in households typically corresponds to a decrease in families; conversely, an increase in households typically corresponds to an increase in families. In order to attract and retain families and prevent them from moving away, the neighborhood and City must ensure that it maintains a safe community that adequately provides a variety of opportunities that meet the needs and interests of families and residents of all ages. Whether that is maintaining a diverse housing stock, providing sufficient park and recreational opportunities, or improving community policing techniques, the neighborhood and City must work together to create a safe and inviting community in which residents are proud to live, work, and play.



Source: Experian/Applied Geographic Solutions.

In addition to the analysis of the total number of households, an analysis of household size also provides insight into the demographic composition of the Near West Galena Neighborhood. The figure on the left shows that 1-person households comprise the largest percentage (29.2%) of total households in the neighborhood in 2000. In addition, approximately half (50.3%) of the total households consist of 2 or fewer persons. About 30.2% of total households consist of 3 or 4 persons while the remaining

19.5% consist of 5 or more persons. In general, the data presented indicates that half the neighborhood's households consist of individuals living alone or with one other person (e.g. a spouse, significant other, relative, or unrelated roommate). The other half consists of 3 or more persons (related and unrelated). Although the Census does not provide data specifically correlating household size to household type (family vs. non-family), the data generally shows that the Near West Galena Neighborhood is home to a wide variety of household types, including single householders, empty nesters, unrelated roommates, parents without children (or children no longer living at home), and parents with children. The neighborhood currently provides a mix of single-, two-, and multiple-family housing units, and it should continue to maintain a housing stock that adequately and legally meets the housing needs of these different household sizes.

## Housing Occupancy

More than half (52.2%) of the 2,505 total housing units in the Near West Galena Neighborhood in 2000 are renter-occupied while 44.1% are owner-occupied. The remaining 3.7% are vacant. The neighborhood experienced a steady decline in owner-occupied housing units from 1970 to 1990 before a slight 6.9% increase from 1,034 units in 1990 to 1,105 units in 2000. Despite the slight increase, the number of owner-occupied housing units remains considerably lower than it was in 1970. On the other hand, the number of renter-occupied housing units has fluctuated since 1970, most recently decreasing slightly by 1.5% from 1,327 units in 1990 to 1,307 units in 2000. Despite the slight decrease, the number of renter-occupied housing units remains higher than it was in 1970. These trends partially point to a practice common in many older neighborhoods in which owner-occupied single-family units are converted to renter-occupied multiple-family units. Many times these conversions are a violation of city housing codes. This plan outlines actions that the neighborhood can take to resolve this and other code violations.

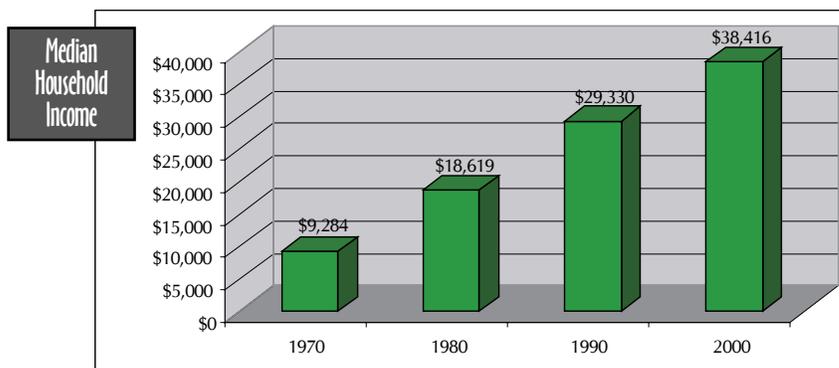
## Household Income

Approximately one-third of the households in the Near West Galena Neighborhood in 2000 earn an income of less than \$25,000 (31.1%) while another one-third earn between \$25,000 and \$49,999 (36.1%). The remaining one-third earns \$50,000 or more (32.8%) with a majority of that percentage earning between \$50,000 and \$99,999 (27.6%). Only a small percentage (1.5%) of households earns \$200,000 or more.

The neighborhood's median household income (shown in the figure below) increased from \$29,330 in 1990 to \$38,416 in 2000, which is a 31.0% increase. Furthermore, median household income has increased dramatically since 1970, increasing by about 313.8% in the

Household Income (2000)	
\$ 0 - \$9,999	7.8%
\$ 10,000 - \$14,999	5.1%
\$ 15,000 - \$19,999	10.2%
\$ 20,000 - \$24,999	8.0%
<b>Less than \$25,000</b>	<b>31.1%</b>
\$ 25,000 - \$29,999	7.8%
\$ 30,000 - \$34,999	6.6%
\$ 35,000 to \$39,999	6.6%
\$ 40,000 to \$44,999	7.5%
\$ 45,000 to \$49,999	7.6%
<b>Between \$25,000 - \$49,999</b>	<b>36.1%</b>
\$ 50,000 - \$59,999	9.4%
\$ 60,000 - \$74,999	7.5%
<b>Between \$50,000 - \$74,999</b>	<b>16.9%</b>
\$ 75,000 - \$99,999	10.7%
<b>Between \$75,000 - \$99,999</b>	<b>10.7%</b>
\$100,000 - \$124,999	2.4%
\$125,000 - \$149,999	0.5%
\$150,000 - \$199,999	0.7%
<b>Between \$100,000 - \$199,999</b>	<b>3.6%</b>
\$200,000 +	1.5%
<b>\$200,000 or more</b>	<b>1.5%</b>

Source: Experian/Applied Geographic Solutions.



Note: Income data does not account for the consumer price index (CPI) or inflation.

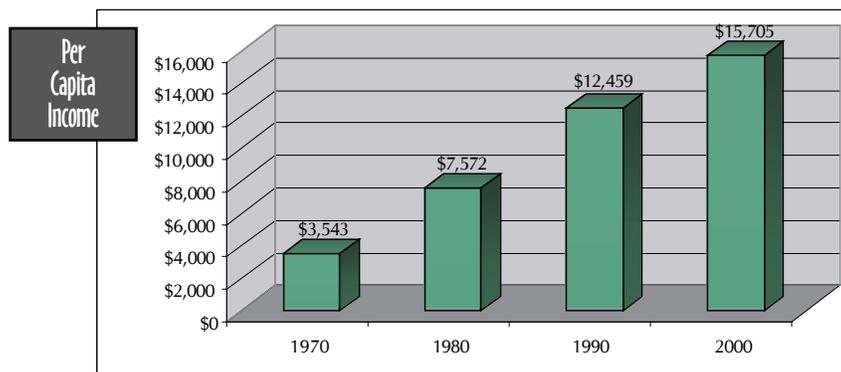
Source: Experian/Applied Geographic Solutions.





30-year time period. The neighborhood's median household income reflects similar growth patterns as the City over the past several decades. However, the neighborhood's median household income has historically been lower than that of the entire City. In 2000, median household income for the neighborhood was \$38,416, which was about 30% less than the City's median household income of \$54,861.

In addition, the neighborhood's per capita income (shown in the figure below) increased by 26.1% from \$12,459 in 1990 to \$15,705 in 2000. Similar to median household income, per capita income has also experienced a substantial increase since 1970, increasing by about 343.3% in the 30 years. Similar to median household income, growth in the neighborhood's per capita income reflects similar to growth in the City's per capita income over the past several decades. Similarly, though, the neighborhood's per capita income has historically been lower than that of the entire City. In 2000, the neighborhood's per capita income was \$15,705, which was about 29% less than the City's per capita income of \$22,131.

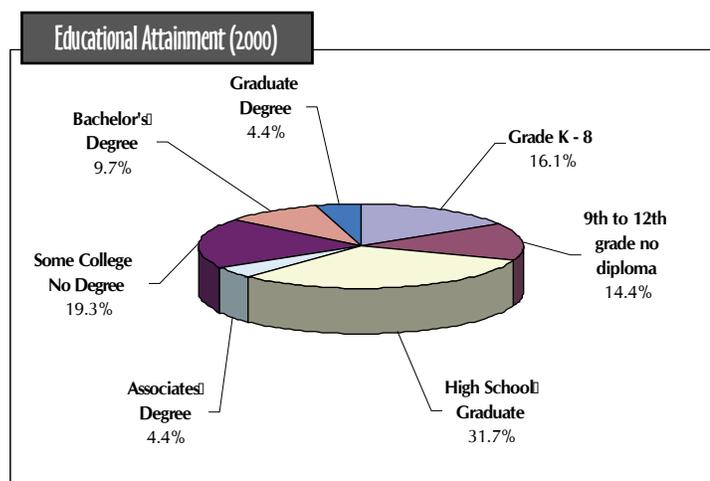


Source: Experian/Applied Geographic Solutions.

Note: Income data does not account for the consumer price index (CPI) or inflation.

## Education

The U.S. Census quantifies educational attainment by determining the highest grade of school completed or the highest degree received by a resident age 18 years or older. In 2000, nearly one-third (31.7%) of Near West Galena residents 18 years and older had earned no higher than a high school diploma. Another 30.5% had not received at minimum a high school diploma. The remaining 37.8% earned an associates degree or higher. Neighborhood residents age 18 years or older with a high school diploma or higher comprise about 69.5% in comparison to 75.6% City-wide residents.



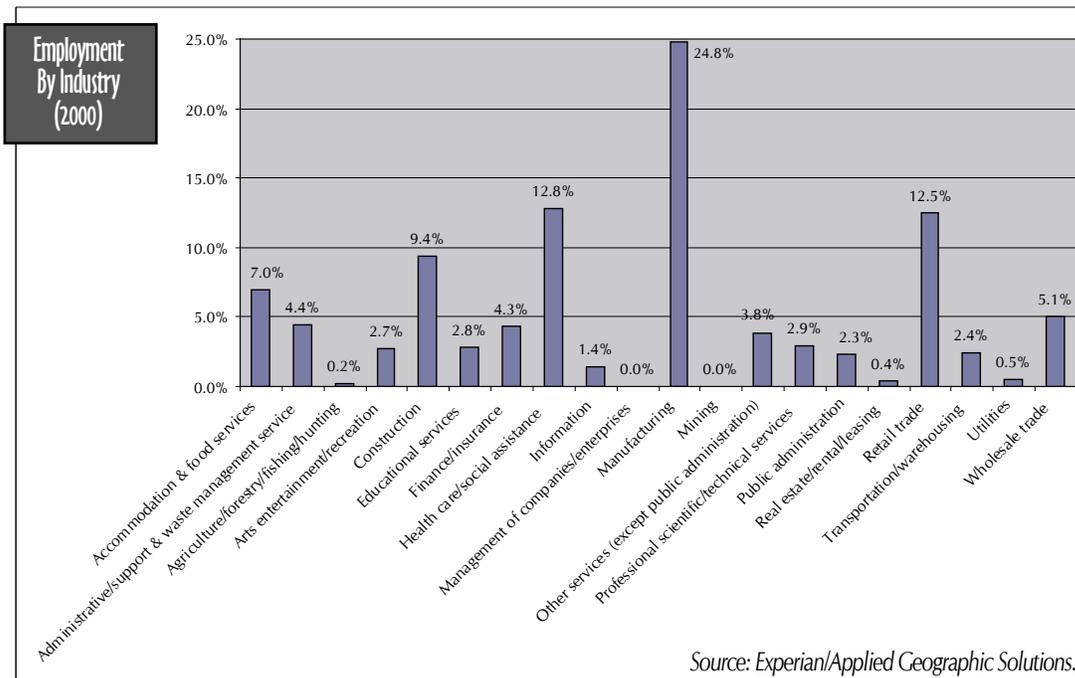
Source: Experian/Applied Geographic Solutions.



## Employment

The U.S. Census quantifies employment by determining the number of residents 16 years and older are in the labor force and whether or not they are employed. According to the U.S. Census, the labor force “includes all people classified in the civilian labor force (employed or unemployed) plus members of the U.S. Armed Forces”. Employed people “include civilians 16 and over who were either ‘at work’ or were ‘with a job but not at work’”. Unemployed civilians “are those who did not have a job during the reference period, were actively looking for work, or waiting to be called back to a job from which they had been laid off, and were available to go to work”. Almost two-thirds (62.4%) of Near West Galena residents aged 16 years and over were in the labor force in 2000. A majority (91%) of those were employed. Both employment numbers are slightly lower when compared to the City, where about 71.4% of Aurora residents aged 16 years and over were in the labor force in 2000 with 94.1% of those being employed.

The figure below shows the neighborhood’s employment composition by industry in 2000. Over half (57.4%) of the neighborhood’s employed residents worked in blue collar occupations while the other 42.6% worked in white collar occupations. The U.S. Department of Labor generally defines blue collar occupations as those including precision production, craft, and repair occupations; machine operators and inspectors; transportation and moving occupations; handlers, equipment cleaners, helpers, and laborers; and service occupations. White collar occupations include professional specialty and technical, clerical, executive, administrative, and managerial occupations. The manufacturing industry comprised the highest employment composition by industry in 2000, in which 24.8% of all employed neighborhood residents held manufacturing jobs. The second and third highest employment compositions by industry in 2000 were the health care/social assistance (12.8%) and retail trade (12.5%) industries. Manufacturing and retail trade are classified as blue collar occupations while health care/social assistance is classified as a white collar occupation.





## Zoning Districts

Zoning districts are a general means of classifying land according to uses that are legally permitted by the City. Zoning classifications are typically similar to land use categories, but they also specify permitted uses and construction constraints such as lot and building dimensions, parking, and landscaping.

The Near West Galena Neighborhood is primarily comprised of residential uses with some non-residential uses scattered throughout the neighborhood, particularly along Galena Boulevard and Lake Street and in the southeast section of the study area. Below is a brief description of the different zoning districts in the neighborhood as shown in the City's 2002 Zoning Map Book.

- A majority of the lots in the neighborhood are zoned for a variety of residential uses, including one-family dwellings, two-family dwellings, multiple-family dwellings, and general residential dwellings. One-family dwellings are designated as **R-1, R-2, and R-3 (One-Family Dwelling District) zones**. Two-family dwellings are designated as **R-4 (Two-Family Dwelling District) zones**. Multiple-family dwellings are designated as **R-5 (Multiple-Family Dwelling District) zones**. General residential dwellings are designated as **R-5A (General Residence District) zones**.
- Several lots along Lake Street and in the southeast section of the study area are zoned for business uses. A few other lots scattered throughout the neighborhood are also zoned for business uses. Depending on the type of operation, business uses are designated as one of the following three zones: **B-1 (Business District – Local Retail), B-2 (Business District – General Retail), and B-3 (Business & Wholesale District) zones**.
- A strip of lots located along Woodlawn Avenue between Benton Street and Gale Street are zoned for limited industrial uses, which are designated as **M-1 (Manufacturing District – Limited) zones**.
- A strip of lots located along the west side of Highland Avenue between Illinois Avenue and New York Street are zoned for general industrial uses. A group of lots located at the northwest corner of Franklin Street and Kensington Place are also zoned for general industrial uses. General industrial uses are designated as **M-2 (Manufacturing District – General) zones**.
- Several lots along Galena Boulevard and Lake Street are zoned for office uses. A few other lots along Downer Place are also zoned for office uses. Office uses are designated as **O (Office District) zones**.



*The east end of the Galena Boulevard corridor (top) is primarily zoned for commercial businesses while the center and west end of the corridor (bottom) are primarily zoned for office and residential uses.*





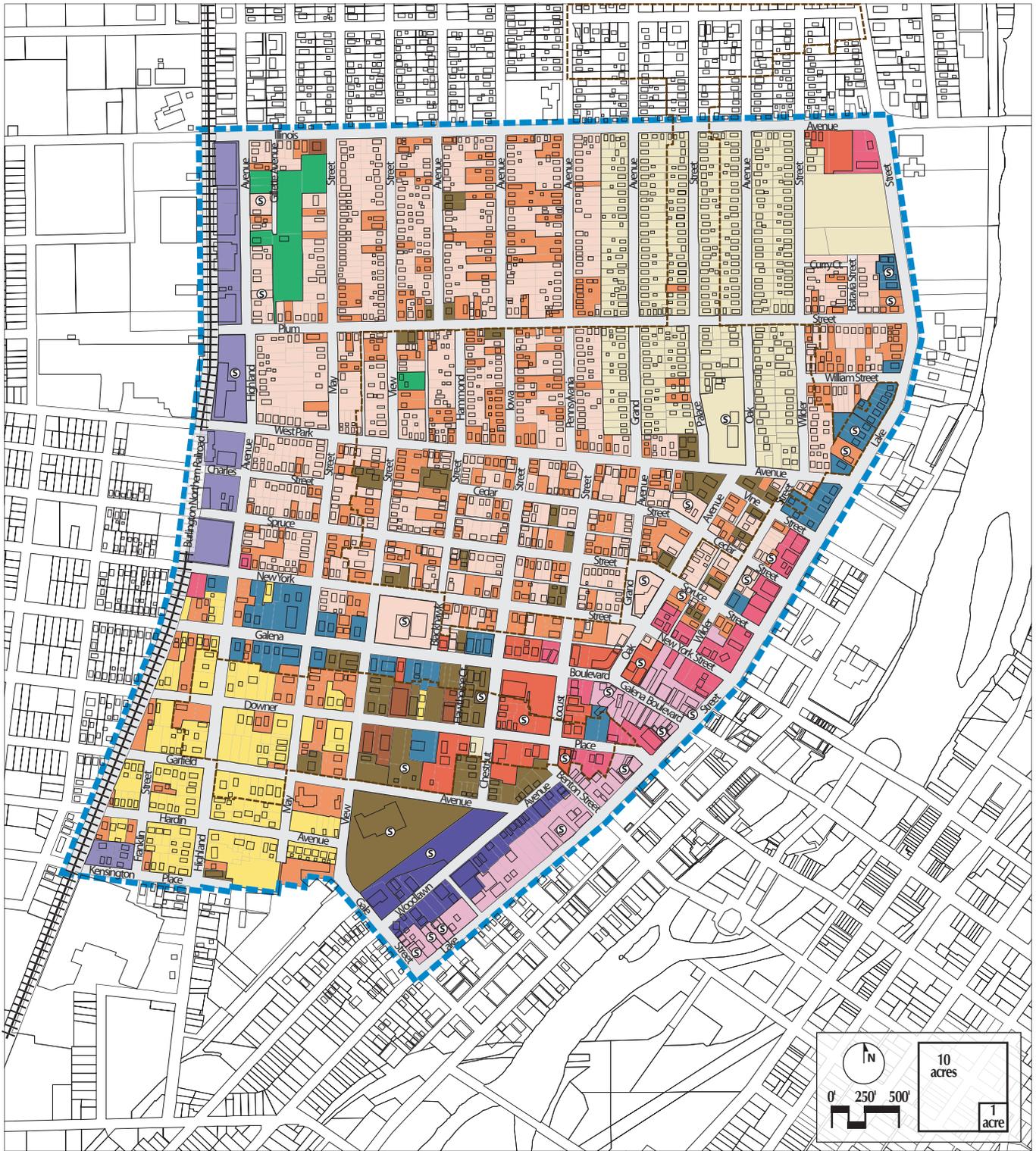
- May Street Park and a few smaller park/open space areas located within the neighborhood are designated as **P (Park/Open Space) zones**.

The map on the next page shows the existing zoning districts in the neighborhood. In addition to having a specified zoning designation, some properties are also designated as Special Use Districts, which are generally defined as properties that promote greater land use compatibility by requiring a special use permit as a prerequisite to any use or development. These Special Use Districts are indicated on the map.



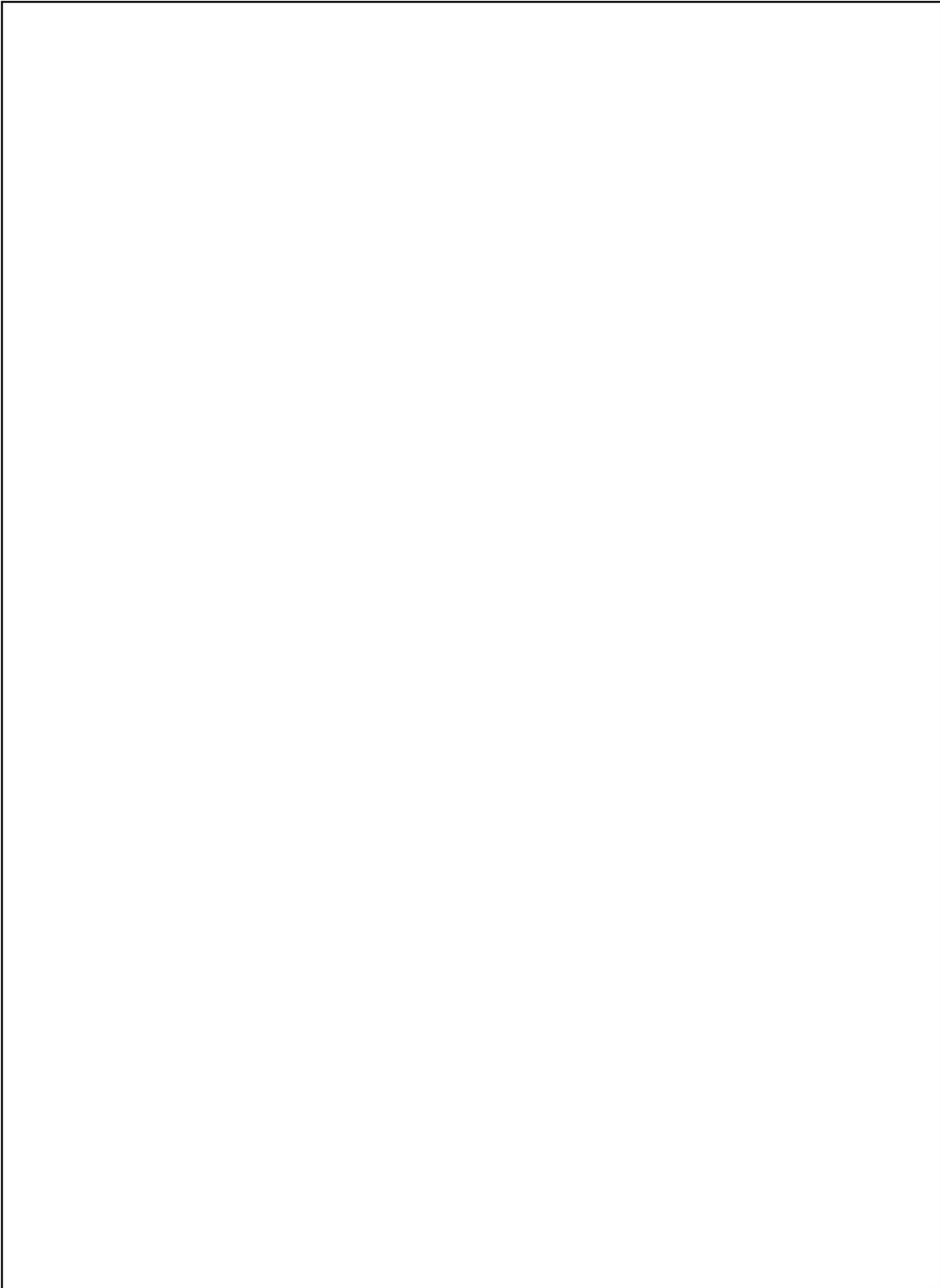
*Todd Elementary School, which is located within an R-3 One-Family Dwelling District, is one of the neighborhood's several special uses.*



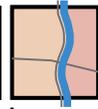


**Legend**

- |   |  |                            |
|---|--|----------------------------|
| R-1 (One-Family Dwelling District)      | B-1 (Business District - Local Retail)   | O (Office District)        |
| R-2 (One-Family Dwelling District)      | B-2 (Business District - General Retail) | P (Park/Open Space)        |
| R-3 (One-Family Dwelling District)      | B-3 (Business & Wholesale District)      | Special Use District       |
| R-4 (Two-Family Dwelling District)      | F (Downtown Fringe)                      | Historic District Boundary |
| R-5 (Multiple-Family Dwelling District) | M-1 (Manufacturing District - Limited)   | Study Area Boundary        |
| R-5A (General Residence District)       | M-2 (Manufacturing District - General)   |                            |



## Section 4: Neighborhood Issues



The primary objective of the neighborhood planning process is to determine the major issues facing the neighborhood and then prepare an action plan to effectively address these issues. The first two phases of the neighborhood planning process include analyses of resident and stakeholder input from a series of neighborhood meetings to determine, discuss, and prioritize the major issues facing the neighborhood. The third phase of the neighborhood planning process produces a series of action items designed to address the priority neighborhood issues. In the final phase of the neighborhood planning process, the action items are defined in greater detail based on resident and stakeholder input to provide the foundation for the Neighborhood Action Plan.

### First Neighborhood Meeting (November 18, 2003) Situation Audit - Identifying Existing Conditions

The first neighborhood meeting was designed to assess the existing conditions in the Near West Galena Neighborhood and facilitate a discussion with residents and stakeholders to reach consensus on how they perceive the neighborhood today and in the future. In particular, meeting participants took part in a series of exercises (shown and described on the right) to identify the neighborhood's existing conditions and determine the desired conditions for neighborhood improvement.

A summary of the results from the one-word exercises and neighborhood survey are provided on the next page. Overall meeting findings based on conclusions drawn from a synthesis of all exercise results and comments from the meeting are also provided. Complete results from the SWOT analysis and physical framework exercise are provided in the Appendix due to the extensiveness of those particular exercise results.

#### One-Word Exercises

Meeting participants helped kick off the neighborhood planning process by participating in a series of one-word exercises allowing them to identify how they perceive the neighborhood "as it is today" and "as they want it to be".



#### SWOT Analysis

Meeting participants took part in small group discussions to compile a list of Strengths, Weaknesses, Opportunities, and Threats (SWOT) that the neighborhood currently faces.



#### Physical Framework Exercise

Meeting participants participated in small group exercises to draft a physical framework map by placing a variety of symbols on a neighborhood base map to identify the positive and negative physical attributes of the neighborhood.



#### Neighborhood Survey

Meeting participants were asked to complete a survey to evaluate various neighborhood elements, particularly identifying how apparent the element is today and how important the element is to the individual. In addition, meeting participants were asked to identify the most pressing neighborhood concern from a list of 5 community concerns, including (1) Physical, (2) Safety, (3) Organizational/Social, (4) Services, and (5) Economic.





### The Near West Galena Neighborhood as it is today...

- |  |  |
|--|--|
| <input type="checkbox"/> Recovering    | <input type="checkbox"/> Average       |
| <input type="checkbox"/> Stability     | <input type="checkbox"/> Willing       |
| <input type="checkbox"/> Changing      | <input type="checkbox"/> Unique        |
| <input type="checkbox"/> Old-fashioned | <input type="checkbox"/> Busy          |
| <input type="checkbox"/> Friendly      | <input type="checkbox"/> Dangerous     |
| <input type="checkbox"/> Caring        | <input type="checkbox"/> Historic      |
| <input type="checkbox"/> Unchanging    | <input type="checkbox"/> Commercial    |
| <input type="checkbox"/> Learning      | <input type="checkbox"/> Accessible    |
| <input type="checkbox"/> Nice          | <input type="checkbox"/> Deteriorating |
| <input type="checkbox"/> Comforting    | <input type="checkbox"/> Neighborly    |
| <input type="checkbox"/> Promising     | <input type="checkbox"/> Connecting    |
| <input type="checkbox"/> Potential     | <input type="checkbox"/> Victorian     |
| <input type="checkbox"/> Diverse       | <input type="checkbox"/> Endangered    |
| <input type="checkbox"/> Reincarnated  | <input type="checkbox"/> Dark          |
| <input type="checkbox"/> Multi-family  | <input type="checkbox"/> Transition    |
| <input type="checkbox"/> Mixture       | <input type="checkbox"/> Hopeful       |
| <input type="checkbox"/> Disparate     | <input type="checkbox"/> Challenging   |
| <input type="checkbox"/> Developing    | <input type="checkbox"/> Sectioned     |
| <input type="checkbox"/> Exhausted     | <input type="checkbox"/> Disrepair     |
| <input type="checkbox"/> Regenerating  | <input type="checkbox"/> At-risk       |
| <input type="checkbox"/> New ideas     | <input type="checkbox"/> Mixed         |
| <input type="checkbox"/> Unsafe        |  |

One-Word Exercise Results



### The Near West Galena Neighborhood as I want it to be...

#### Top 20 Desired Neighborhood Qualities (as voted by meeting participants)

1. Safe (29 votes)
2. Single-family (22)
3. Well-educated (20)
4. Slower traffic (14)
5. Well-kempt (14)
6. Historically significant (13)
7. Visually pleasant (9)
8. Well lit (9)
9. Improved City services (7)
10. Maintain historic character (7)
11. Friendly (5)
12. Empowered (4)
13. Peaceful (4)
14. Positive (4)
15. Prospering (4)
16. Secure (4)
17. Accountability (3)
18. Clean (3)
19. Colorful (3)
20. Progress (3)

*\* Complete results listed in the Appendix.*



One-Word Exercise Results

### Neighborhood Survey Results

Results from the neighborhood survey provided the following insight into how APPARENT certain neighborhood elements are in the Near West Galena Neighborhood TODAY as well as how IMPORTANT these elements are in the eyes of the meeting participants. Complete results are located in the Appendix.



#### **DOMINANT neighborhood elements include (among others) . . .**

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Historic buildings      | <input type="checkbox"/> Diversity |
| <input type="checkbox"/> Variety in housing type |                                    |

#### **APPARENT neighborhood elements include (among others) . . .**

- |  |                                    |  |
|--|------------------------------------|--|
| <input type="checkbox"/> Business activity | <input type="checkbox"/> Schools   | <input type="checkbox"/> Stable housing stock        |
| <input type="checkbox"/> Institutions      | <input type="checkbox"/> Landmarks | <input type="checkbox"/> Pedestrian-friendly streets |

#### **NOT APPARENT neighborhood elements include (among others) . . .**

- |  |   |
|--|---|
| <input type="checkbox"/> Clearly identified center     | <input type="checkbox"/> Open space           |
| <input type="checkbox"/> Identifiable entries/gateways | <input type="checkbox"/> Resident involvement |

Meeting participants ranked the neighborhood's 5 most pressing concerns as follow:

- 1 Safety** (46.7% of total votes)
- 2 Physical** (33.3%)
- 3 Economic** (10.0%)
- 4 Organizational/Social** (6.7%)
- 5 Services** (3.3%)





## Overall Meeting Findings

The following findings were derived from the conclusions drawn from a synthesis of all results and comments from the one-word exercise, SWOT analysis, physical framework exercise, and neighborhood survey.

- **Crime.** Addressing perceptions and incidents of crime, especially as it pertains to gang activity and drug-related offenses, is a major concern of the neighborhood as identified in specified hot spots and in general and signals an opportunity for both conventional (e.g. exchange car patrol for beat patrol) and unconventional (e.g. involve institutional infrastructure) approaches.



*Redevelopment of the underutilized land at the southwest corner of Locust Street and Galena Boulevard has the opportunity to help enhance the character along the Near West Galena corridor.*

- **Commercial use at Galena Boulevard/Locust Street intersection.** At the southwest corner of Galena Boulevard and Locust Street, current and potential commercial redevelopment that is compatible with existing neighborhood land use and meets community needs is a source of concern.

- **Galena Boulevard.** Traffic, poor pedestrian character, certain existing structures and large vacant properties along Galena Boulevard exacerbate differences between the north and south areas of the neighborhood. However, with a comprehensive vision/plan for the area, this important connecting street linking the neighborhood to Downtown could become an attractive centerpiece of the neighborhood with a mix of uses appropriately co-existing.

- **Proximity to Downtown.** The neighborhood's proximity to Downtown is an important feature; however, the Downtown area's transition into the neighborhood, including but not limited to traffic concerns, land use, neighborhood gateways and South Lake Street in general, is of concern.

- **Traffic/Parking.** Traffic and on-street parking in various areas of the neighborhood are sources of concern.

- **Gateways.** Aside from several places along Lake Street and Highland Avenue, there is no universal agreement on neighborhood gateways, which would provide opportunities to better announce arrival into the neighborhood and transition from adjacent areas.

- **Parks.** The location of parks and the YMCA to areas of concern and their relative absence from lists of strengths may suggest that they are absent, not adequately located, underutilized, and/or in need of improvement.



*The playground shown above is one of three designated park/recreation areas in the neighborhood. May Street Park and the YMCA fields are the other two.*





*The Fox River Trail, located within walking distance of the neighborhood but on the east side of Lake Street, provides recreational opportunities for neighborhood residents.*

□ **Riverfront Trail.** Opportunities may exist to connect eastward across Lake Street toward the Fox River Trail to provide an additional amenity for the neighborhood.

□ **Architecture/Historic Districts.** Architecture, especially in the historic districts, is a source of community pride and is an important feature of the neighborhood.

□ **Institutional Infrastructure.** The neighborhood's institutional infrastructure (including schools, community services & programs, churches, community organizations like the YMCA, and

neighborhood groups) has an important presence in the community and should have a role in neighborhood revitalization efforts.

□ **People/Diversity.** The Near West Galena's population is very diverse and active, broad-based participation in neighborhood improvement efforts is essential.

□ **Multi-Family/Single-Family/Overcrowding.** Changes in property ownership and occupancy of residential structures have created problems with overcrowding.

□ **Physical Deterioration.** As an established urban neighborhood, the Near West Galena area's infrastructure, buildings, and streets exhibit signs of deterioration which affects the attractiveness, marketability, and perceptions of the area.

□ **Northwest Area of Neighborhood.** The northwest area of the neighborhood is worthy of attention due to perceptions and incidents of crime, property conditions, street conditions, and changes in property ownership.

□ **Woodlawn Area.** The southeast area of the neighborhood along Woodlawn Avenue is another area worthy of attention due to perceptions and incidents of crime, property conditions, and street conditions.

□ **Aurora Christian School.** The building on the Aurora Christian site contributes a unique character to the Galena corridor and an appropriate reuse of the building once the school vacates the site is essential to creating a positive image for the neighborhood.



*Two historic districts are designated within the neighborhood, including the Tanner Historic District (above) and the West Side Historic District.*



*Potential reuse of the Aurora Christian site provides the opportunity for the community to enhance the character of the Galena corridor.*





## Second Neighborhood Meeting [December 18, 2002] Situation Enhancement - Visioning

The next step in the neighborhood planning process was forming a neighborhood improvement plan by drafting the Neighborhood Vision and discussing a variety of neighborhood improvement strategies designed to address the issues and opportunities identified from the first neighborhood meeting. In particular, meeting participants took part in a vision voting exercise and small group discussions on strategies to provide the basis for a neighborhood improvement plan. Results from the vision voting exercise and findings from the small group discussions are provided below and on the next few pages.

### Neighborhood Vision

A neighborhood vision provides guidance to residents, stakeholders, and the rest of the Planning Team for the remainder of the planning process as well as future neighborhood improvement efforts. Meeting participants were instrumental in drafting the Neighborhood Vision for the Near West Galena Neighborhood by taking part in a vision voting exercise (described in the box to the right). The Neighborhood Vision is shown below.

### Vision Voting



Meeting participants voted on a series of short vision statements drafted by the Leadership Team prior to the neighborhood meeting. The vision statements receiving the most votes were then compiled to produce the Neighborhood Vision shown below. Complete vision voting results and the short draft vision statements by the Leadership Team are provided in the Appendix.

## Neighborhood Vision

*Welcome to the Near West Galena Neighborhood of the year 2015! Our safe, secure, and stable community is made up of a diverse social fabric and a rich physical fabric that make our near-downtown neighborhood and its beautiful historic districts the envy of the community and a benefit to surrounding areas. Our location near a highway, a commuter rail station, a vibrant downtown, a community center, churches, and the riverfront creates amenities that give our residents access to a higher level of recreation and conveniences than those in other neighborhoods and towns.*

*We offer a pedestrian-friendly environment where residents sit on their front porches, walk their dogs, involve themselves in civic-minded pastimes and seek casual, chance meetings to have conversations and greetings with community members.*

*We have enhanced the historically significant aspects of the neighborhood through property owner accountability and City programs that assist with maintaining property appearances and conditions, returning structures to their original uses (e.g. single-family homes being used as multi-family dwellings returned to single-family), and protecting the character of our historic districts.*

*Neighborhood leaders and the City are guided in decision-making by a comprehensive community plan that ensures that the Near West Galena Neighborhood is characterized by:*

- *Safety, security, and stability*
- *Safe sidewalks for walking and enjoying scenery*
- *Well-maintained mix of both historically significant structures and sensitively designed new construction that fits the neighborhood*
- *Well-planned commercial areas that are integrated into the community*
- *Recreational amenities*
- *Well-controlled and safe traffic patterns*
- *Effective property standards enforcement*
- *A well-informed society that gains knowledge and information from community programs and through excellent schools*
- *Engaged and involved residents*



### Small Group Discussions on Strategies for Neighborhood Improvement

After the vision voting exercise to establish the Neighborhood Vision, meeting participants took part in a series of small group discussions to provide the opportunity to discuss the merits and drawbacks of various neighborhood improvement strategies designed to address the issues and opportunities identified from the first neighborhood meeting. The neighborhood improvement strategies revolved around the following three topics:

<p><b>Findings to DESIGN from</b></p>  <p>Strategies focused on:</p> <ul style="list-style-type: none"> <li>□ Providing connections from the neighborhood to the riverfront; and</li> <li>□ Improving Galena Boulevard, particularly the Aurora Christian site, the Locust Street intersection (i.e. the McDonald's site), and the boulevard itself.</li> </ul>	<p><b>Findings to ORGANIZE from</b></p>  <p>Strategies focused on:</p> <ul style="list-style-type: none"> <li>□ Addressing the lack and/or under-utilization of local park and recreation amenities;</li> <li>□ Addressing problems caused by overcrowding (due to changes in ownership and occupancy), traffic, and on-street parking;</li> <li>□ Addressing the deterioration of local infrastructure, buildings, and streets; and</li> <li>□ Addressing the perceptions and incidents of crime, particularly in the neighborhood's northwest area and the Woodlawn area.</li> </ul>	<p><b>Findings to CELEBRATE from</b></p>  <p>Strategies focused on:</p> <ul style="list-style-type: none"> <li>□ Enhancing the role of architecture in building community pride;</li> <li>□ Tapping into the neighborhood's diversity to encourage active, broad-based community participation in neighborhood improvement efforts; and</li> <li>□ Addressing the role of local institutions in neighborhood improvement efforts.</li> </ul>
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Findings from the small group discussions are summarized on the next few pages. A more comprehensive summary of the small group discussions is located in the Appendix.





Findings to DESIGN from



Neighborhood improvement strategies focused on two **findings to DESIGN from**. The following insight into the two **findings to DESIGN from** was drawn from community input collected from the small group discussions.

FIRST Finding to DESIGN from...



**Provide connections from the neighborhood to the riverfront.**

Although meeting participants voiced *some support for decorative lighting and signage and enhanced connection of the Fox River Trail to street level*, they voiced the *most support for crosswalk improvements across Lake Street, particularly at the Illinois Avenue and West Park Avenue intersections*. They agreed that safe and attractive riverfront connections would be a great way for the neighborhood to connect with recreational opportunities along the Fox River as well as shops, services, and entertainment destinations in Downtown. **Pedestrian safety is a major concern**, especially with the large volume of traffic along Lake Street, ineffective signalization of traffic lights, and short “WALK” crosswalk lights. In addition, while it is true that *decorative lighting and paved crosswalks* in and of themselves would not make crossing Lake Street safer, there was support for the idea that these elements **can work together as part of an overall streetscape improvement effort along Lake Street to connect the neighborhood to the variety of opportunities and amenities offered by the riverfront and Downtown**. Other elements such as medians, roundabouts, and a pedestrian bridge were also suggested but received mixed reactions. **Overall, it was clear that aesthetic improvements alone won't make Lake Street safer to cross; however, there was much support for using physical improvements as a means of altering the way motorists drive on Lake Street (i.e. traffic calming).**



Crossing a road with high traffic volume such as Lake Street (top) is often a major obstacle for pedestrians coming from the Near West Galena Neighborhood who wish to access the riverfront and its amenities (bottom).

SECOND Finding to DESIGN from...



**Improve Galena Boulevard.**

The topic receiving the most attention was **potentially building a median along Galena Boulevard**. The voices of support contend that a median would help slow down traffic, soften the appearance of the street, and strengthen how the street and neighborhood as a whole are perceived. The voices of dissent argue that a median would cost too much, create safety concerns, and raise issues of landscaping maintenance. **Overall, there was moderate support for a median but more information is needed to make a more informed decision**. Meeting participants also lent support to **other streetscape improvements such as a coordinated business signage program and traffic calming**





Among other potential improvements to Galena Boulevard, the addition of traffic calming devices such as bump-outs (examples shown to the right) along the segment of Galena Boulevard between Oak and Lake Streets (above) would help slow down traffic as the Galena corridor transitions from the busy downtown area to the predominantly residential and office-oriented neighborhood.

**devices** along the stretch of Galena between Oak Street and Lake Street. **Gateway improvements at the entrance into the neighborhood's two historic districts were also supported**, but similar gateway improvements were not well supported at other points around the neighborhood. There was very little discussion on the Aurora Christian and McDonald's sites, but many comments expressed the feeling that **the Aurora Christian site should not turn into a situation where a large building remains vacant for an extended period of time**. Such a situation would be detrimental to the visual character of Galena Boulevard and the neighborhood.



Examples of bump-outs as traffic calming devices.

Findings to ORGANIZE from



Neighborhood improvement strategies focused on five **findings to ORGANIZE from**. The following insight into the five **findings to ORGANIZE from** was drawn from community input collected from the small group discussions.

FIRST Finding to ORGANIZE from...



**Address the lack and/or under-utilization of local park & recreation amenities.**

This topic received mixed reactions with discussions particularly focusing on the availability of and accessibility to sufficient park space and the need to consider separate strategies for parks and other recreational amenities (e.g. the YMCA). **Most meeting participants felt that there were more pressing issues to address than parks and recreation.**

SECOND Finding to ORGANIZE from...



**Address problems caused by overcrowding, traffic & on-street parking.**

Similar to the previous topic, this topic received mixed reactions as well. **While there was moderate support for encouraging re-conversions, there was sentiment that incentives should be targeted to new property buyers.** The idea of **creating pockets of mid-density housing** was not well-received; however, the idea was more appealing with the condition of a dispersed or scattered pocket rather than an isolated area. This strategy was favorable



Although the Near West Galena Neighborhood is primarily single-family in character, the neighborhood does have a hand-full of multi-family residential units and more are welcome.





because it made allowances for multi-family uses. Overall, the idea of limiting multi-family buildings was not well-received because most participants acknowledged that the neighborhood historically was not completely single-family. There was *strong sentiment about providing rental opportunities in general*. Some meeting participants liked the *strategies that reconsidered the tax structure and incentives and that would return buildings to their original uses* with the supposition that a healthy mix of uses dispersed throughout the neighborhood would result.

**THIRD Finding to ORGANIZE from...**



**Address the perceptions & incidents of crime in the neighborhood as a whole.**

Although there was broad support from participants for all of the strategies discussed, several participants placed conditions on their support for specific approaches – many of which had to do with **accountability**. In regard to the *strategy to empower neighborhood residents*, participants felt that **there must be an organizational structure of non-participants, follow-up, education, monitoring, and training for the strategy to be effective**. Additionally, there was concern that resident empowerment might be overwhelming for the police or encourage a vigilante approach. The suggestion was made that **an advisory committee be created to work with the City**. Most participants felt that **increased levels of lighting** would be a useful tool in addressing crime, but concern was expressed about the type, wattage, location, and direction of any new lights. Several participants would like to see more lighting that is historic in character while others were more focused on lighting of alleys. Still others felt that cars parked in driveways had a tendency to block lights. Most participants felt that new lighting should be targeted in dimly lit areas. Support for **increasing police visibility was nearly unanimously conditional upon more active involvement of the police** (e.g. a distinction was made between an officer in a patrol car in a parking lot versus an officer walking the neighborhood). Others wanted to see **more undercover officers, consistency of patrols, night and foot patrols, more COP officers, and shortened reaction times**. **Accountability came up, again, in regard to targeting problem properties; particularly following through with regulating the properties once they are identified**. Several participants also conditioned their support for this strategy on a **no demolition policy**.



Effectively addressing the perceptions and incidents of crime would not only help foster a more safe and secure neighborhood but also provide residents with the comfort of knowing that they can safely visit local amenities such as the San Francisco de Asis Church on Cedar Street (top) or the YMCA facility in the Woodlawn area (bottom).

Increasing the amount of lighting throughout the neighborhood is just one of several ways the community can address the perceptions and incidents of crime.



FOURTH Finding to ORGANIZE from...



**Address the perceptions and incidents of crime, particularly in the neighborhood's northwest area & the Woodlawn area.**

The types of crime in the two areas are different. In particular, participants indicated concern over drugs, drug busts, and shootings in the Woodlawn area. Whereas in the neighborhood's northwest area, problems revolve around more nuisance crimes committed by youth, which could be addressed by providing kids with places to go and things to do. There was concern, though, over the abilities of parents to provide transportation to after-school activities. ***In addition to addressing crime in both areas, encouraging property improvement/redevelopment was viewed as a high priority while increasing lighting and providing public improvements were seen as lower priorities.***

FIFTH Finding to ORGANIZE from...



**Address the deterioration of local infrastructure, buildings & streets.**

Although discussion of this topic was somewhat lackluster because it was the last topic discussed in the small groups, comments do suggest ***some support for prioritizing improvements, exploring grant opportunities, and encouraging redevelopment to generate revenue*** (e.g. tax increment financing). The point was raised that types and locations of improvements are generally prioritized by Ward Committees. Also, ***establishing a special service area (SSA) could prove beneficial***, which is evidenced by an SSA providing assistance with the installation of lighting in the historic districts.

Findings to  
CELEBRATE from



Neighborhood improvement strategies focused on three **findings to CELEBRATE from**. The following insight into the three **findings to CELEBRATE from** was drawn from community input collected from the small group discussions.

FIRST Finding to CELEBRATE from...



**Enhance the role of architecture in building community pride.**

Overall, meeting participants viewed the neighborhood's local architecture as a source of community pride and as a prominent neighborhood feature. Although there wasn't a consensus on whether additional restrictions were good or bad, there was most ***disagreement in regard to a strategy suggesting heightened restrictions to protect character***. However, there was ***general agreement that the enforcement of existing codes and restrictions was more important than the creation of new ones.***



*The Near West Galena Neighborhood is home to a variety of beautiful structures and attractive properties located both within and outside of the neighborhood's two historic districts.*



**SECOND Finding to CELEBRATE from...****Tap into the neighborhood's diversity to encourage active, broad-based community participation in neighborhood improvement efforts.**

Meeting participants had a mixed sentiment in regards to community activism in the neighborhood. Some of the uncertainty may have come from ***mixed feelings regarding whether the diversity of the neighborhood and participation in it are exclusive of one another***. Some meeting participants felt that diversity and participation are unrelated while others believed that an inverse relationship exists between them (i.e. as diversity rises, community activism will decrease). Some participants strongly felt that the neighborhood is in ***need of a strong and effective communication network*** to bridge any perceived gaps generated by the neighborhood's diversity and, at the same time, embrace this diversity to communicate and share thoughts and ideas.

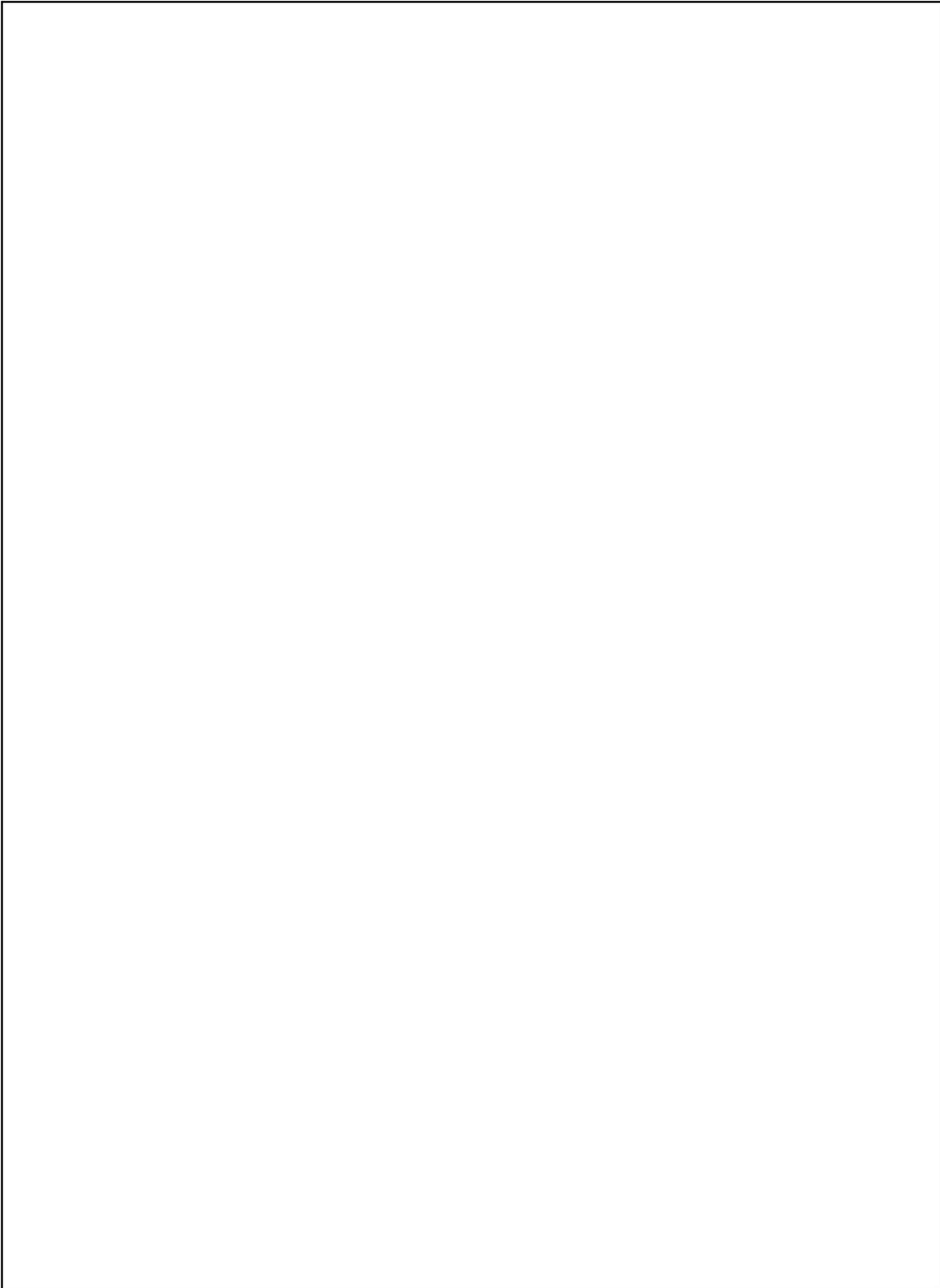
**THIRD Finding to CELEBRATE from...****Address the role of local institutions in neighborhood improvement efforts.**

A majority of meeting participants didn't discuss ***the topic of local institutions and their role in the neighborhood*** because they felt that the topic was ***too broad and the neighborhood's institutions were too different from each other to determine a common trend in how the neighborhood's institutions influence the community***. Some meeting participants expressed reluctance to give too much credit to existing neighborhood institutions due in part to the feelings that ***community mentoring on the part of these institutions is generally weak and other neighborhood organizations have as much or more mentoring capacity than local institutions***. Meeting participants generally felt that ***the community should engage neighborhood institutions as participants in neighborhood organizations, partner with institutions on neighborhood projects, and enlist institutions as mentoring groups for neighborhood organizations; however, it didn't appear that the need for intervention to facilitate these efforts was a high priority***.



*The Wesley United Methodist Church is among the many local institutions in the Near West Galena Neighborhood.*







### **Third Neighborhood Meeting** [January 27, 2004] Strategy Formation - Eliminating Road Blocks

The first objective of the third neighborhood meeting was to present the Neighborhood Vision to meeting participants to obtain community endorsement. The Neighborhood Vision was composed from vision statements that were voted upon during the previous neighborhood meeting. The meeting's second objective was to prioritize the neighborhood's top issues which were derived from the input gathered from the strategy discussions at the previous neighborhood meeting. An issue was defined as any condition (positive or negative) that would benefit from intervention.

#### **Neighborhood Vision**

Meeting participants were first given the opportunity to review the Neighborhood Vision and then cast their votes to support or dissent from the vision. Despite a few concerns, the vision voting results indicate that the Neighborhood Vision was generally supported without any dissension. Vision voting results are provided in the Appendix.

#### **Neighborhood Priority Issues**

Meeting participants then discussed the neighborhood's top issues. After reviewing the issues, meeting participants voted for their 5 most important issues in order to prioritize the 19 total issues. The 10 issues receiving the most votes were deemed the neighborhood's priority issues. Based on the issues voting results, the neighborhood's top 10 priority issues are ranked as follows:

#### **Neighborhood Priority Issues**

- 1** Perceptions and incidents of crime (36 votes)
- 2** Minimum standards of property condition and maintenance (23 votes)
- 3** Overcrowding and changes in ownership and occupancy (22 votes)
- 4** Traffic and on-street parking (20 votes)
- 5** Promotion and protection of architectural character (19 votes)
- 6** Physical infrastructure - streets, sidewalks, lighting (18 votes)
- 7** Broad-based neighborhood participation (11 votes)
- 8** Aurora Christian site (10 votes)
- 9** Woodlawn area (7 votes)
- 10** Illinois Avenue/Lake Street intersection and lack of ease/safety in accessing Prisco Community Center and the riverfront (7 votes)



After the third neighborhood meeting, the neighborhood planning team reviewed the comments from meeting participants and the voting results regarding their concerns about the existing and future conditions of the neighborhood. The 10 priority issues are classified as the neighborhood's High Priority Issues with **the perceptions and incidents of crime being the MOST important issue confronting the Near West Galena Neighborhood**. To more effectively focus neighborhood improvement efforts, the 10 neighborhood priority issues were categorized into more comprehensive issue focus areas which will be addressed by the action items outlined in the next section. The five issue focus areas are described below. The priority issues related to each issue focus area are also listed along with each issue's respective priority rank (shown in parentheses).

## 1 Crime & Safety

Issue Focus Area

Overall, **the perceptions and incidents of crime is the MOST pressing issue confronting the Near West Galena Neighborhood**. Perceptions and incidents of crime are a major issue in specific parts of the neighborhood, particularly the Woodlawn area and the northwest area, but also the neighborhood as a whole. Addressing the perceptions and incidents of crime should revolve around community policing efforts involving both citizens and City police.

### *Crime & Safety Priority Issues*

- *Perceptions and incidents of crime (1)*

## 2 Physical Character

Issue Focus Area

Neighborhoods are often judged by their general physical appearance and the character that is exuded by architectural and streetscape elements. Promoting the architectural character and charm of neighborhood structures and improving the physical infrastructure of the neighborhood will enhance the overall physical appearance and character of the Near West Galena Neighborhood for residents, business owners, and visitors alike.

### *Physical Character Priority Issues*

- *Promotion and protection of architectural character (5)*
- *Physical infrastructure – streets, sidewalks, lighting (6)*

## 3 Code Enforcement & Creation

Issue Focus Area

Next to perceptions and incidents of crime, code enforcement regarding property maintenance and standards is one of the most pressing concerns for the neighborhood. Ideally the neighborhood should return all residential properties to their original uses while at the same time creating a diverse neighborhood with a healthy mix of single- and multiple-family homes.

### *Code Enforcement & Creation Priority Issues*

- *Minimum standards of property conditions and maintenance (2)*
- *Overcrowding and changes in ownership & occupancy (3)*





**4 Neighborhood Redevelopment**

Issue Focus Area

Although the neighborhood is well-established, there are a few properties that present redevelopment opportunities which will have a significant influence on the neighborhood’s physical character and how future redevelopment opportunities may proceed. The Aurora Christian site is currently the neighborhood’s most prominent redevelopment opportunity site and it is imperative for redevelopment efforts to preserve the present character of the property as it relates to the rest of Galena Boulevard. Redevelopment efforts also include encouraging housing rehab programs and ensuring compatibility between existing uses and new developments.

**Neighborhood Redevelopment  
Priority Issues**

- Aurora Christian site (8)

**5 Traffic & Pedestrian Safety**

Issue Focus Area

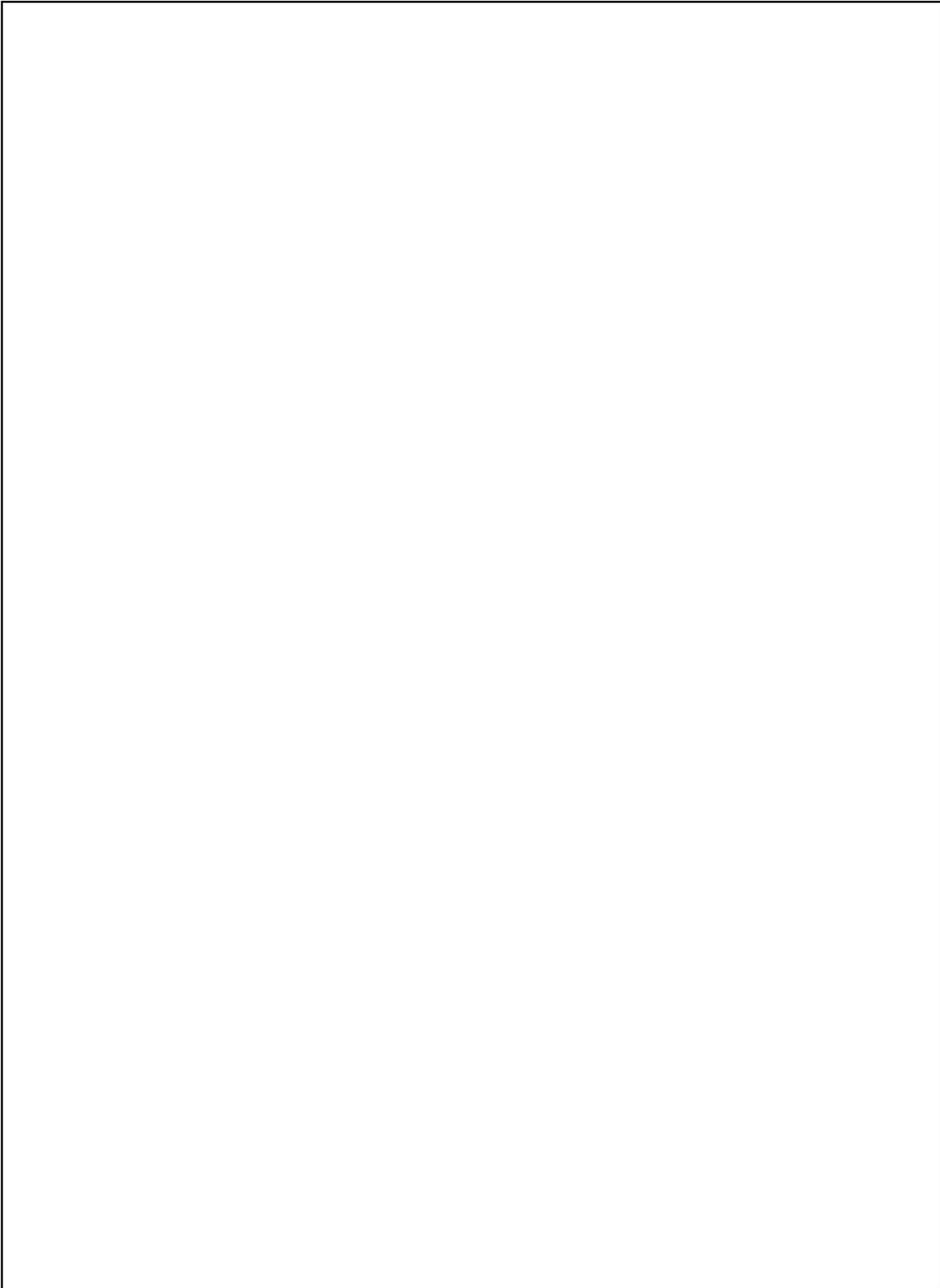
Although traffic and pedestrian safety are issues that relate to the entire neighborhood, high priority locations should be identified to improve the flow of traffic and enhance the safety of pedestrians. Promoting safe pedestrian crossings and providing physical improvements such as street lighting and traffic calming devices are ways to facilitate a safe and efficient transportation network for the neighborhood. Exploring on- and off-street parking alternatives will also have an impact on the neighborhood transportation network while addressing parking issues.

**Traffic & Pedestrian Safety  
Priority Issues**

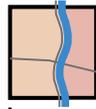
- Traffic and on-street parking (4)
- Illinois Avenue/Lake Street intersection and lack of ease/safety in accessing the Prisco Community Center & riverfront (10)

The two remaining priority issues – broad-based neighborhood participation (7) and Woodlawn area (9) – are not specifically categorized under one of the 5 focus areas but will be addressed as a product of addressing the other priority issues. For example, many of the issues concerning the Woodlawn area revolve around the perceptions and incidents of crime; thus, addressing the neighborhood-wide issue of perceptions and incidents of crime will, in effect, address the issues facing the Woodlawn area. In addition, the other 9 issues, though not classified as high priority, are still important and will be addressed in the Action Plan but with lesser focus.





## Section 5: Framework for Neighborhood Improvement



The first half of the ANPI process has helped the neighborhood identify and then prioritize the issues it feels are important to their future. Residents and stakeholders identified their issues and concerns regarding the future of the Near West Galena area. The neighborhood voted for those issues they felt were of the highest priority. Now, these ten neighborhood priority issues have been condensed into five issue focus areas. The creation of the five issue focus areas is the first step in the final portion of the ANPI process; creating a plan that will address the specific concerns of the residents and stakeholders of Near West Galena.

For a plan to effectively address the concerns of the residents it must identify what steps should be taken and how they will be implemented. The Action Plan will identify what specific steps should be taken for each issue focus area. The following discusses and creates a structure or framework that the neighborhood can use to insure the action plan can be implemented and their goals accomplished.

### Physical Framework

While the issue focus areas reflect subjects affecting the entire neighborhood, how they are dealt with can vary based on the different sub-areas of the neighborhood. While traffic is a concern throughout the neighborhood, how traffic is addressed along Lake Street can be different than how it is addressed along Oak Avenue. The physical framework map will help to consider actions for neighborhood issues suitable for every sub-area.

The physical framework map will also allow individuals to have a generalized means of identifying the components of the Near West Galena Neighborhood. The physical framework map can assist the neighborhood to identify the locations where compatibility between sub-areas must be carefully planned. Compatibility between adjacent sub-areas and how future development will relate to existing uses is a primary concern of the neighborhood. All issue focus areas will utilize the physical framework map to either analyze current conditions or to help determine how future actions should be implemented given the physical location of existing elements. The elements within the physical framework include:

- **Residential Sub-Areas.** These areas include existing single-family and multi-family residential uses. The residential sub-areas compose the majority of the neighborhood and their continued viability is of primary importance to residents and the merchants who provide them goods and services. The neighborhood is fortunate to have two large residential sub-areas with vibrant blocks throughout. The primary threat to the residential sub-areas are along the edges shared with non-residential land uses and from owners and/or landlords who have not maintained the quality historically found within the area.
- **Galena Corridor.** Running from the railroad right-of-way on the west to Lake Street on the east, Galena Boulevard functions as the primary entrance to the downtown for the westside of the City. Galena Boulevard also provides office and a limited amount of commercial uses to the area. The office uses have functioned





as an effective buffer between the traffic traveling down Galena and the adjacent residential uses. Maintaining the character and relationship between the residential land uses and the current uses fronting Galena will be fundamental to the viability of those residences.

- **Lake Street Corridor.** State Route 31, also known as Lake Street, runs along the eastern boundary of the neighborhood. A mix of office and commercial uses front both sides of the corridor. Similar to the Galena Corridor, compatibility between the non-residential uses of the corridor and the adjacent residential areas must be maintained and improved as sites are redeveloped. Lake Street and Galena Boulevard both provide access for neighborhood residents and employees, act as through ways for adjacent neighborhoods and are the primary way that other individuals relate to the Near West Galena Neighborhood.
- **Non-Residential Sub-Areas.** Two sub-areas within the neighborhood are comprised mainly of heavy commercial or light industrial uses such as auto repair garages or machine shops. The sub-area north of New York Street and west of Holland Avenue has provide a buffer for the residential uses from the railroad to the west, therefore maintaining compatibility through code enforcement may be addressed at a later time. The second non-residential sub-area is located along the east side of Woodlawn Avenue, north of Gale Street.
- **Open Spaces.** These areas provide the neighborhood with various recreational opportunities. These areas include McCullough Park and the Prisco Community Center, the YMCA at Garfield Avenue and View Street and Plum Street Park.

## Organizational Framework

In addition to helping neighborhoods identify the important issues facing their area, the intent of the Aurora Neighborhood Planning Initiative is for residents to provide the City input on how it can improve the way issues are addressed. Input from neighborhoods on what issues are important and new ways to approach them benefits both the neighborhood and the City as a whole. Since the neighborhood has a variety of issues that it would like the City to attend to, the neighborhood must create a structure to help it efficiently manage its resources.

An organizational framework should be straight forward and clear cut so that the neighborhood can have a focused and managed approach to problem solving. It should not create another layer of bureaucracy but help the neighborhood to find the most effective solution to the issues the area is facing. The community is looking to the Neighborhood Action Plan as the way to find solutions to the high priority issues it has identified. The Issue Focus Areas have consolidated the high priority issues and perhaps the most effective way to achieve solutions for each Issue Focus Area is to create individual tasks forces for each. Five tasks forces, each one entrusted with a specific area of focus, will create a group paying special attention to achieving the solutions for their issues.

For the Task Forces to be effective, they must take care to not duplicate the efforts of existing organizations. For example, several historic districts are currently active within the Near West Galena neighborhood both north and south of Galena Boulevard. Organizations such as these historic districts, which are already making an impact on neighborhood high priority issues, should be considered resources the Task Forces can tap into. The most efficient way





to utilize such organizations is by asking representatives from those organizations to be part of a Task Force addressing related issues. Communication between existing organizations can be one of the primary ways the Neighborhood Action Plan begins to affect change in the neighborhood.

The Task Forces identified for the implementation of the Near West Galena Neighborhood Action Plan are:

- **Crime and Safety Task Force**
- **Code Enforcement & Creation Task Force**
- **Neighborhood Redevelopment Task Force**
- **Physical Character Task Force**
- **Traffic & Pedestrian Safety Task Force**

Task Forces should be comprised of any Near West Galena resident or stakeholder that believes finding new solutions to the issue focus areas is fundamental to improving the future of the neighborhood. The Tasks Force responsibilities are listed on the right.

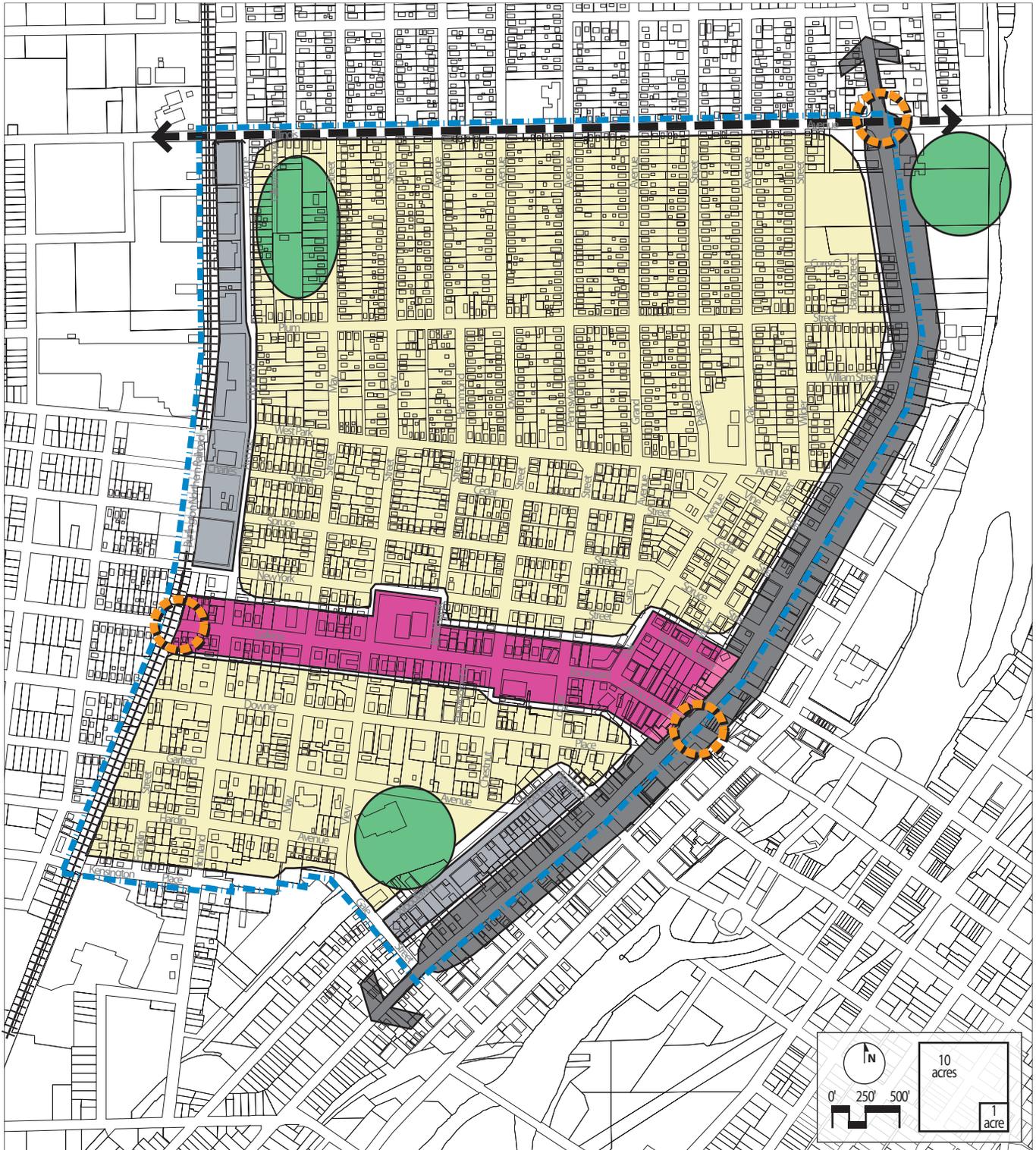
While each Task Force will work independently on the Action Items for their particular Issue Focus Area, it is recommended that they meet occasionally to provide each other with insights on their efforts. They should also coordinate efforts to communicate their progress to all the residents and stakeholders. Communication of progress on these high priority issues will help foster a sense of pride in the neighborhood and potentially encourage other residents and stakeholders to become a member of a Task Force.

Since the issue focus areas affect everyone, the neighborhood needs to be speaking as a unified voice that can bring attention to these issues both at the City and at higher levels of government. The five Task Forces are working on behalf of over 7,200 residents and 2,400 households and as such should remind those they are not a select few on a task force. Together the five Task Forces comprise the Near West Galena Neighbors, an organization that will provide all residents, business owners, employees, and landowners with a stronger voice at all levels of government to address the issues affecting their future.

#### Task Force Responsibilities

- *Implement the Action Items for their Issue Focus Area on behalf of the Near West Galena Neighbors and as outlined in the Action Plan (Chapter 6)*
- *Maintain a cooperative relationship with City staff that allows for collaborative work while promoting accountability of designated tasks for all parties involved*
- *Explore all avenues to find solutions for the Task Force's area of focus including new, innovative or outside the box actions*
- *Report to other Task Forces, the ANC, and neighborhood residents and stakeholders activities, obstacles and accomplishments*
- *Promote the work of the Task Force in a continuing effort to recruit new members, recognition and expertise*





**Legend**

- Residential Sub-Areas
- Non-Residential Sub-Areas
- Open Space
- Galena Corridor
- Lake Street Corridor
- Neighborhood Boundary
- Neighborhood Gateways
- Secondary City Arterial Road

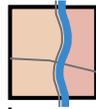
**Physical Framework Map**

**Near West Galena Neighborhood Action Plan**

Aurora Neighborhood Planning Initiative

September 2004





Throughout the ANPI process for the Near West Galena Neighborhood, residents, business owners, employees, and landowners participated in identifying neighborhood issues, prioritizing those issues, and determining the priority for the actions items to address those issues. Participation from all neighborhood stakeholders will need to continue in order for the plan to succeed. The following implementation process will utilize the organizational framework developed in Section 5. The five Task Forces will be assigned to a particular set of action items that were developed to address the neighborhood's issue focus areas.

### Action Plan & Action Items

At the third neighborhood meeting, participants were presented with action items for each issue focus area. The action items represented a range of possible activities the neighborhood and City could undertake to attend to the high priority issues. After clarification on the concepts for each item, the neighborhood voted on the action items they felt would be most effective in finding solutions to the issues.

Given the issue focus areas identified by the neighborhood stakeholders, the Action Plan's goal is to improve upon the existing social and physical conditions within the area while encouraging redevelopment that enhances rather than detracts from the character of the neighborhood. Reduction in crime and improvement in the sense of neighborhood safety are seen as fundamental to insuring a positive future for everyone associated with the area.

A description of the approach for each issue focus area's action plan is provided below. Implementation of each action item provides the mechanism through which the high priority issues will be addressed. Each issue focus area's action items not only addresses the issues outlined during the ANPI process but also insures that the neighborhood is organized and prepared to handle any new issues that may arise in the future. As redevelopment continues within the Near West Galena neighborhood it is in its best interest to be organized and prepared to ensure that future growth and development and their residual effects do not detrimentally impact the existing residents and stakeholders.

#### Crime and Safety Action Plan

**Objective:** *Decrease number of crimes committed by encouraging new methods of policing*

The stakeholders of the neighborhood emphasized that the future of the neighborhood will be fundamentally influenced by the perception and actual number of crimes committed within the area. The action items focuses on bringing different methods of policing that have worked in other communities in reducing the number of crimes committed. By working with the COA Police Department, the neighborhood believes a combination of new technology and traditional neighborhood-oriented policing methods can have a real impact on making the neighborhood a safer place.

#### Crime & Safety Priority Issues

▣ *Perceptions and incidents of crime (1)*





**Code Enforcement and Creation Action Plan**

**Objective:** Enhance the effectiveness of limited city resources by modifying existing policies and regulations

The core of the neighborhood, the residential sub-areas are being detrimentally impacted by sporadic instances of poorly maintained residences. The action items go beyond identifying the locations of violations. The neighborhood will work with the City to identify the impact code violations have on adjacent residences, review existing methods of enforcement and make recommendations to adjust City policies so that the City's limited resources can be more efficiently utilized to address the habitual or grossly negligent violators that are having a significant negative impact on both the neighborhood and city.

**Code Enforcement & Creation  
Priority Issues**

- Minimum standards of property conditions and maintenance (2)
- Overcrowding and changes in ownership & occupancy (3)

**Neighborhood Redevelopment Action Plan**

**Objective:** Ensure the most influential redevelopment sites have a positive impact on the neighborhood character

Galena Boulevard and specifically the Aurora Christian site have added to the character of the neighborhood. With recent development on the east end of Galena Blvd. resulting in less than desirable results, the potential redevelopment of the Aurora Christian school building is seen as a watershed point for maintaining Galena Blvd. and its uses as an asset rather than a liability to the community. The action items will give the neighborhood the opportunity to identify those characteristics that future development should exemplify and attempt to insure neighborhood stakeholders are included in determining the character of future uses along Galena Blvd.

**Neighborhood Redevelopment  
Priority Issues**

- Aurora Christian site (8)

**Traffic & Pedestrian Safety Action Plan**

**Objective:** Enhance the traffic and pedestrian environments by promoting upgraded standards and regulations

By promoting upgrades and/or enforcement of existing regulations, the neighborhood believes bringing violators into compliance will positively impact the driving conditions throughout the neighborhood. By providing upgrades to infrastructure, the action items will enhance the neighborhood's pedestrian environment and provide a safer more enjoyable pedestrian experience for residents and visitors.

**Traffic & Pedestrian Safety  
Priority Issues**

- Traffic and on-street parking (4)
- Illinois Avenue/Lake Street intersection and lack of ease/safety in accessing the Prisco Community Center & riverfront (10)





**Physical Character Action Plan**

*Objective: Promote the utilization of various available resources to encourage investment and improvements in the neighborhood's aesthetic appeal.*

Given the amount of resources the City and other organizations provide to assist individuals who want to invest or enhance their part of a neighborhood, the action items will synthesize the numerous amount of resources available into a more concise reference. Neighborhood residents and stakeholders will be better able to compare all the opportunities available to them and more readily make a new or additional investment in Near West Galena.

**Physical Character  
Priority Issues**

- Promotion and protection of architectural character (5)
- Physical infrastructure – streets, sidewalks, lighting (6)



## Crime and Safety Action Items

### Action Item CS-1: Acquire, map, analyze, and utilize crime data on a scheduled basis

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Determine procedure for regularly acquiring data from City Police Department: <i>Discussions between NWGN and COA Police Dept. regarding frequency of transfer, information to be included, etc.</i>	Near West Galena Neighbors  COA Police Department	Three Meetings: 8 Hours	Two to Three Months	
2) Determine standard procedures for mapping and analyzing data: <i>Determine mapping software, which incidents to map and what information to include per incident. Determine desired end result that is trying to be communicated by mapping data.</i>	Near West Galena Neighbors	One Meeting: 10+ persons  Preparation: 4 hours	One Month	
3) Acquire and map data on a regular basis	Near West Galena Neighbors	Mapping: 8 Hours	On-going as agreed upon	On-going
4) Hold intermediate meetings to discuss mapping results and any necessary communication with COA Police Department	Near West Galena Neighbors  COA Police Department	Meeting: 2 hours per person  Preparation: 4 hours	As Scheduled	On-going



## Crime and Safety Action Item

**Action Item CS-2:** Clearly define and promote neighborhood policing and more direct contact with specific neighborhood officers

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Review examples of neighborhood policing in other communities. Develop summary of neighborhood policing characteristics desired in Near West Galena	Near West Galena Neighbors	Research: 1 – 8 hours  One Meeting: 1 - 2 hours per person	One to two months	
2) Meet with Ward Alderman and appropriate City Staff to discuss characteristics and benefits of neighborhood policing	Near West Galena Neighbors  City Staff	Meeting: 1 – 2 hours per person	One month	
3) Meet with appropriate COA Police Department contact to discuss neighborhood policing	Near West Galena Neighbors  COA Police Department	Prep and Meeting: 3 – 6 hours per person	One to two months	
4) Maintain contact with COA Police Department, City staff, and alderman to monitor and discuss progress of neighborhood policing discussion. Provide any additional information as needed or requested	Near West Galena Neighbors	As Needed	On-going	



## Crime and Safety Action Item

### Action Item CS-3: Create a citizen advisory board for police

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Review other communities with citizen advisory boards and how they were adopted. Develop summary of how an advisory board would operate and the benefits desired by Near West Galena	Near West Galena Neighbors	Research: 1 – 8 hours  One Meeting: 1 - 2 hours per person	One to two months	
2) Meet with Ward Alderman and appropriate City Staff to discuss characteristics and benefits of a citizens advisory board	Near West Galena Neighbors  City Staff	Meeting: 1 – 2 hours per person	One month	
3) Meet with appropriate COA Police Department contact to discuss establishing a citizens advisory board	Near West Galena Neighbors  COA Police Department	Prep and Meeting: 3 – 6 hours per person	One to two months	
4) Maintain contact with COA Police Department, City staff, and alderman to monitor and discuss progress of creating a citizens advisory board. Provide any additional information as needed or requested	Near West Galena Neighbors	As Needed	On-going	



## Code Enforcement and Creation Action Items

### Action Item CEC-1: Establish solutions that effectively address over-crowding violations

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Create list of negative impacts over-crowding has on the neighborhood.	Near West Galena Neighbors  City Staff	One Meeting: 1 hour per person	One Month	
2) Review existing procedures for solving over-crowding violations . Brainstorm and identify revisions to existing system or new policies that improve enforcement.	Near West Galena Neighbors  City Staff	One Meeting: 1 hour per person	One Month	
3) Utilize list of negative impacts to review other City codes or ordinances and make recommendations for amendments	City Staff	Review: 4 - 6 hours  Recommendations: 4 - 6 hours	One to two months	
4) Utilize Neighborhood recommendations for revisions and new policies to review existing policies and make recommendations for amendments	City Staff	Review: 4 - 6 hours  Recommendations: 4 - 6 hours	One to two months	
5) Adopt revisions to City codes, ordinances, and policies to more effectively eliminate over-crowding situations	City Staff	As Needed	Three to six months	
6) Utilize new codes, ordinances and policies to eliminate over-crowding situations	City Staff	As Needed	On-going	On-going
7) Monitor effectiveness of new codes, ordinances and policies and inform City of progress and/or setbacks	Near West Galena Neighbors	4 - 6 hours	On-going	Quarterly



## Code Enforcement and Creation Action Items

### Action Item CEC-2: Identify and address target areas for a proactive inspection program

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Review code requirements for those characteristics determined to be most influential in improving existing conditions of the neighborhood	Near West Galena Neighbors	Review: 8 - 16 hours	One to two months	
2) Walk neighborhood to identify locations of potential code violations. Map locations and create boundary map of a general target inspection area.	Near West Galena Neighbors	Survey: 20 – 36 hours  Map Creation: 4 – 6 hours	One to two months	
3) Review existing inspection policies and resources with City. Review targeted inspection map with City. Discuss optimal size of targeted area for maximum number of on-site inspections	Near West Galena Neighbors  City Staff	Meeting: 1 – 2 hours per person	One month	
4) Utilize neighborhood target inspection map in an evaluation of current inspection policies. Compare man-hours needed for whole City versus man-hours needed to inspect targeted neighborhood areas.	City Staff	Policy Review: 8 - 16 hours	One Month	
5) Make recommendations for improvements to inspection policy and adopt changes	City Staff	As Needed	4 to 6 Months	
6) Inspect targeted areas of neighborhood	City Staff	As Needed	On-going	On-going
7) Review effectiveness of targeted area inspections. Report progress, obstacles, and accomplishments.	Near West Galena Neighbors	Review: 2 - 4 hours  Report: 4 - 6 hours	Two Months	Semi-Annually
8) Revise targeted area map based on review of effectiveness as needed	Near West Galena Neighbors	4 - 20 hours	Two Months	As Needed



## Neighborhood Redevelopment Action Item

**Action Item NR-1:** Establish review committee that creates site development priorities for the redevelopment of the Aurora Christian building and insure input during the application process

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Develop priority list of neighborhood concerns for redevelopment of the Aurora Christian building	Near West Galena Neighbors	1 - 2 hours per person	One Month	
2) Discuss priority list of concerns with City staff working on the redevelopment  Formally request to be include in redevelopment negotiations	Near West Galena Neighbors  City Staff	1 - 2 hours per person	One month	
3) Meet with potential developers to review proposals and review concerns as outlined on the priority list	Near West Galena Neighbors  City	Per Meeting: 1 – 2 hours for each person	As Needed	As Needed



## Neighborhood Redevelopment Action Item

### Action Item NR-2: Promote creation of the Galena Boulevard Overlay District

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Develop list of priorities regarding any future redevelopment along Galena Boulevard (Land use types, site design elements, etc.)	Near West Galena Neighbors	One meeting: 1 – 2 hours per person	One month	
2) Meet with City to review list of neighborhood's priorities for the future of Galena Boulevard	Near West Galena Neighbors  City Staff	One meeting: 1 – 2 hours per person	One month	
3) Provide input in the creation of a corridor plan/overlay district during public meetings	Near West Galena Neighbors	As Needed	As determined	
4) Provide input during review of draft corridor plan/overlay district during public hearing	Near West Galena Neighbors	One meeting: 1 - 2 hours	As determined	



## Physical Character Action Item

**Action Item PC-1:** Educate community on available City programs and coordinate efforts between existing programs

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Work with City to identify all City housing and improvement assistance programs available within the neighborhood	Near West Galena Neighbors  City Staff	One Meeting: 1 – 3 hours	One to two months	
2) Review programs and develop program categories (new home buyer, home improvements, commercial improvements, etc.)	Near West Galena Neighbors	2 – 10 hours	One to two months	
3) Create informational brochure with contacts, program summary, etc	Near West Galena Neighbors	10 - 40 hours	One to three months	
4) Work with other neighborhood groups and institutions to disseminate information throughout the neighborhood	Near West Galena Neighbors	10 - 20 hours	One month	
5) Maintain contact with program representatives and with City staff to stay updated on changes to existing or creation of new programs. Revise brochures as needed	Near West Galena Neighbors	As Needed	Quarterly	On-going



## Traffic and Pedestrian Safety Action Items

### Action Item TPS-1: Review existing parking standards and propose any necessary changes

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Review existing parking standards for all use types within the neighborhood	Near West Galena Neighbors	Review: 3 – 6 hours	One to two months	
2) Survey neighborhood to identify locations and types of potential parking standard violations.	Near West Galena Neighbors	Survey: 4 - 8 hours	One to two months	
3) Review existing standards and types & number of existing violations with City. Review targeted inspection map with City.	Near West Galena Neighbors  City Staff	Preparation: 2 - 3 hours  One meeting: 1 – 2 hours per person	One to two months	
5) Make recommendations for improvements to parking standards and adopt changes	City Staff	As Needed	Four to six months	



## Traffic and Pedestrian Safety Action Items

### Action Item TPS-2: Create minimum street lighting standards and promote improvements

What will be done?	Responsible Organization	Work Requirements	Estimated Timeframe	Date Completed
1) Walk through neighborhood to identify broken lights, dim lights, missing lights, tree infringements and dark areas	Near West Galena Neighbors	Survey: 10 - 15 hours	One to two months	
2) Create a map identifying the location of problems	Near West Galena Neighbors	2 - 6 hours	One to two months	
3) Meet with city to review map findings and to discuss potential improvements	Near West Galena Neighbors	Meeting; 1 - 2 hours	One month	
4) Review information surveyed and suggested by neighborhood. Create schedule for the implementation of necessary improvements to the infrastructure	City Staff	Review: 1 - 2 hours  Implementation As Needed	On-going	

