

A  
PARKING TECHNICAL VISIT  
FOR  
SIX CORNERS

by

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and

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## **INTRODUCTION**

**In March 1999, Six Corners Main Street requested the assistance of a parking consultant to address the perceived parking problem in the Six Corners district. The National Main Street Center through its Technical Assistance Program retained the services of John D. Edwards, Transportation Consultant, to provide parking consulting services. This report provides a summary of the services rendered and the recommendations that resulted.**

**Six Corners is a secondary business district in the northwestern part of the Chicago Urban Area. Located within the City, Six Corners Business District serves a primary trade area of 31,248 persons and an extended trade area of 76,409 persons.<sup>1</sup> This area has a projected retail sales potential of \$320 million annually.<sup>2</sup> As a result of increasing income and population “the District” is emerging from a period of lagging sales and vacant stores. Recently a new Jewel grocery and Marshalls clothing store were built in parcels adjacent to the Sears unit - which is purported to have the highest per square foot sales of any Sears in the Chicago region.**

**So, things are “looking up” in Six Corners. There is a perceived shortage of parking. There are proposals to convert the Klee Building to residential condominiums. These events and the desire to encourage existing retail units to stay in Six Corners are the primary reasons for this technical analysis of parking.**

**The “technical visit” has included several distinct steps:**

- interviews and identification of issues;**

<sup>1</sup> Camiros, Ltd., Portage Park/Six Corners Business District Improvement Plan, Chicago, January 1998, P. 11, P.12.

<sup>2</sup> Ibid

- **background research;**
- **analysis of conditions and formulation of conclusions;**
- **preparation of tentative recommendations; and**
- **presentation of recommendations at a public meeting.**

**This document is the final step in the process - the presentation of findings and recommendations in a summary report.**

## **IDENTIFICATION OF ISSUES**

**Initially in the process, a series of interviews were conducted to pinpoint issues that needed to be addressed in the analysis. These interviews were supplemented by a review of all pertinent information on “the District.” Issues that were identified included:**

- **Not Enough Parking - this the perennial response by merchants and employees in the District - similar in most respects to 90% of all other study areas. Our job is to determine if this was a “perceived problem” or an actual problem.**
- **Parking Not Convenient - this issue relates to customers and employees;**
- **People Won’t Walk - a common complaint but one that is relative to what they are walking for;**
- **Lack of Enforcement - parking surveys indicate that 34% of on-street spaces are taken by parkers who stay over four hours!**
- **Too Much Enforcement - several people report they had gotten numerous tickets;**
- **People Won’t Share Parking - many suggestions of several businesses “hoarding” parking - and the comment that residential areas should share their on-street parking;**
- **Financing Parking - many people favor additional parking but no suggestions of how to pay for it - or let “the City” pay for it; and**
- **Residential Parking Zones - many complaints and comments relative to the restrictiveness of the zones and the lack of sharing of these spaces with businesses.**

**These issues will be covered in more detail in the Analysis Section and the Recommendations addressing these issues are covered in the appropriate section.**