



Community Meeting 2 Summary

June 17, 2026 | Morton Grove Civic Center

Click Here for Workshop Boards:

[Community Workshop #3 Boards LR.pdf](#)

The third Community Meeting for the Dempster Corridor took place on June 17, 2026, at 5:30pm at the Morton Grove Civic Center. The meeting was held as an Open House in which attendees interacted with the planning team around three station areas: Plan Goals and Design Toolbox, Transportation and Opportunity Sites. Over 45 participants attended the meeting. Comments included:

Station Area 1: Goals and Strategies and Design Toolbox

Land Use Goals:

- Commercial, residential and mixed-use development along Dempster
- Modernize existing retail spaces
- Central hub for community and civic uses
- Spaces for entrepreneurs and small businesses
- Expand residential options
- Provide excellence in design

Comments:

- Ensure adequate parking for Metra riders
- Reduce parking to lower costs
- Need more affordable housing

Economic Development Goals:

- Vibrant business mix with small businesses, international offerings, and creative industries
- Mixed-use development
- Corridor assets attracting visitors and investment
- Events and marketing

Comments:

- Support local businesses
- Attract a new grocery store



Transportation Goals:

- Safe pedestrian environment
- Dempster as a place to stroll and linger
- Corridor parking
- Safe bicycle environment
- Access to and use of transit
- Safe and efficient driving route

Comments:

- Add safe traffic signals for pedestrians
- Reduce speeding / add speed bumps and traffic diverters
- Add longer crossing time (for pedestrian crossing)
- Remove parking lane on one side of streets for bike boulevards

Station Area 2: Corridor Recommendation Maps

Residential District: Ozark Avenue to Oketo Avenue

Comments:

- Add traffic diverters on bike boulevards
- If landscape medians slow traffic they might be a good idea
- Concern of safety around medians
- Went to Notre Dame High School and had to run across seven lanes
- Would like to see more landscape planters along Dempster

Commercial Corridor District: Odell Avenue to Waukegan Road

Comments:

- Shorten crossing distance at Harlem Avenue and Greenwood Avenue

Commercial Corridor District: Waukegan Road to Railroad

Comments:

- Need to tie Waukegan Rd. to Dempster Corridor Plan
- Waukegan is hard for pedestrians to cross or walk along
- Love improved bus speeds (Pace Pulse)
- Add refuge island at Athletic Avenue
- Add longer crossing time – helps people of all ages

Main Street District: Railroad to Austin Avenue

Comments:

- Reduce parking to encourage biking/walking
- Add places to lock bikes
- Add more EV charging stations
- Consider dedicated turning lane



- Add dedicated turning lane to Linne Woods
- Like the example of new parking signage

Main Street District: Austin Avenue to I-94

Comments:

- Excellent to have landscape strips along Dempster
- Improve pedestrian crossing at Central Avenue
- Improve safety of turn off exit ramp to Central Avenue

Metra TOD District: Capulina Street to Main Street

Comments:

- Keep railroad crossing on Lehigh open
- Need to keep adequate and affordable parking for Metra
- Add more housing walkable to Metra
- Fill empty storefronts along Lincoln Avenue
- Need traffic signal at Lincoln and Menard

Bicycle Network

Comments:

- Love to see the pedestrian crossings!
- Reduce speeds on Dempster
- Need input to finalize bike recommendations
- Tradeoff for parking for Lincoln bike lane
- Four way stop at Lincoln dangerous for bikes
- Would bike on Lincoln if separated

Station Area #3 – Opportunity Sites

Opportunity Site Concept Plan 1

Dempster and Menard

Mixed-use development proposed to replace existing building
3 levels of residential over levels of parking and ground floor grocery

Comments:

- Like the reuse of the site
- Would like a grocery store
- Nice to have parking for residents in garage plus outdoor spaces for shoppers
- Setbacks from the street would lessen noise to units
- Like the additional landscaping



Opportunity Site Concept Plan 1 Alternative

Dempster and Menard

Adaptive reuse of existing building into retail or other uses

Comments:

- Grocery or food hall
- Liked the trees and landscaping
- Liked the idea of reusing the building

Opportunity Site Concept Plan 2

Dempster between Meade and Austin

4-story mixed-use, two twin buildings (3 stories of residential over 1 story of retail)

Comments:

- Would people want to live on Dempster? Yes, for the right households, the convenience of the location, balcony and deck space, indoor parking and access to bus and bikes
- Restaurants, local businesses
- Outdoor seating

Opportunity Site Concept Plan 3

Waukegan and Dempster

Multi-family residential with four stories, amenity space

Restaurant or retail on the NW corner

Comments:

- Pedestrian crossing is important – dangerous to cross now
- Restaurant
- Fix up Waukegan