

Case Studies Related to Policy Goals

Algonquin, IL—Public Art Program

The Village of Algonquin saw a need to enhance—and to some extent redefi—ne—the community’s sense of place, cultivating a more attractive, cohesive image that drew upon the Village’s unique historical and cultural legacy, the beauty of its natural and built environments, and its vitality. After deciding that a vigorous public art program had the potential to help them reach this goal, in 2005 the Village developed a comprehensive master plan for an ongoing public art program that included the identi—cation of areas throughout the Village that would be appropriate for the display of public art, creation of a system of diverse funding sources (from developer donations, grants, and private donations), and the establishment of a Public Arts Commission to identify contributing artists and evaluate the appropriateness of individual pieces of art. Algonquin’s public art program has been a success, breathing unexpected color and new life into its indoor and outdoor spaces, linking art to the everyday life of residents and visitors, and helping to cultivate a new image for the Village.

For more information:

algonquin.org/department/board.php?fDD=7-20



Public art, Algonquin, Illinois. Credit: Village of Algonquin.

Chicago, IL—Beverly Arts Center

Located in Chicago’s historic Beverly/Morgan Park neighborhood, the Beverly Arts Center offers a variety of arts education, programming, and entertainment for all ages in many disciplines. The original Beverly Art Center was created in the late 1960s as a result of efforts by community organizations such as the Beverly Theater Guild. The Center’s new location was completed in 2002. The BAC has classes in art, music, dance, and theater. The Center also rotates exhibitions of art by both established and emerging artists. The Center’s performing arts program is considered one of the most dynamic in the city. As a nonprofit organization, the Center is sustained by its members and by a strong local arts community, many of whom volunteer. The BAC also rents its performing arts and exhibition spaces for social, charitable, and business events, providing an additional revenue support.

For more information: beverlyartcenter.org

Chicago, IL—North River Commission

The NRC is a community development corporation that unites over 100 civic associations, businesses, schools, institutions, and places of worship on the northwest side of Chicago to improve the quality of life for all constituents in the community. As part of the Building Community through the Arts initiative of the Local Initiatives Support Corporation (LISC) Chicago, the NRC sought to foster community development by integrating arts into the NRC’s other programs, such as education and economic development. Following the strategies in the BCA program, the NRC created an “Arts-in-Action Plan” in 2006, identifying a series of projects to comprehensively address different issues and opportunities in the community, including a sculpture garden, public art in the community’s Chicago Transit Authority stations, neighborhood cultural festivals, community banners and planters, and tours highlighting the diversity, food, art, and cultural offerings, and other amenities of the community. Within six years, all projects were either completed or fully initiated, and the NRC has recently updated the plan, determining its priorities for the next three to five years.

For more information: northrivercommission.org



NRC neighborhood cultural festival, Chicago, Illinois. Credit: North River Commission.

Chicago Heights, IL – Union Street Gallery

Housed in a reclaimed Elks Lodge that was built in 1927, the gallery provides two floors of professional gallery space and a third floor with 16 individual studios for artists. Union Street offers classes and workshops that are open to all residents in the community, but is especially focused on providing arts education not offered by the community's public schools. As part of a small business incubation project funded by a local economic development corporation, the gallery was founded in 1995 as a working arts incubator and gallery. After its initial funding ended, the studio/gallery was forced to vacate the building. However, a deal between the City of Chicago Heights and a local developer allowed the building to be rehabilitated and retrofitted for specific use as a gallery and art studio space. After moving back in and paying rent to the developer for several years, the City offered a ten-year lease directly to the Union Street Gallery for \$1 a year in 2012.

For more information: unionstreetgallery.org

Cleveland, OH – Gordon Square Arts District

LISC funds enabled an arts master plan to be created in the late 1990s, with support from the City of Cleveland and community development corporations. One result of the process is the Gordon Square, where neglected historic theatres have become the anchors for a vibrant new arts district.

For more information: gordonsquare.org

Elgin, IL – ArtSpace Lofts

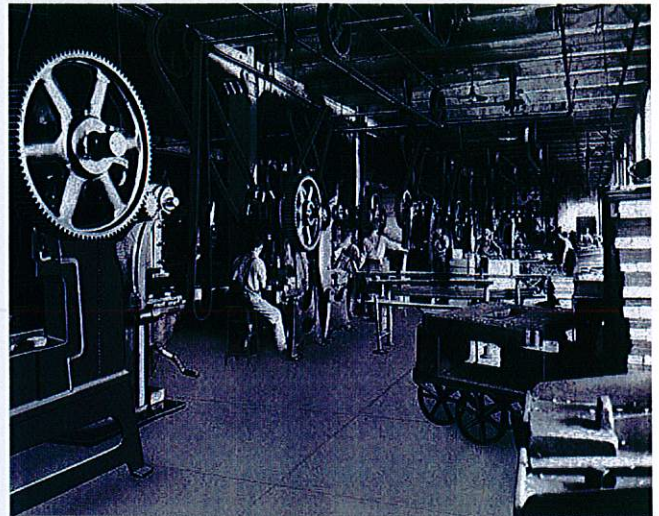
Elgin has included arts and culture in its downtown revitalization planning, and the City was able to leverage support from Kane County and the Illinois Housing Development Authority, among others, to develop the ArtSpace Lofts. A former Elgin Community College facility, and before that a Sears Roebuck store, was renovated and enlarged to create 55 units of affordable, live/work space for artists and their families, as well as 6,000 square feet of art-focused retail and community space. The City's arts community and local officials worked collaboratively with ArtSpace on the \$15.2 million project, one of 31 ArtSpace developments around the country, with the goals of catalyzing further development in the area and bringing vibrancy to the downtown area. A similar ArtSpace live-work space is currently being completed in downtown Waukegan through renovation of the historic Karcher Hotel.

For more information:
artspace.org/our-places/elgin-artspace-lofts

Harvard, IL – Starline Factory

After inventing and patenting the hay carrier in 1883, Henry Ferris was persuaded to move his shop to the basement of a hardware store in Harvard, Illinois. Over the years, Ferris and the hardware owners, Helm and Hunt, manufactured more than 50 products and acquired more than 250 patents on equipment designed to streamline farm work. More than a decade ago, Orrin Kinney rescued the hardware and manufacturing building from demolition. Kinney has repurposed the old factory into 20 artist studios and 7,000 square feet of exhibition space. The Starline Factory also raises revenue by serving as a venue for meetings, parties, weddings, and special events.

For more information: starlinefactory.com



Historical photograph and present-day, Starline Factory, Harvard, Illinois. Credit: Starline Factory.

Paducah, KY – Artist Relocation Program

The City of Paducah works to acquire neglected properties and market them for rehab as live/work space for artists through a partnership with a local bank that provides low interest loans for the rehabilitation. The City designated the Lower Town area (where the properties are located) a historic district, and it enforces design guidelines to maintain the neighborhood character throughout the rehabilitation. Since 1999, 70 artists have rehabilitated 80 properties and constructed 20 new buildings in the neighborhood, resulting in a 10-1 return on investment for the city.

For more information:

paducahalliance.org/artist-relocation-program

Philadelphia, PA – Mural Arts Program

Philadelphia's Mural Arts Program is a City agency funded through both private contributions and public assets. Over the course of 26 years, large scale mural artwork created by local artists, neighborhood youth, prison inmates, and re-entrant workers has helped to stabilize and uplift Philadelphia neighborhoods, improving community perceptions and public safety, and providing opportunity for residents.

For more information: muralarts.org/

Phoenix, AZ – Public Art Master Plan

In 1988, Phoenix adopted the nation's first public art master plan, applying "an arts perspective to city-shaping systems ranging from transportation to water to housing." The ordinance contains a flexible structure that allows resources to be pooled by department, creating opportunities for high-impact interdepartmental public art projects.

For more information: phoenix.gov/arts/publicart

San Jose, CA – Creative Entrepreneur Project

In 2008, San Jose's Office of Economic Development and Cultural Affairs launched the CEP to nurture artists and link them to the region's technology community. Partnerships with nonprofits, public organizations, and private businesses aim to help artists become successful as business owners in the region—an acknowledgement of the important role of the arts in the vitality of the region. San Jose provides an effective model for investigating partnerships between city organizations and local businesses to produce synergies that result in economic gains and community vitality through the arts.

For more information: sanjoseculture.org/?pid=7000

Schaumburg, IL – Prairie Center for the Arts

Opened in 1986, Prairie Center is owned and operated by the Village of Schaumburg. It has become one of the premiere performance venues in the northwest suburban area, hosting local entertainment as well as international touring acts. Prairie's 442-seat theatre has exceptional sightlines and outstanding acoustics. The Center offers a diverse range of music, dance, and theatre programming, as well as an outdoor summer concert series. Many of the Center's spaces can be rented for private events. The Prairie Center Arts Foundation is a

501(c)(3) chartered to support to support the Center through fundraising and promotion. The Foundation hosts events throughout the year and acts as a liaison between the Center and other community institutions such as local schools and arts organizations.

For more information: prairiecenter.org

Seattle, WA – City of Music

Musicians and music entrepreneurs challenged city regulations to demand recognition of the economic and cultural role of the music industry in the City of Seattle. Beginning in 2002, local "anti-music" ordinances have been repealed or adjusted, and the city embraced the role of music/musicians in its economic vitality. Among other changes, music venues are now exempt from Seattle's 5-percent tax on admissions fees, helping more venues to open, and musicians have access to affordable health care at a local "pay-what-you-can" musician's clinic.

For more information: cityofmusic.com

Woodstock, IL – Old Court House Arts Center

Woodstock's Old Courthouse was constructed in 1857, and was later enhanced with a sheriff's building and jail. After being saved from demolition by local residents, extensive renovation was accomplished to coincide with America's Bicentennial, leading to the building's inclusion on the National Register of Historic Places. The Old Court House Art Center now occupies much of the building, with galleries showcasing contemporary artists from Illinois and Wisconsin. Art is offered for sale on a consignment basis, with an Executive Committee evaluating submissions from artists who would like to exhibit their works. The Arts Center complex includes a renovated, third-floor courthouse for rental for special events, as well as housing a French restaurant in the former Sheriff's House. Woodstock's courthouse and town square gained visibility when the Village was used for filming of the 1993 movie Groundhog Day. Such a recognizable building clearly serves as an anchor for the well-visited square, as well as providing a premier venue for art exhibition.

For more information: oldcourthouseartscenter.com



Old Court House Art Center, Woodstock, Illinois. Credit: Flickr user Jimmy Emerson.

Case Studies Related to Development Regulations

When implementing arts and culture policies and updating associated regulations, communities will assess the potential roadblocks to arts and culture uses within their ordinances. This requires updating of uses and definitions, examination of all regulations to identify those that impede arts uses, temporary use permissions, creation of new adaptive reuse provisions, etc. The following case studies highlight some zoning initiatives from across the country that show how this has been accomplished. This is only a small sampling of the many unique regulatory actions that cities have taken.

Baltimore, MD

Acknowledging the arts community emerging from the city's arts colleges and the existing physical resource of older, unused industrial buildings, the code includes an Industrial Mixed-Use Zoning District to encourage the reuse of older industrial buildings for a variety of other non-industrial uses, such as artist space, live/work dwellings, and institutional uses, creating a mixed-use artist-oriented environment.

Boston, MA

An artist space initiative facilitates an increase in artist housing and work space within the city. Blanket zoning changes for artist housing enable live/work developments in industrial, residential, and commercial areas. Zoning overlays, use permissions, and "space guidance" are used as tools to maintain compatibility.

Denver, CO

Denver's Space Matters is oriented toward providing affordable space for artists. The report identified area specific zoning to accommodate for a wide range of arts uses, reduced parking requirements to encourage adaptive reuse, removal of use barriers to arts-related home occupations, and removal of barriers associated with form requirements that impede additions to accessory structures like garages.

Jersey City, NJ

The Powerhouse Arts District increases the concentration of arts-oriented uses in underutilized former industrial areas. It was designed to increase concentration of arts uses within designated industrial areas of the city using tools such as overlay districts, "artist certification" to ensure appropriate occupancy, minimum gross space or concentration indices, and use permissions.

Lowell, MA

An artist overlay district for artist live/work was created for the downtown that encourages artists to live/work downtown by providing access to space. Tools include use permissions, overlay districts, unit/space standards, and development "bonusing" allow increase in floor area where the project is in the downtown district and constitutes a live-work project.

New Orleans, LA

The New Orleans Arts and Culture Overlay District accommodates a series of live entertainment uses, but with additional permissions to sustain established and promote new arts and cultural uses, including a limited number of small-scale live entertainment venues in neighborhood business or mixed-use areas compatible with the character of nearby residential neighborhoods.

Paducah, KY

As part of the Artist Relocation Program highlighted previously, Paducah created specific zoning for the Lower Town neighborhood to allow live/work spaces where artists could both live and run galleries, arts studios, restaurants, and other mixed uses.

Phoenix, AZ

Following adoption of its Public Art Master Plan, Phoenix's zoning structure was examined to see the permissions needed by and the ramifications of the master plan. One such addition to the Ordinance was the "Arts, Culture, and Small Business Overlay," which is described as an overlay that will "allow greater flexibility in land uses and standards that will contribute to the vitality of the downtown area and will enhance community events." This overlay permits a greater mix of arts-oriented uses, live/work space, and temporary outdoor entertainment events.