

**What if we reinvested in our existing communities, by rebuilding current infrastructure to support growth and development?**

**Site Location:** North of the downtown commercial district and east of the Fox River, bounded to the east and west by Spring Street and Dundee Avenue, and Kimball Street and Dexter Avenue to the north and south.

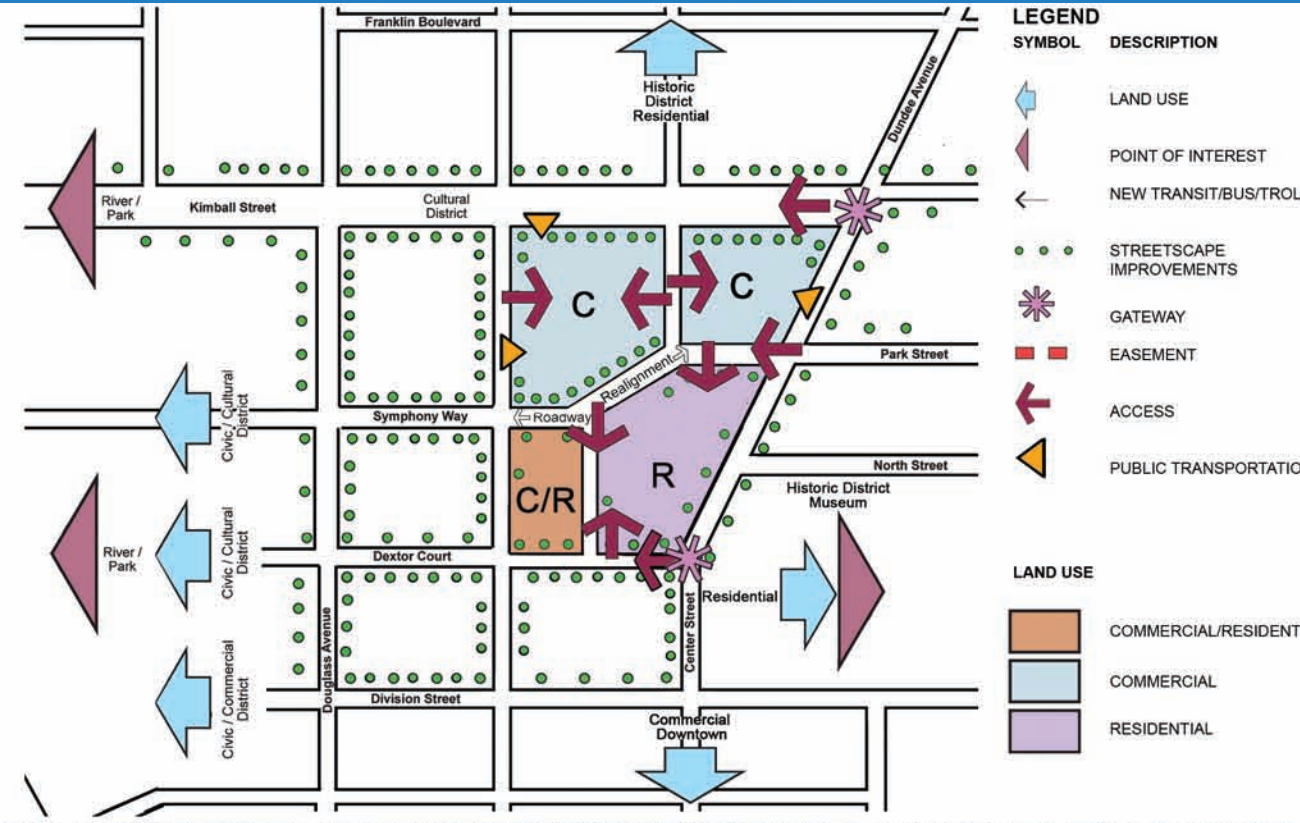
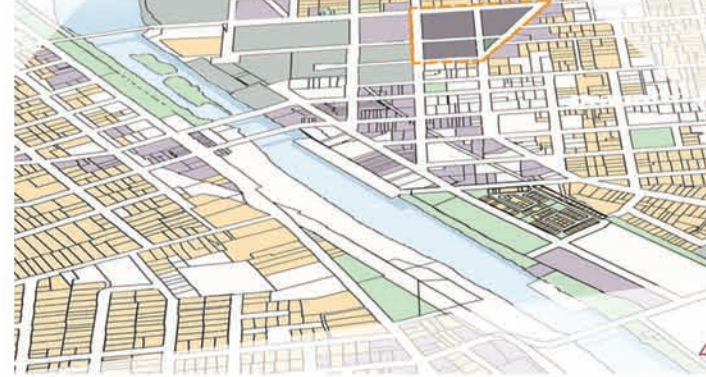
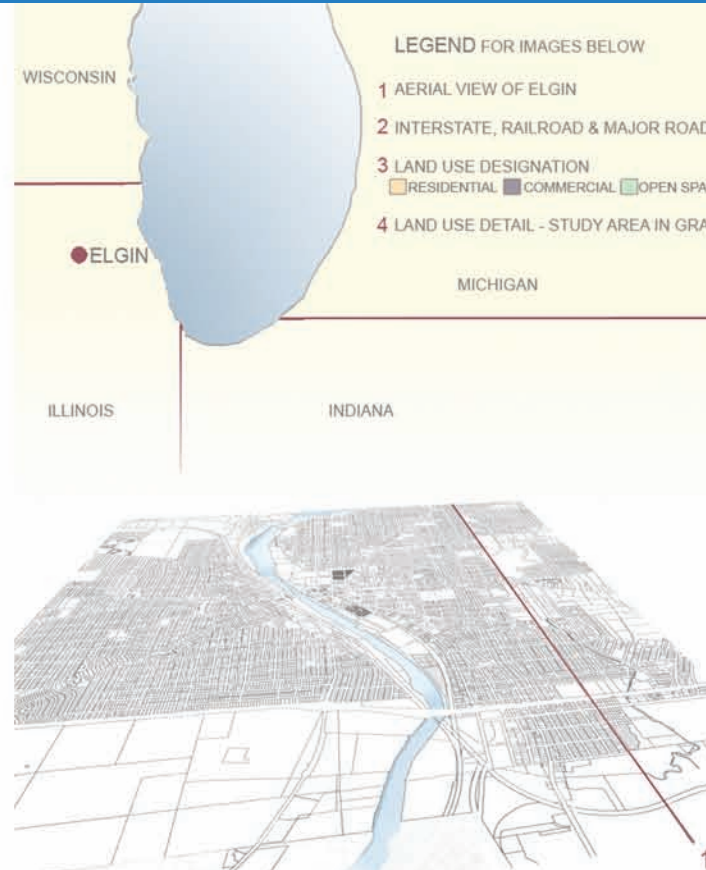
**Site Area:** 7.2 acres inclusive of roadways within the study area

**Current Condition:** A transitional area, between the original commercial core and established historical residential neighborhoods.

New parks, civic, and cultural uses are located to the east parallel to the Fox River. The study area is occupied by small businesses located in either free standing commercial buildings or renovated homes. A high percentage of the area is comprised of surface parking areas or vacant lots due to prior demolition activities. An apartment building and several single family homes are located along Dexter Avenue.

**Recommendations:**

- Continue streetscape improvement program
- Assume greater density of development, and better site access due to improvements in site access via mass transportation
- Proposed land uses: larger scale commercial including a national grocery store chain, and rental housing units
- Realign Symphony Way with Park Street to improve traffic flow and better access to the study area
- New street alignment, and vacating of small park provides a large site for multi unit apartment development
- Site planning criteria create a building pad for the construction of a shared off street public parking facility
- A 40,000SF commercial building along Kimball Street supports existing and future residential development. Parking on roof conserves valuable site area for future development
- Provide incentives for sustainable building practices
- Public incentives for desirable development that compliments long range planning objectives



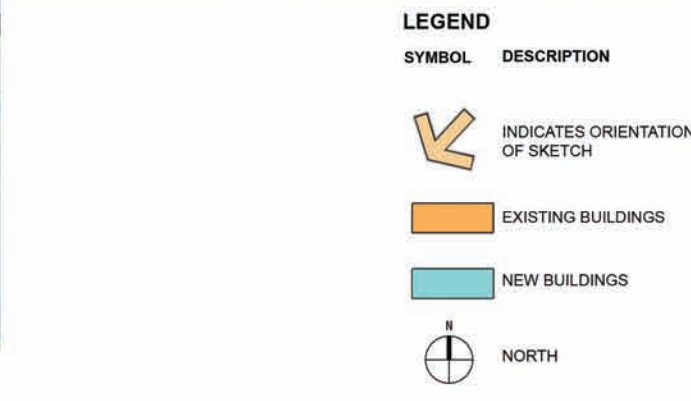
45,000 S.F. SINGLE STORY COMMERCIAL/RETAIL BUILDING  
-POSSIBLE GROCERY STORE, PARKING ON ROOF  
-PLANTINGS AT PERIMETER AND AT ISLANDS WITHIN PARKING LAYOUT

9,000 S.F. COMMERCIAL/RETAIL BUILDING TO THE SOUTH  
-SURFACE PARKING ACCESS ON BOTH SIDES

SYMPHONY WAY REALIGNED WITH PARK STREET  
STREET SCAPE IMPROVEMENTS  
BORDER NEW RIGHT OF WAY

56 UNIT APARTMENT BUILDING  
-2 FOUR STORY MASSES SHARE A GROUND LEVEL BASE  
-PARKING AT GRADE  
-LAYOUT ACCOMODATES A FUTURE PARKING STRUCTURE. SEE INNOVATE SCHEME

ACCESS TO EXISTING BUILDING ADJUSTED TO ALLOW FOR CREATION OF APARTMENT DEVELOPMENT



**AREA SUMMARY**

COMMERCIAL	25,000 SQFT
RETAIL	51,000SQFT
RESIDENTIAL	56 UNITS - NEW 12 UNITS - EXISTING
RESIDENTIAL DENSITY	22 UNITS / ACRE

What if we **preserve** the best features of our communities and region for generations to come, trying to accommodate growth without changing what we value in the region?

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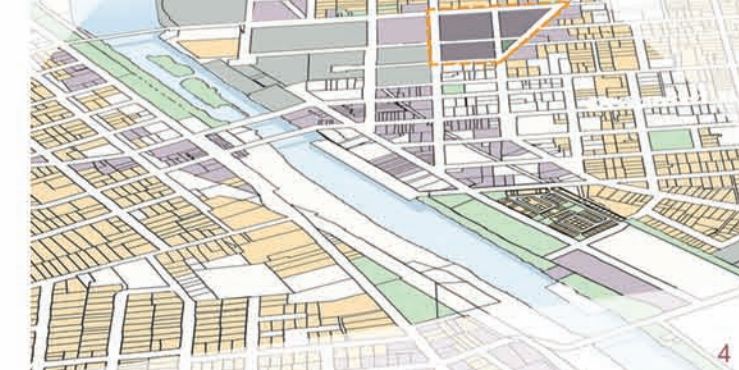
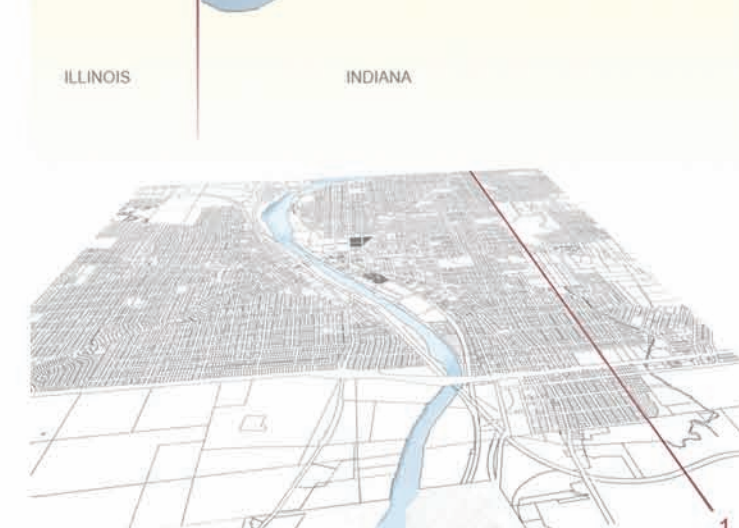
**Site Area:** 7.2 acres inclusive of roadways within the study area.

**Current Condition:** A transitional area, between the original commercial core and established historical residential neighborhoods. New parks, civic, and cultural uses are located to the east parallel to the Fox River.

The study area is primarily occupied by small businesses located in either free standing commercial buildings or renovated homes. A high percentage of the area is comprised of surface parking areas or vacant lots due to prior demolition activities. An apartment building and several single family homes are located along Dexter Avenue.

**Recommendations:**

- Continue streetscape improvement program
- Develop community gardens on vacant land
- Plant green strips along sidewalks, and at vacant properties
- Create a signature "gateway" feature at the corner of Kimball Street and Dundee Avenue
- Encourage property owners to provide perimeter landscape screening of parking areas
- Provide incentives to improve the quality of exterior signage
- Encourage use of the existing Facade Improvement Program
- Continue demolition of abandoned buildings to create more open, "green" space
- Facilitate creation of larger parcels of land to allow larger scale development, and future realignment of Symphony Way with Park Street



EXISTING CONDITIONS

STUDY AREA BOUNDARY

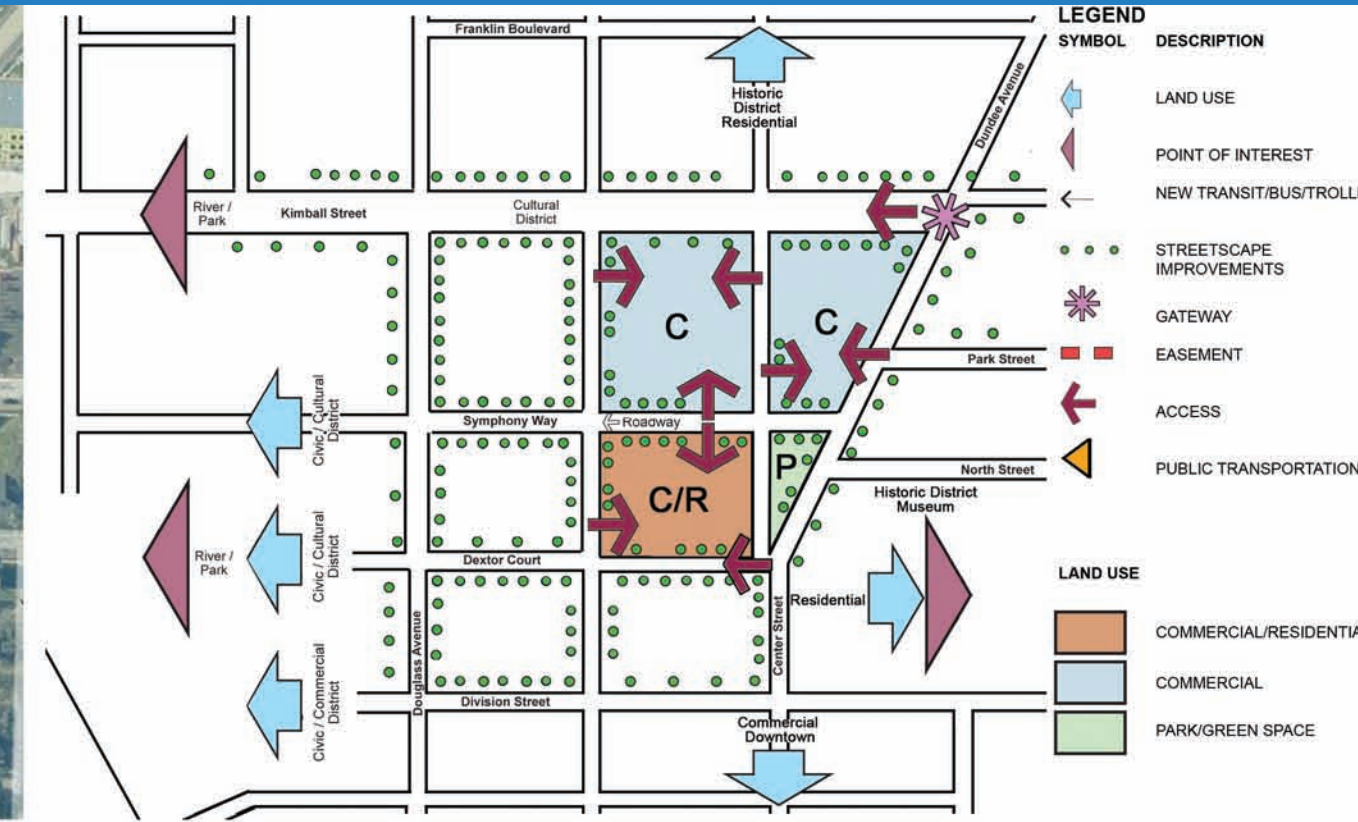


DIAGRAM OF PLANNING CONSIDERATIONS & LANDSCAPE FEATURES

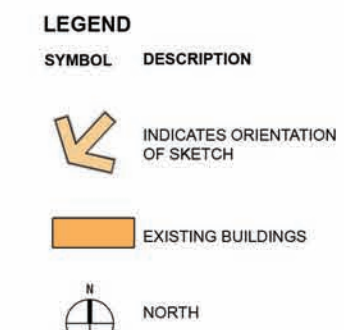


ILLUSTRATION OF PLANNING CONSIDERATIONS

IMPROVE VACANT LOTS  
-PLANT COMMUNITY GARDENS TO CREATE PROJECTS FOR NEIGHBORHOOD INVOLVEMENT

DEMOLISH VACANT BUILDINGS  
-PLANT GROUND COVER IN AREAS WITHOUT ASSIGNED FUNCTIONS  
-TRANSFORM HARDSCAPED AREAS INTO LANDSCAPE AREAS

WORK WITH PROPERTY OWNERS TO ELIMINATE AREAS OF UNNECESSARY PAVING, CONTROL SURFACE RUNOFF & MINIMIZE HEAT ISLAND EFFECTS



1 COMMUNITY GARDENS  
LANDSCAPE BUFFERS - IMPROVE OPEN SPACE

AREA SUMMARY	ESTIMATED VALUES
COMMERCIAL	29,000 SQFT EXISTING
RETAIL	14,000 SQFT EXISTING
RESIDENTIAL	14 UNITS EXISTING
RESIDENTIAL DENSITY	14 UNITS / ACRE



PARKING LOT IMPROVEMENTS - LANDSCAPE ISLANDS - MITIGATE HEAT ISLAND EFFECTS



3 IMPROVE SITE PERIMETERS  
SCREEN AREAS OF VEHICULAR USE

What if we rely on **innovation** and **technological improvements** to make our region better?

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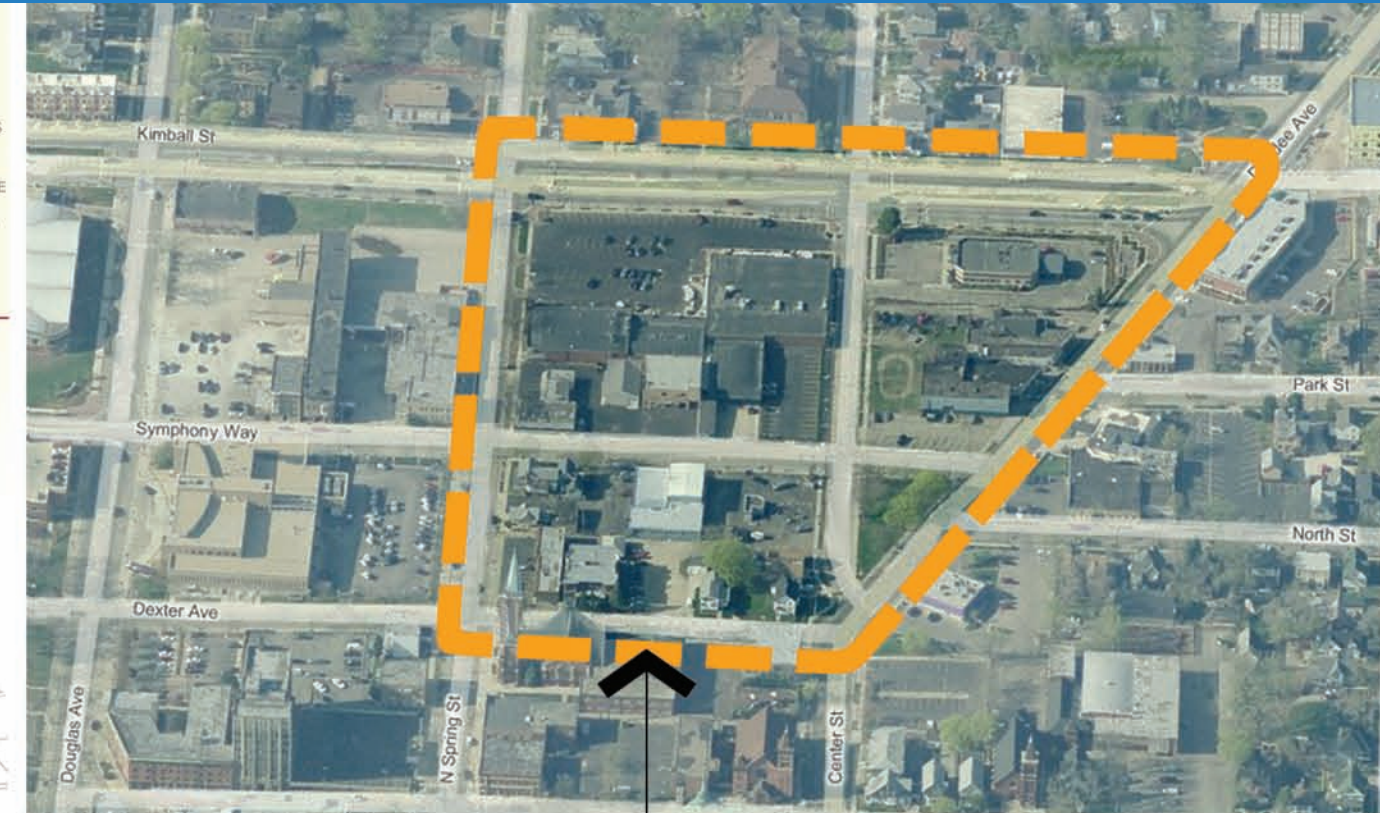
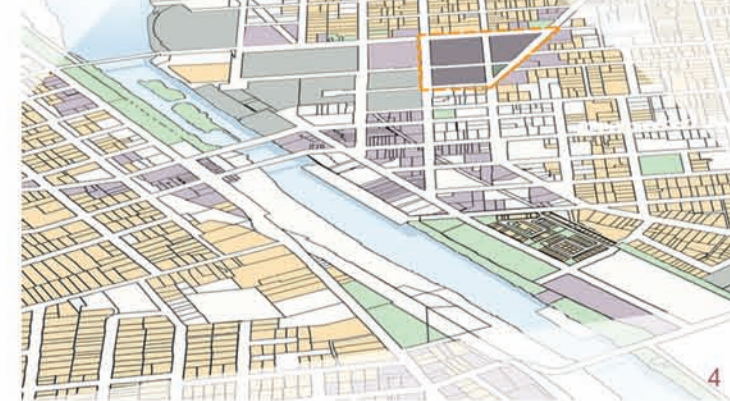
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**Recommendations:**

- Public sector incentives facilitate private development that complements long range objectives
- Public private partnership develops off street public parking facility to support commercial, rental residential and mixed use developments
- Small scale hydroelectric facility at Fox River adjacent to the library provides renewable energy for city infrastructure and trolley system
- Improve mass transit access to site area; consider electric or hybrid trolley system for commercial and residential Transit Oriented Development
- Realign Symphony Way to Park Street create larger parcels of land for development
- Green roofs, and below grade storm water retention control runoff from site area. Sustainable building practices and use of local materials is required. Require conservation strategies for use of water and energy
- Shared off street parking allows developments of greater density and more open space within the study area
- Continue streetscape improvement program



EXISTING CONDITIONS

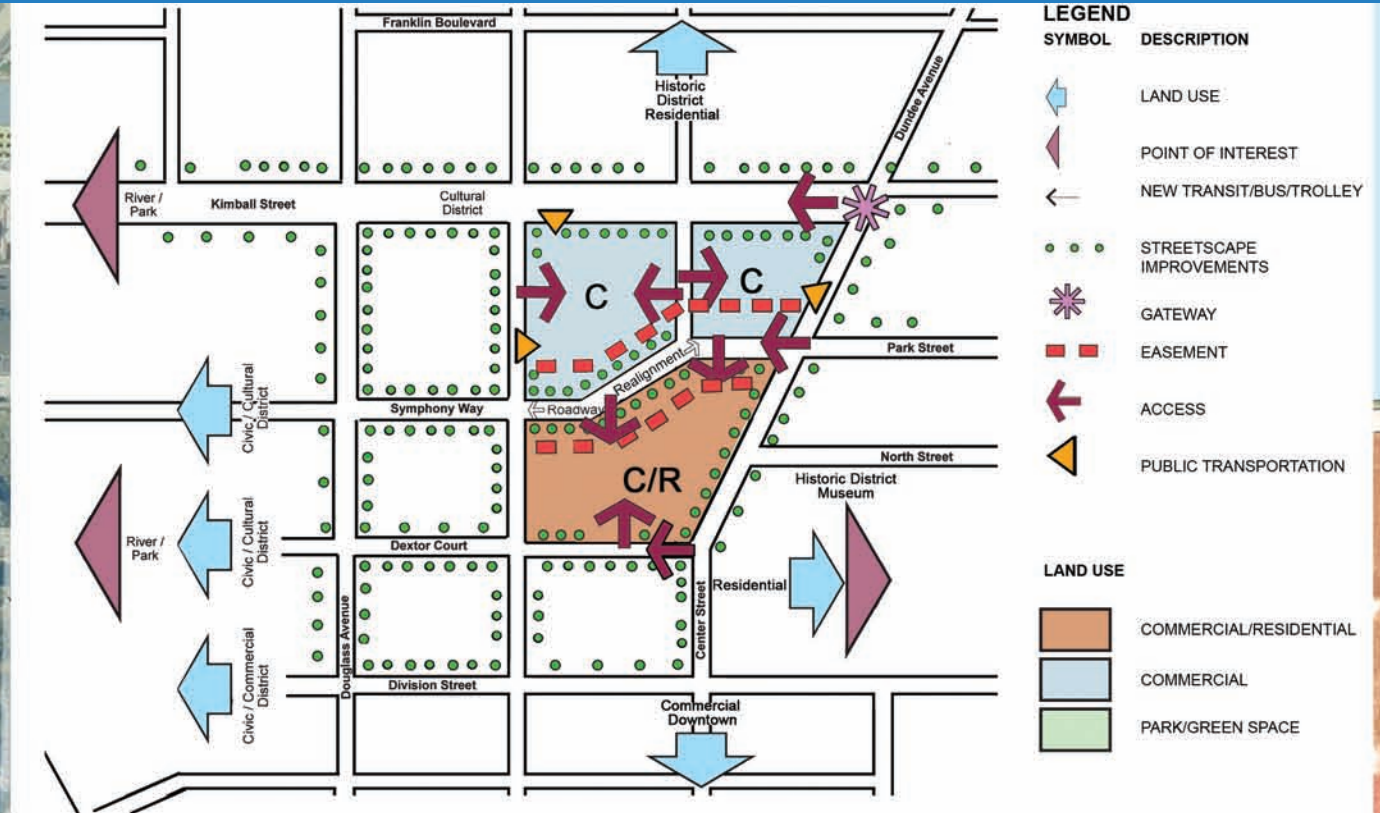


DIAGRAM OF PLANNING CONSIDERATIONS & LANDSCAPE FEATURES



ILLUSTRATION OF PLANNING CONSIDERATIONS

45,600 S.F. COMMERCIAL/RETAIL, 3 LEVELS, PARKING PROVIDED IN OFF STREET FACILITY ACROSS SYMPHONY WAY

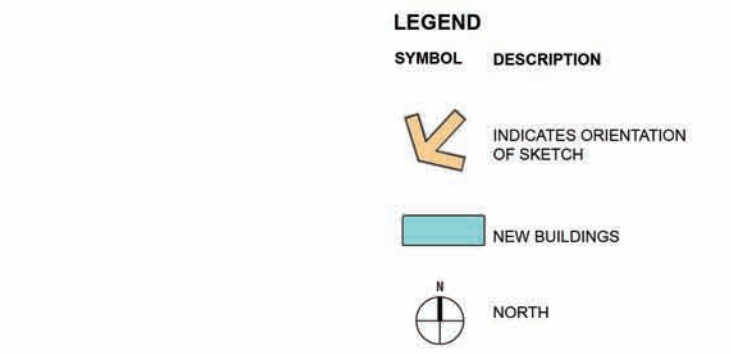
40,000 S.F. SINGLE LEVEL COMMERCIAL/RETAIL PARKING AT GRADE AND ON ROOF

55,000 S.F. COMMERCIAL, 3 LEVEL PARKING STRUCTURE INTEGRATED WITH BUILDING FOOTPRINT, GREEN ROOF TERRACE ABOVE PARKING

4 LEVEL PARKING DECK - SHARED BY COMMERCIAL, MIXED USE AND APARTMENT BUILDING DEVELOPMENTS 320 SPACES TOTAL, PARTIAL GREEN ROOF

APARTMENT BUILDING 56 UNITS CONNECTED TO SHARED PARKING FACILITY

MIXED USE BUILDING - RETAIL/COMMERCIAL AT GRADE 3 LEVELS OF APARTMENTS ABOVE 58 UNITS TOTAL PARKING AT GRADE & SHARED ADJACENT STRUCTURE



1 MIXED USE - RESIDENTIAL ABOVE RETAIL OFF STREET PARKING FOR EASY ACCESS TO RETAIL/RESTAURANTS



2 IMPROVE PUBLIC TRANSPORTATION - PROVIDE ACCESS TO STUDY AREA - GENERAL DENSITY JUSTIFIES MORE TRANSPORTATION



3 SOUTH VIEW TOWARDS CITY CENTER. GATEWAY TO COMMERCIAL AND CIVIC/CULTURAL DISTRICT

**AREA SUMMARY**

COMMERCIAL	100,000 SQFT
RETAIL	60,000 SQFT
RESIDENTIAL	114 UNITS
RESIDENTIAL DENSITY	38 UNITS /ACRE