

COMMUNITY FORUM

CORRIDOR PLANS FOR KINZIE/ROUTE 50 & WEST BROADWAY

October 15, 2020



COMMUNITY MEETING AGENDA

- **6:00 pm VILLAGE WELCOME & INTRODUCTIONS**
 - **6:05 MARKET & KEY STAKEHOLDER FEEDBACK**
 - **6:15 KINZIE/ROUTE 50 CORRIDOR & MALL REDEVELOPMENT
CONCEPTS & DISCUSSION**
 - **7:00 WEST BROADWAY CORRIDOR CONCEPTS & DISCUSSION**
 - **7:45 NEXT STEPS**
-
- **2ND COMMUNITY FORUM – TUESDAY, NOVEMBER 17TH 6:00-8:00 PM**

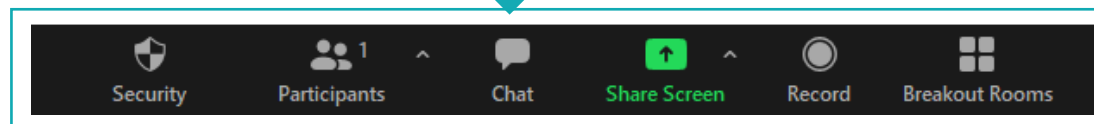
LOGISTICS



WE WILL MUTE EVERYONE DURING THE PRESENTATION



PLEASE TYPE YOUR COMMENTS AND QUESTIONS IN “CHAT” DURING THE DISCUSSION. WE WILL TRY TO ANSWER AS MANY QUESTIONS AS TIME PERMITS.



QUESTIONS WILL ALSO BE ACCEPTED USING THE FEEDBACK FORMS AVAILABLE ON-SITE.

INTRODUCTION

WELCOME FROM MAYOR WATSON



PLANNING OBJECTIVES

- Ensuring the continued economic viability of the Corridors
- Revitalizing key sites within the Corridors that are underutilized or need reinvestment
- Assisting in the growth of local, small businesses
- Recognizing the importance and impact of private investment undertaken by CSL Behring and NuCor
- Creating an environment that is attractive to both existing and potential residents and employees
- Establishing a sense of place and a clear identity / brand that is unique to the Village

OUR TEAM & PROCESS



Uncovering the
POTENTIAL

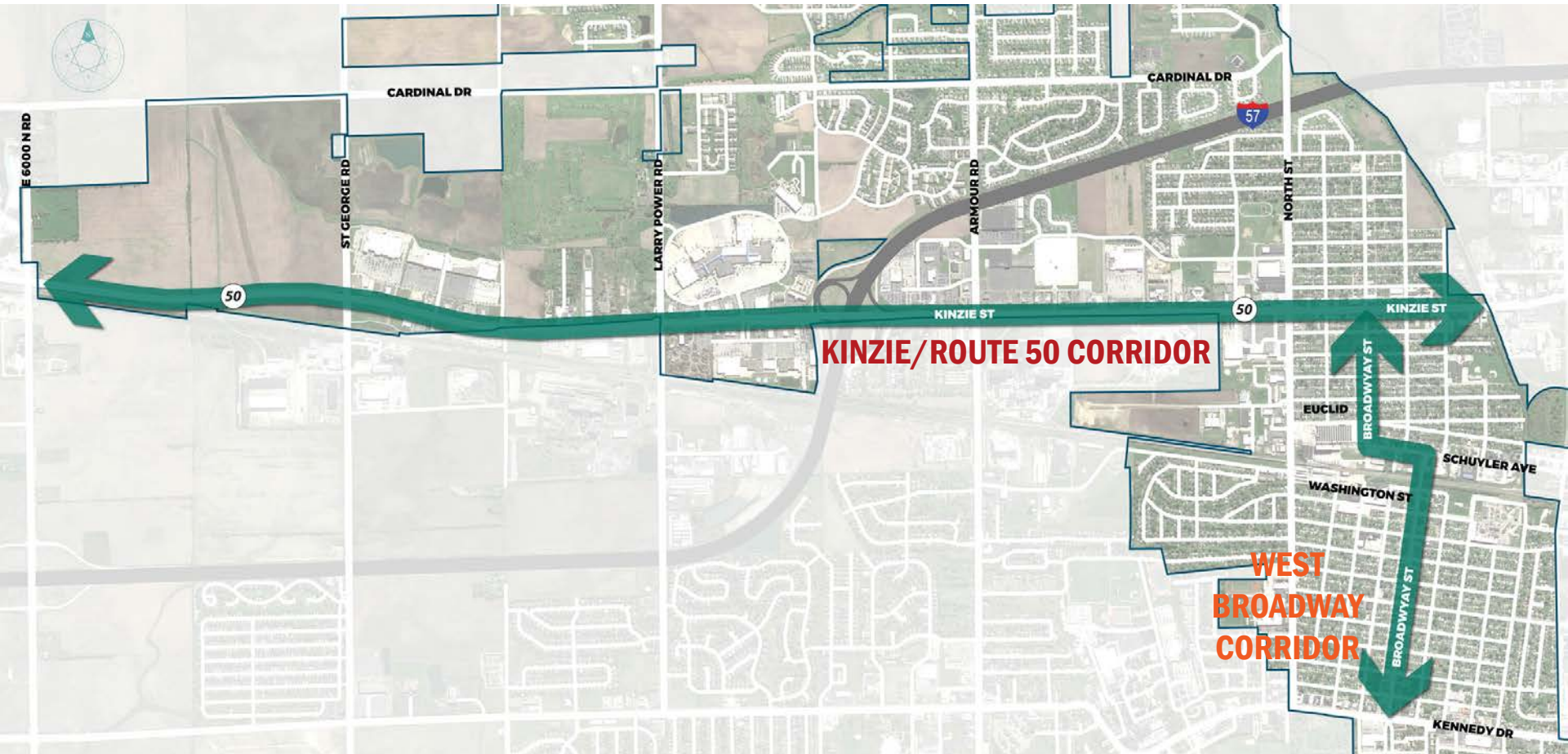


Crafting the
VISION



Providing a path to
IMPLEMENTATION

PLANNING AREAS



KINZIE/ROUTE 50 CORRIDOR OVERVIEW

**REGIONAL
RETAIL HUB**

REPRESENTATIVE HOTELS



REPRESENTATIVE BIG BOX RETAIL



**HOME TO NORTHFIELD
SQUARE MALL & SEVERAL
BIG-BOX RETAILERS**



**275+
REGIONAL- & COMMUNITY-
SERVING BUSINESSES**



CSL BEHRING



**HOME TO PROMINENT
EMPLOYERS &
COMMUNITY ANCHORS**

KANKAKEE COMMUNITY COLLEGE



REPRESENTATIVE SMALL BUSINESSES



WEST BROADWAY CORRIDOR OVERVIEW

HISTORIC VILLAGE CENTER



110+
COMMUNITY-SERVING
BUSINESSES,
MANY LOCALLY OWNED

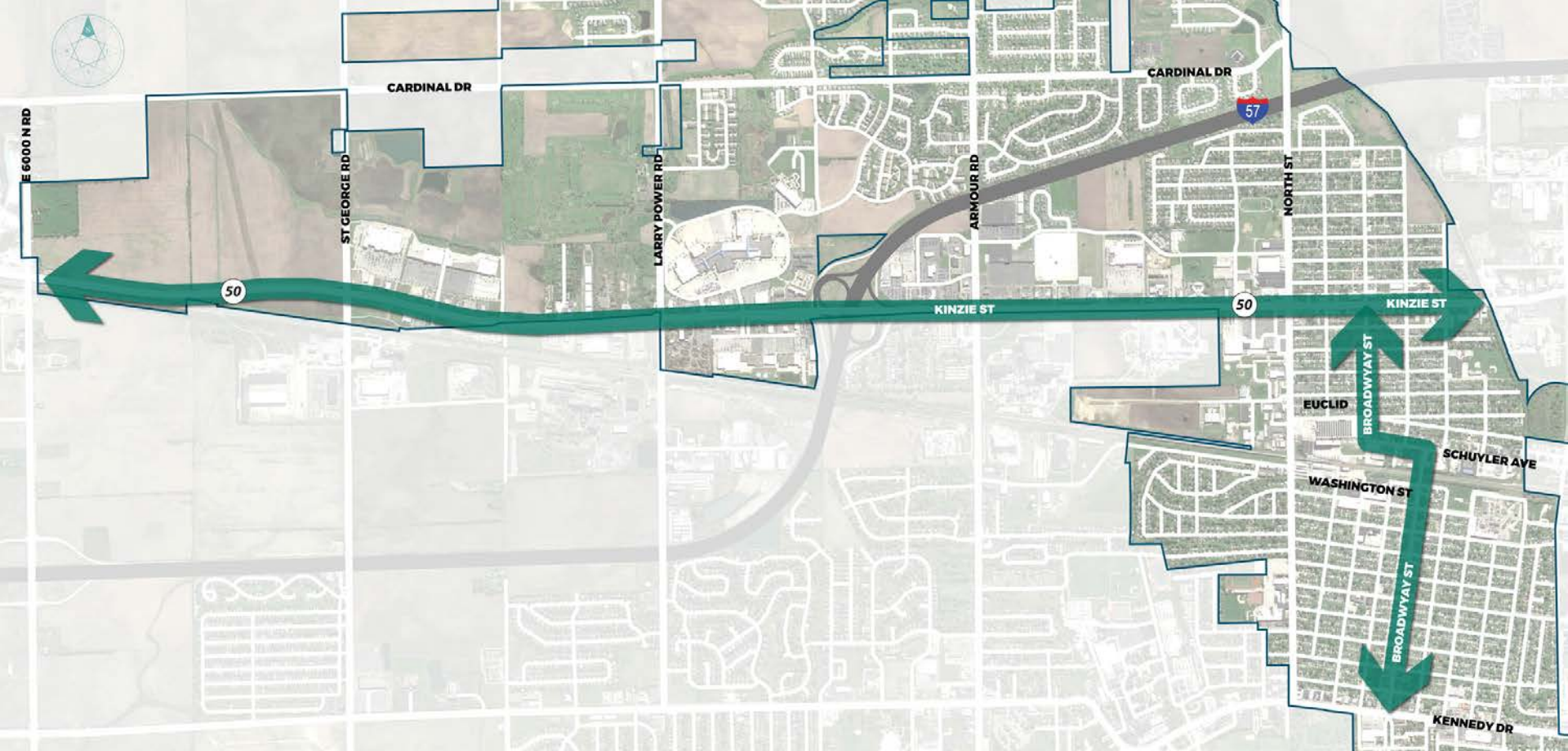


HOME TO SEVERAL
COMMUNITY ANCHORS



SURROUNDED BY
PREDOMINANTLY
SINGLE-FAMILY HOMES





Uncovering the **POTENTIAL**

- Market Analyses
- Key Informant Interviews
- Community Forum Input

RESIDENTIAL MARKET FINDINGS

Bradley's housing is predominantly
SINGLE-FAMILY
owner- & renter-occupied housing

Housing production has been
SIGNIFICANTLY LOWER
in Bradley than pre-recession levels

MAJORITY of employees in Bradley
LIVE ELSEWHERE

Market analyses & key informants indicate demand for
MORE VARIED RESIDENTIAL PRODUCT
over the next 5 years

60-100

multifamily apartments

70-80

senior housing units

10-15

townhomes

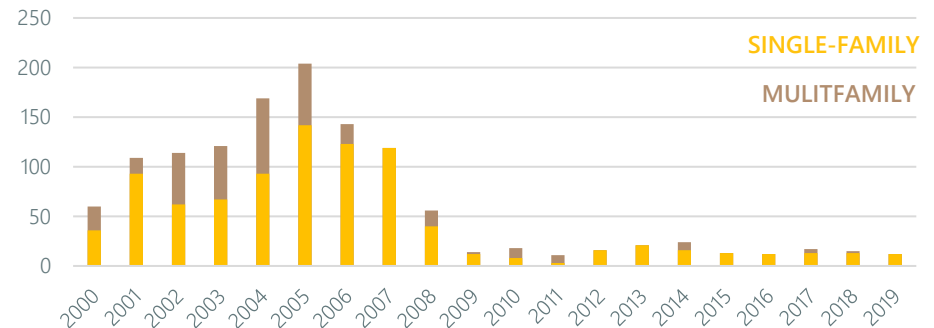
100-120

single-family homes

BRADLEY UNITS IN STRUCTURE, 2017



BRADLEY RESIDENTIAL BUILDING PERMITS (2000-19)



COMMERCIAL MARKET FINDINGS

OVER 80% of the County's retail space is in Bradley

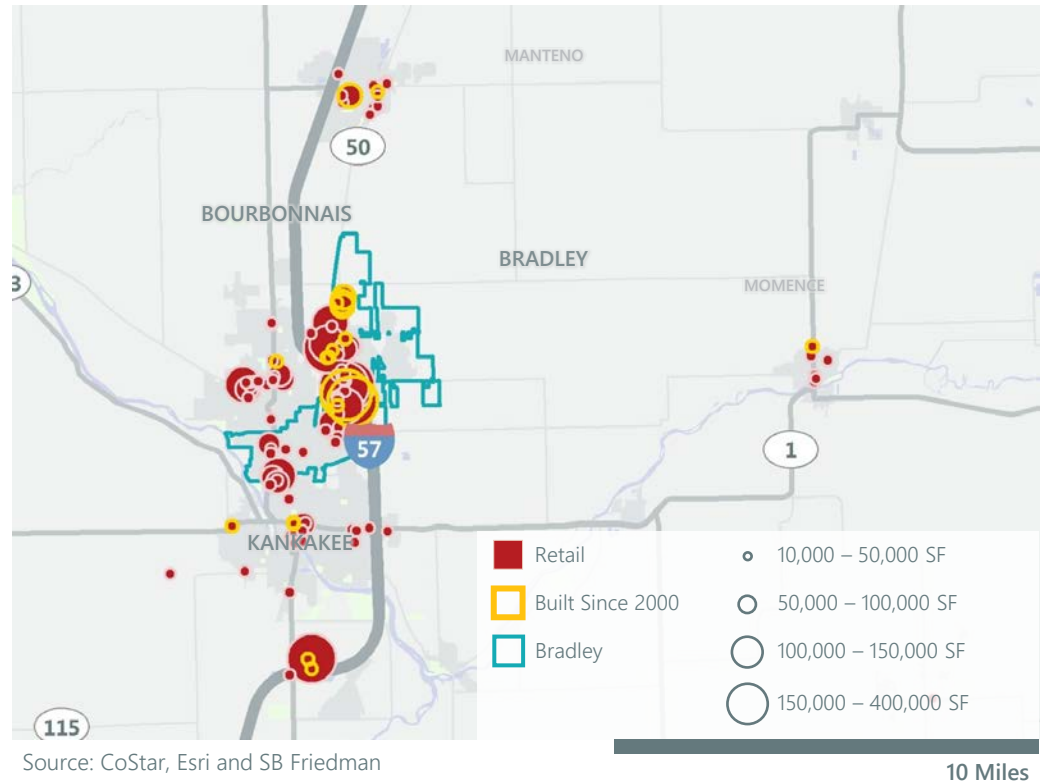
Market analyses & key informants identified
GAPS IN THE MARKET:

- Smaller, specialty shops
- Additional sit-down & fast-casual restaurants
- Entertainment options
- Recreation & wellness uses

LIMITED AMENITIES

is often cited as a challenge to employee attraction/retention

EXISTING RETAIL SUPPLY, 2019



Opportunity to create new
CONVENIENCE & EXPERIENTIAL RETAIL
that respond to evolving trends

OTHER POTENTIAL USES

SPECIAL EVENTS CENTER

- Flexible indoor & outdoor space
- Capable of hosting banquets, weddings, traveling shows & concerts

MAKERS' SPACE/BUSINESS INCUBATOR

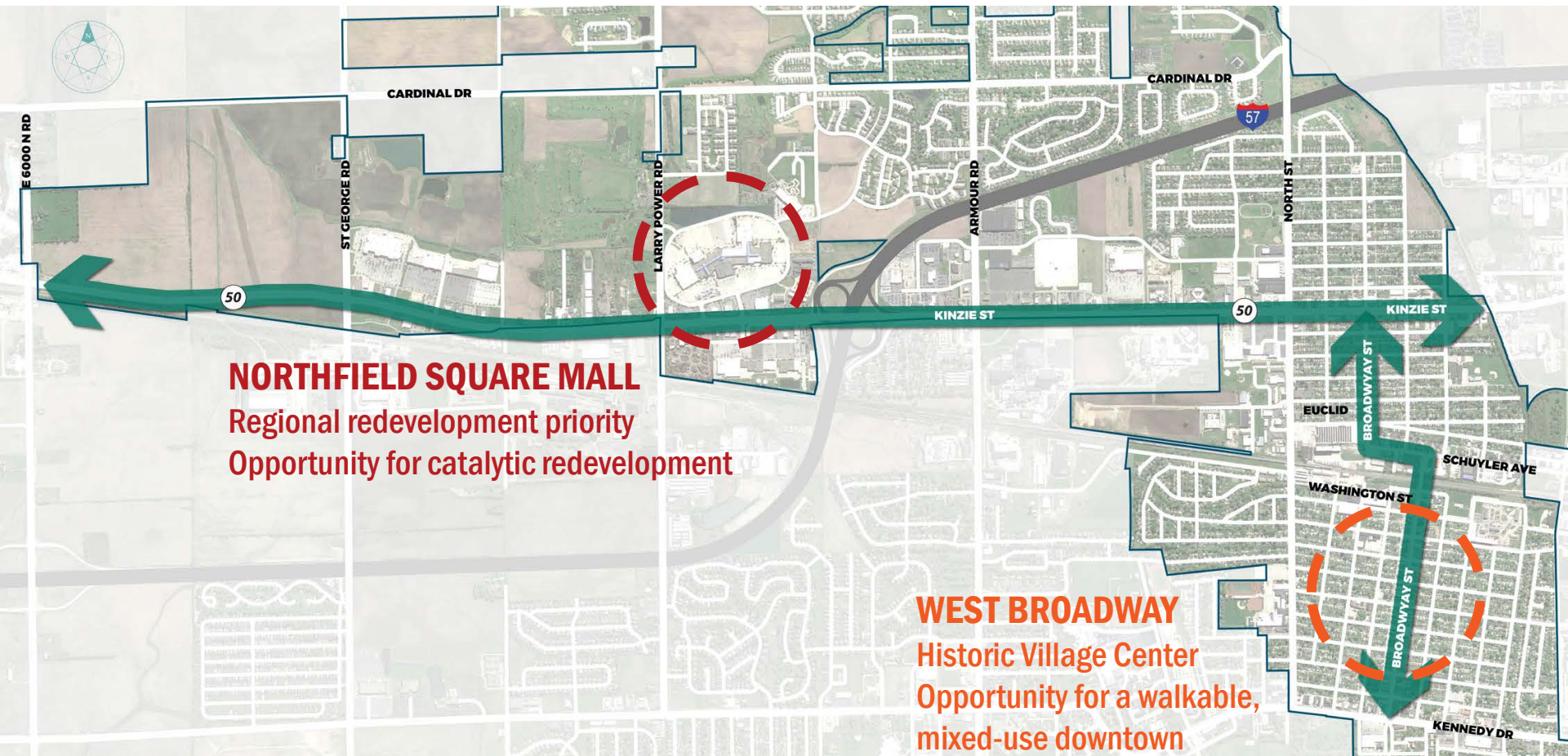
MEDICAL OFFICE

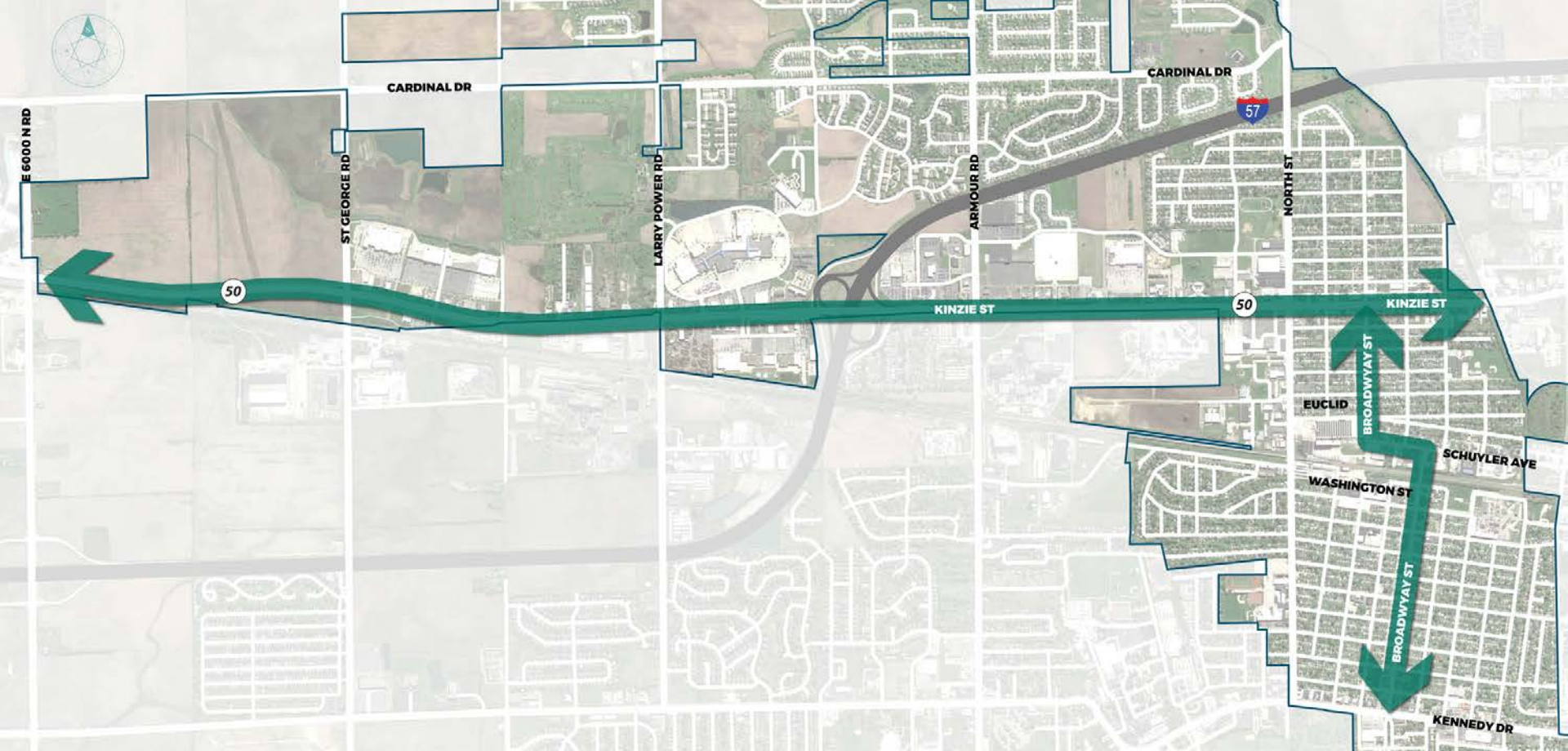
(Later Phases)

HOTEL WITH HIGHER LEVEL OF SERVICE

(Later Phases)

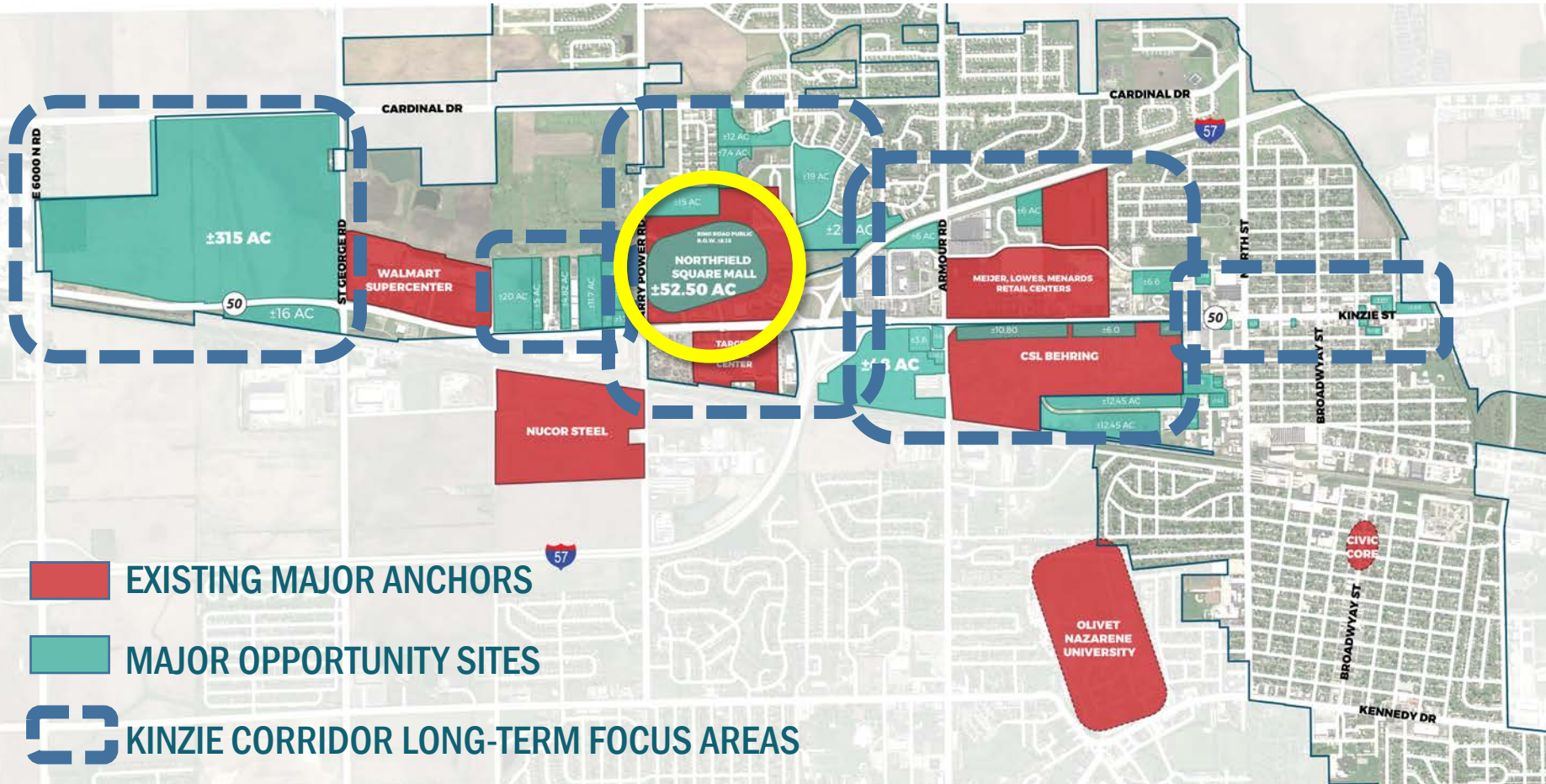
MOST IMPACTFUL ZONES OF INTERVENTION





Crafting the
VISION

KINZIE/ROUTE 50 CORRIDOR FOCUS AREAS



THIS COMMUNITY FORUM WILL FOCUS ON REDEVELOPMENT OPPORTUNITIES FOR THE NORTHFIELD SQUARE MALL.



Northfield Square Mall, Village of Bradley, IL

Draft Redevelopment Concepts



**FEEDBACK QUESTION! SHARE YOUR THOUGHTS
IN CHAT OR IN THE FEEDBACK FORM.**

What are your BIG IDEAS for the mall?



- **Restaurants**
- **Shops**
- **Recreation & Entertainment**
- **Public Square & Green Space**
- **Senior Housing**
- **Multifamily Uses**
- **Other?**

EXAMPLE LINCOLN MALL MATTESON REDEVELOPMENT



MIX OF USES:

- RECREATIONAL/SPORTS
- OFFICE, HOTEL & RETAIL
- RESIDENTIAL



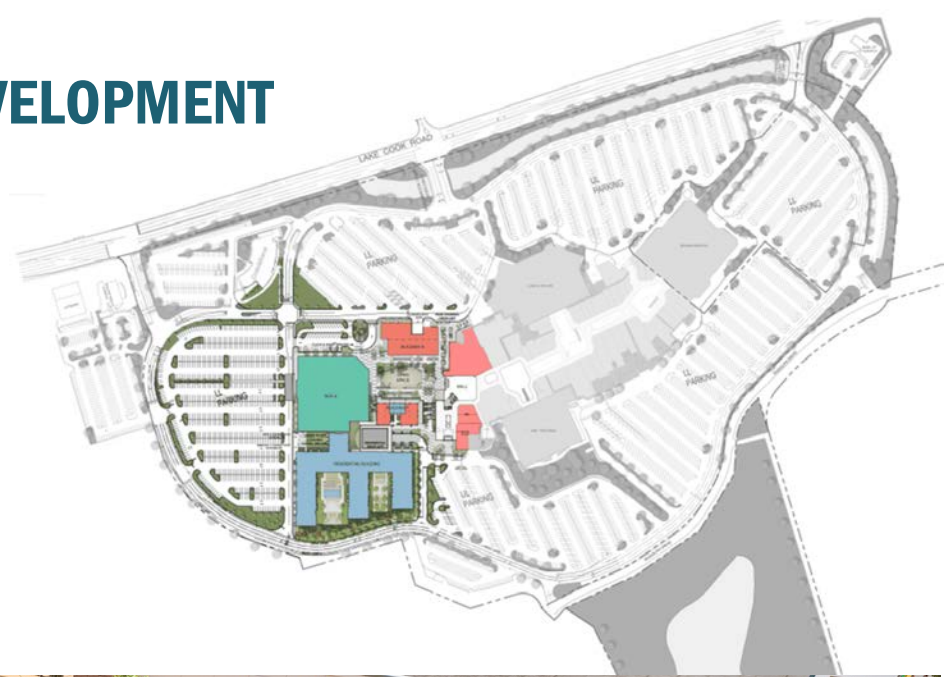
Source: http://www.lordcompanies.com/Market_Square_Crossing.html



Sports Field Perspective by Sullivan, Goulette & Wilson Architects Ltd.

EXAMPLE NORTHBROOK MALL REDEVELOPMENT

OUTDOOR SQUARE AS KEY ELEMENT



EXAMPLE 444 SOCIAL, LINCOLNSHIRE



444 SOCIAL, LINCOLNSHIRE

LUXURY APARTMENTS

Reconfiguration of existing theater and parking to create 302 luxury apartments



EXAMPLE ROWHOUSES

Rowhouses in Elgin



DOWNTOWN LIVING IN DOWNTOWN STYLE.
Imagine living within the revitalized streets of historic downtown Elgin. Experience a summer concert in Festival Park, enjoy a fabulous dinner at an exclusive downtown restaurant, or take a quiet stroll along the riverfront... all are located just steps from your new home. Discover which of the 116 unique townhomes or 60 spacious units in the mid-rise condominium building is your perfect home.



Sheffiled Square Rowhouses, Orland Park



HOW TO REDEVELOP ONE 52 ACRE MEGABLOCK?

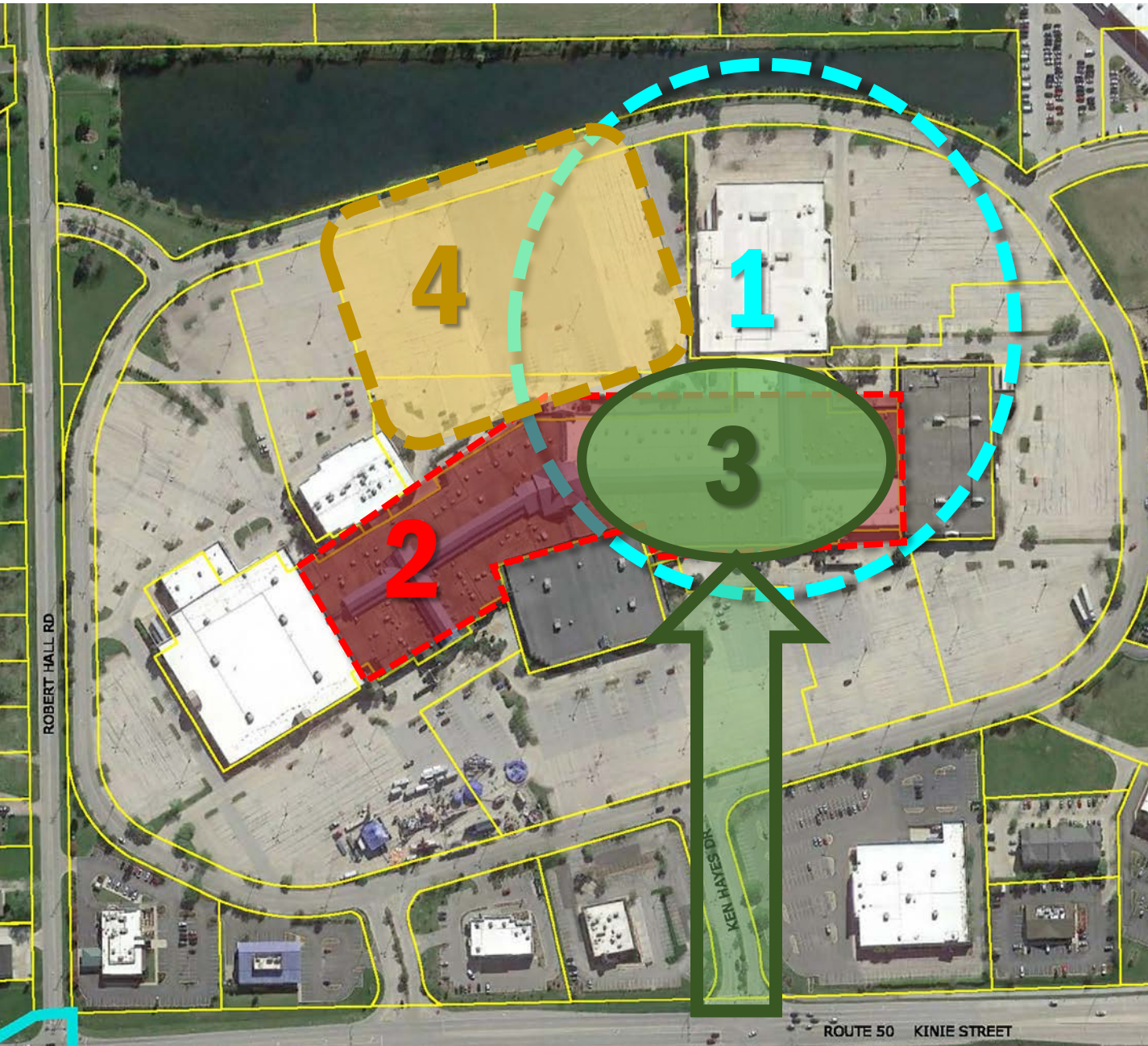


1
**ESTABLISH A
CLEAR VISION &
PLAN PRINCIPLES**

2
**CREATE A
FRAMEWORK OF
PARCELS &
STREETS**

3
**BE FLEXIBLE &
BUILD IN PHASES**

IDEAS FOR PLAN PRINCIPLES



1

Start on the SOUTH AREA near the Village-Owned Carson's Building

2

Demolish MALL buildings as needed to create a viable framework.

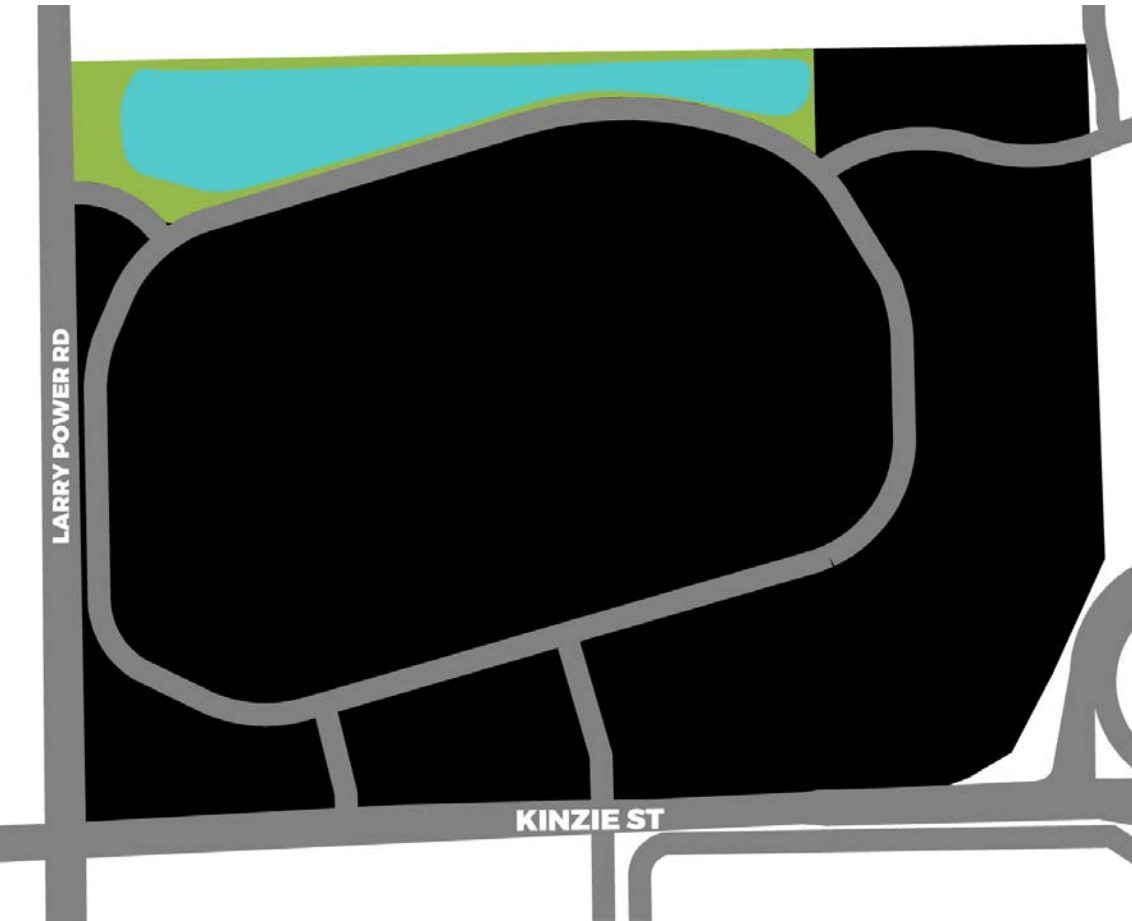
3

Fix the roadway framework and create a PUBLIC SQUARE as the focal point.

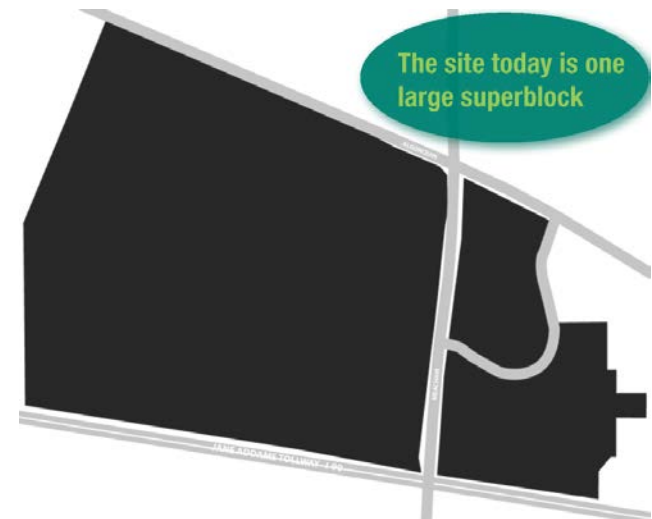
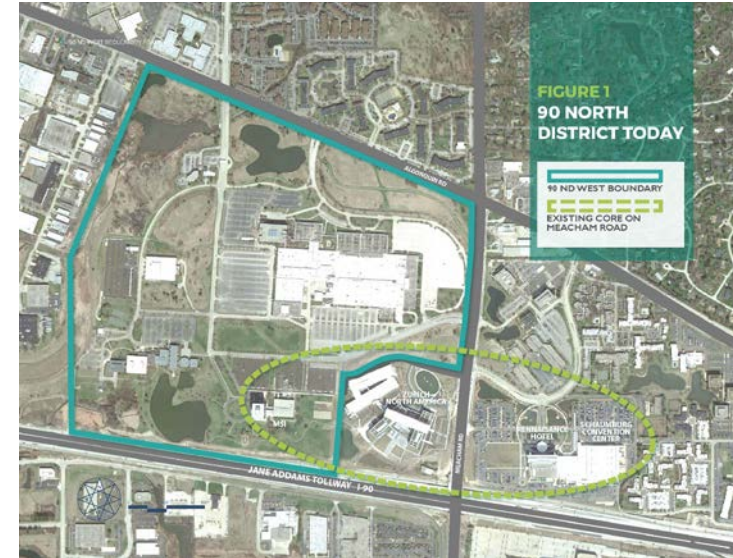
4

Consider RESIDENTIAL uses to bring residents within walking distance of the square

ESTABLISH A FRAMEWORK PLAN OF STREETS & PARCELS FIRST



- ONE 52 ACRE MEGABLOCK THAT IS DIFFICULT TO REDEVELOP.
- NOT WALKABLE. NO SENSE OF PLACE.

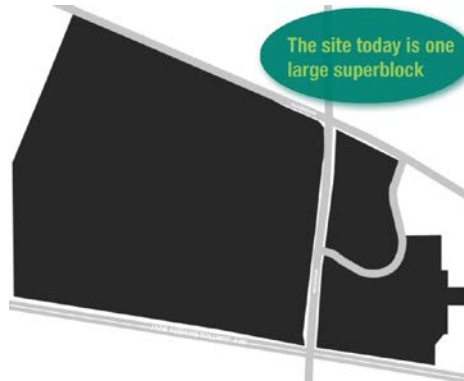


Example: Redevelopment Plan for former Motorola “Megablock” site

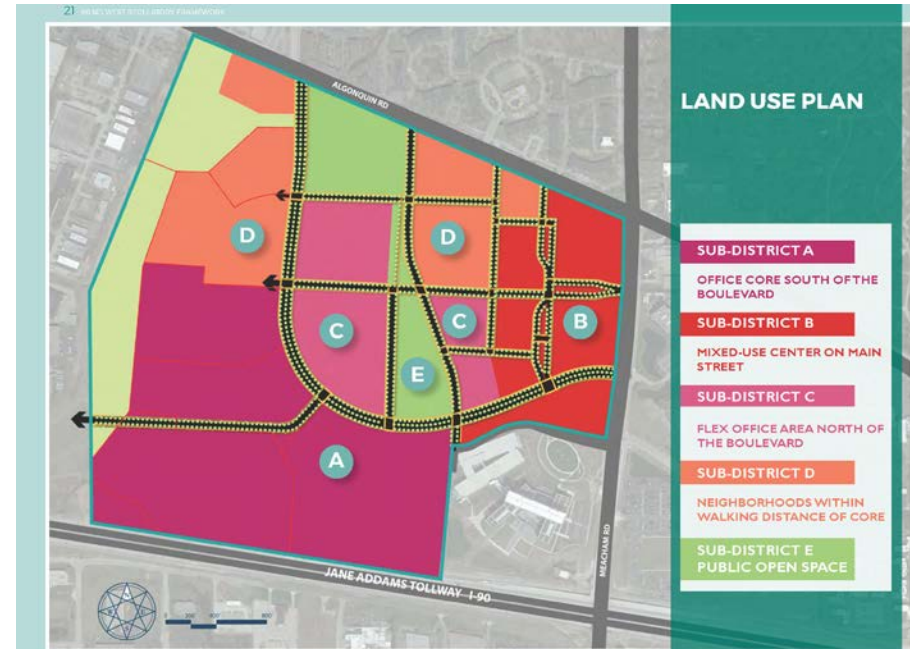
KEY ELEMENTS OF A REDEVELOPMENT FRAMEWORK PLAN

ADOPTED LEGAL TOOLS:

- BOLD VISION AND PRINCIPLES
- FRAMEWORK PLAN
- LAND USE PLAN
- ILLUSTRATIVE MASTER PLAN
- CODES & GUIDELINES



Redevelopment Plan for former Motorola site



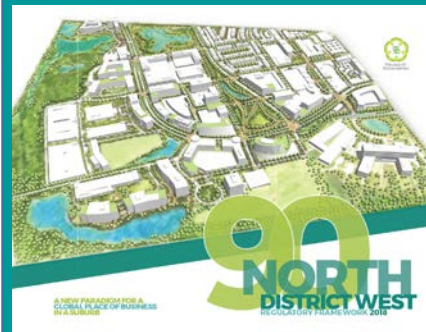
IMPACTS OF A CLEAR AND CONSISTENT FRAMEWORK PLAN

BOLER CORPORATE HQ
Phase 1: 8-story 180,000 sf
With Phases 2 and 3: total 270,000 sf



TOP GOLF

Examples from
Redevelopment of
former Motorola site



MAJOR PROJECTS
APPROVED AND
UNDERWAY WITHIN A
YEAR OF PLAN
ADOPTION

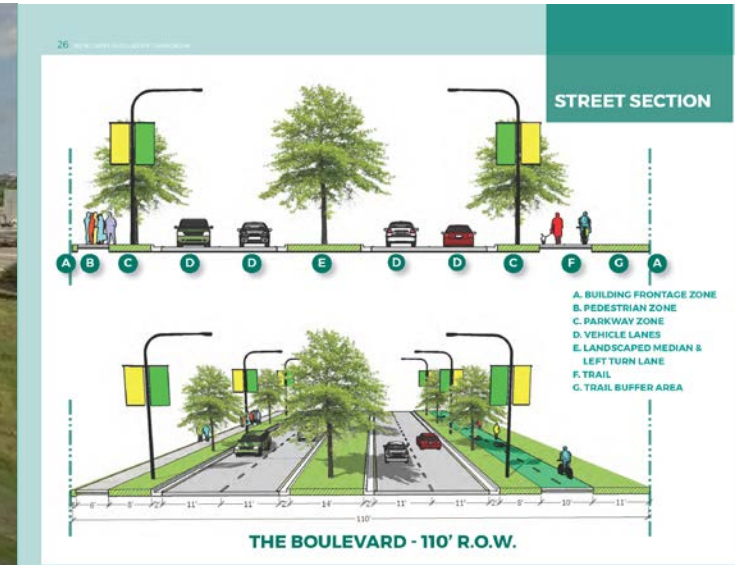
DR HORTON ROWHOUSES



260-UNIT APARTMENT BUILDING



IMPACTS OF A CLEAR AND CONSISTENT FRAMEWORK PLAN



MAJOR INFRASTRUCTURE
COMPLETED

GREENWAY PARK DESIGN
UNDERWAY

IMPACTS OF A CLEAR AND CONSISTENT FRAMEWORK PLAN



STAGE AND VIP (SUMMER) / ICE RINK (WINTER)

This space will provide a VIP seating opportunity in the summer and increase revenue opportunities for live performances. In the winter, this space transforms into an ice rink. To support the ice rink, the ticket office transitions to skate rental while the stage becomes a warming area.

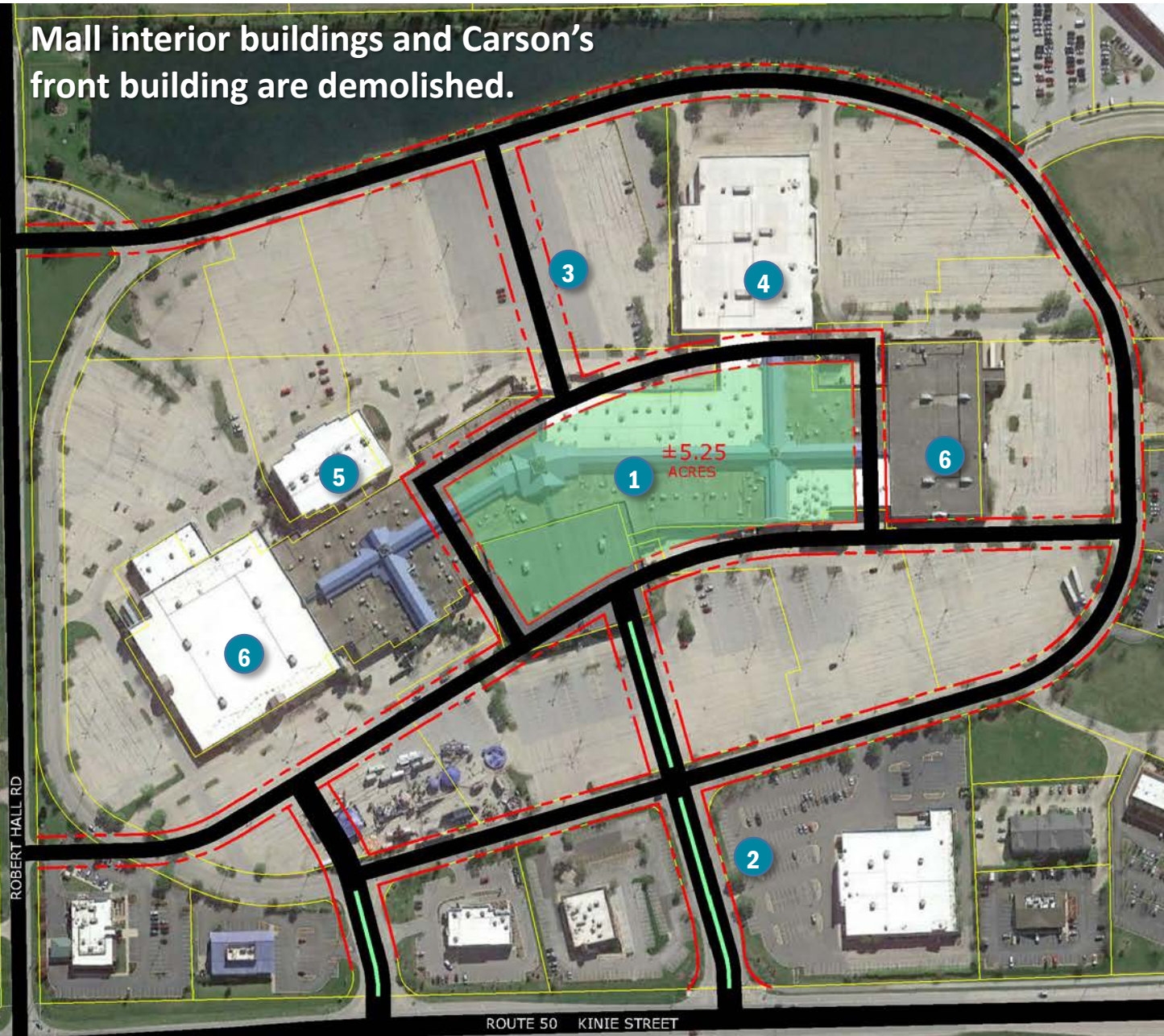
SIGNATURE URBAN PARK DESIGN APPROVED JUNE 2020.

Examples from Redevelopment of former Motorola site



MALL REDEVELOPMENT OPTION 1 FRAMEWORK PLAN

Mall interior buildings and Carson's front building are demolished.



1. New 5.25-acre Public Square as the focal point
2. Existing entrance road alignment stays
3. Entrance road is extended to the ring road to become the central pedestrian friendly street around the square
4. Former Carson's building is reused
5. Theater stays in current parcel with entrance on square
6. Other anchor buildings can be reused or demolished for new development

MALL REDEVELOPMENT OPTION 1 POTENTIAL NEAR-TERM BUILDOUT



1. New 5.25-acre Public Square as the focal point
2. Existing entrance road alignment stays
3. Entrance road is extended to the ring road to become the central pedestrian friendly street around the square
4. Former Carson's building is reused
5. Theater stays in current parcel with entrance on square
6. Other anchor buildings can be reused or demolished for new development
7. New rowhouses / multifamily development
8. New restaurants and retail

**A VIBRANT SQUARE
SURROUNDED BY
RESTAURANTS, EVENT
SPACE, THEATER AND
NEW MULTIFAMILY
HOUSING.**

MALL REDEVELOPMENT OPTION 1 SQUARE POSSIBILITIES

**PROGRAM THE
SQUARE FOR
ALL SEASONS
AND ALL AGES**

- **OUTDOOR
STAGE AND
LAWN**
- **SPLASH PAD
AND WATER
FEATURE**
- **SKATING RINK**
- **SEATING AND
DINING**
- **DOG PARK**
- **OUTDOOR ART**
- **FARMER'S
MARKETS**
- **AND MUCH
MORE!**



**A VIBRANT SQUARE SURROUNDED BY RESTAURANTS,
EVENT SPACE, THEATER AND NEW MULTIFAMILY HOUSING.**

EXAMPLE DOWNTOWN SQUARE, JOLIET



THE SQUARE A MAJOR ECONOMIC DEVELOPMENT TOOL

The Square will transform this area into Downtown's central gathering place for all ages, especially young students in nearby institutions. This will also be a great economic engine to help attract young professionals and families to live and work in this beautiful historic Downtown.



THE SQUARE FALL FESTIVALS

The Square will be a wonderful community gathering place in the fall with the trees showing vibrant fall colors. Special fall events for all ages can be hosted here, including markets, parades, pumpkin patches and more!



THE SQUARE A WINTER DESTINATION

The Square will keep Downtown alive with activities during the long winter months. The plaza will be transformed into a fun ice skating rink to attract all ages. Holiday parades on Chicago Street, winter markets, the City's Christmas tree on the stage and special lighting everywhere will make the Square a fun place to be in the heart of Downtown.



THE SQUARE THE FOUNTAIN

A well-loved attraction for families and children



**FEEDBACK QUESTION! SHARE YOUR THOUGHTS
IN CHAT OR IN THE FEEDBACK FORM.**

What would you like to see in the new square?

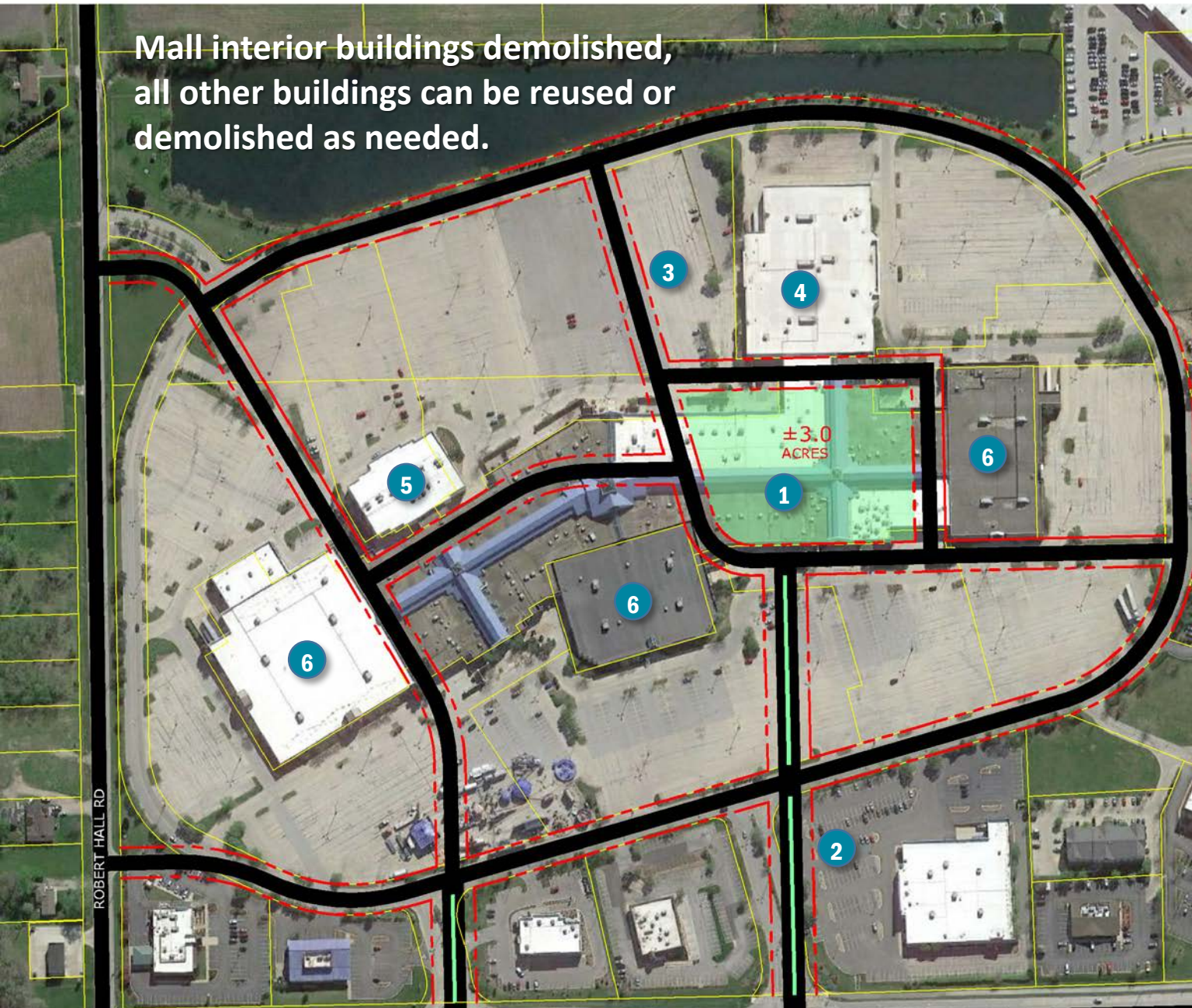


- **Water features (Splash Pad, fountains etc.)**
- **Outdoor stage & seating**
- **Public art**
- **Seasonal markets**
- **Trails**
- **Other?**

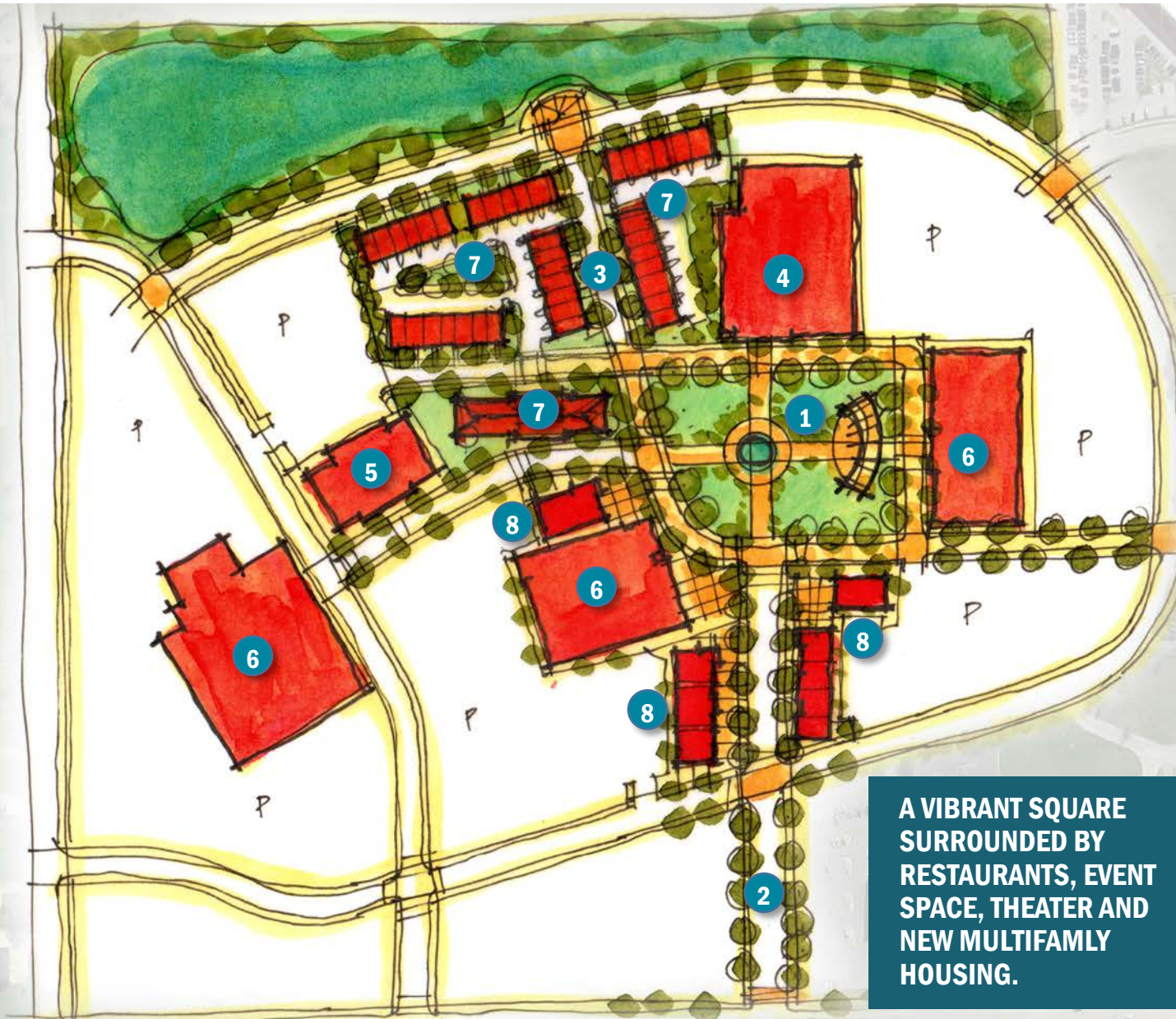
MALL REDEVELOPMENT OPTION 2 FRAMEWORK PLAN

Mall interior buildings demolished,
all other buildings can be reused or
demolished as needed.

1. New 3-acre Public Square as the focal point
2. Existing entrance road is straightened to be perpendicular to Kinzie and create clear view terminus. Might require additional utility relocation and some acquisition costs.
3. Entrance road is extended to the ring road to become the central pedestrian friendly street around the square
4. Former Carson's building is reused
5. Theater stays in current parcel with entrance on new road
6. Other anchor buildings can be reused or demolished for new development



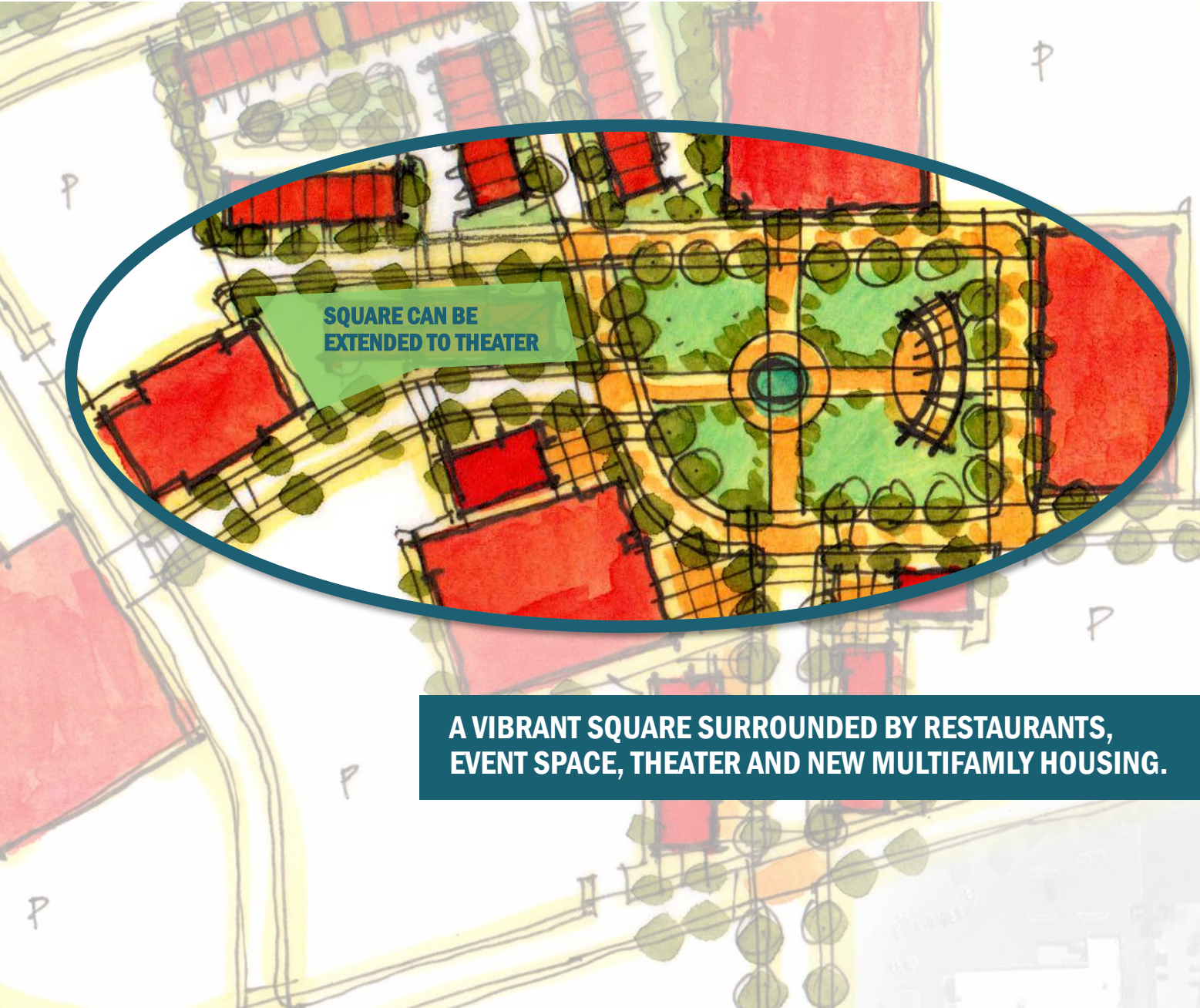
MALL REDEVELOPMENT OPTION 2



1. New 3-acre Public Square as the focal point
2. Existing entrance road is straightened to be perpendicular to Kinzie and create clear view terminus. Might require additional utility relocation and some acquisition costs.
3. Entrance road is extended to the ring road to become the central pedestrian friendly street around the square
4. Former Carson's building is reused
5. Theater stays in current parcel with entrance on new road
6. Other anchor buildings can be reused or demolished for new development
7. New rowhouses / multifamily development
8. New restaurants and retail

**A VIBRANT SQUARE
SURROUNDED BY
RESTAURANTS, EVENT
SPACE, THEATER AND
NEW MULTIFAMILY
HOUSING.**

MALL REDEVELOPMENT OPTION 2 SQUARE POSSIBILITIES



**SQUARE CAN BE
EXTENDED TO THEATER**

**A VIBRANT SQUARE SURROUNDED BY RESTAURANTS,
EVENT SPACE, THEATER AND NEW MULTIFAMILY HOUSING.**

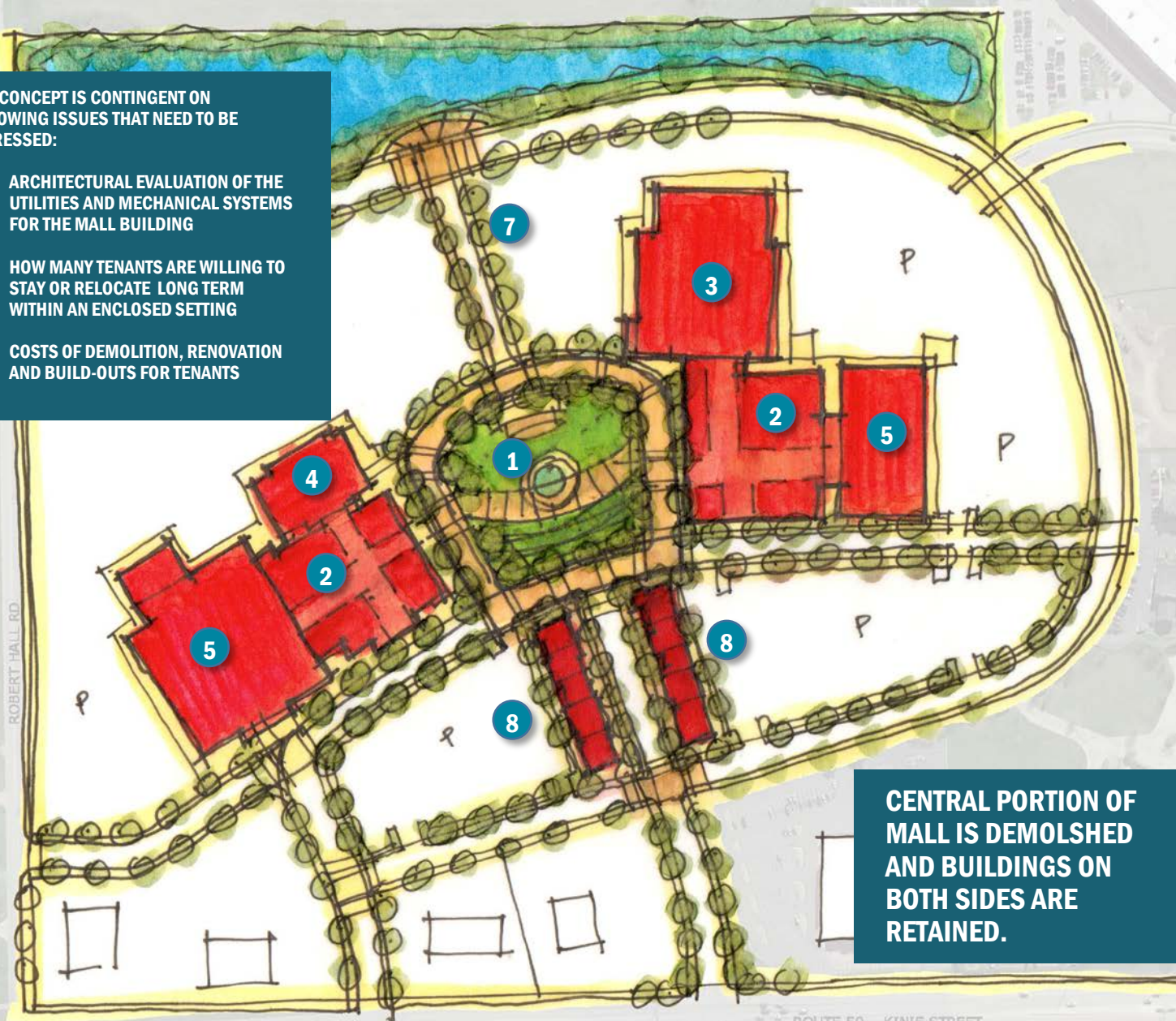
**PROGRAM THE
SQUARE FOR
ALL SEASONS
AND ALL AGES**

- **OUTDOOR
STAGE AND
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- **SPLASH PAD
AND WATER
FEATURE**
- **SKATING RINK**
- **SEATING AND
DINING**
- **DOG PARK**
- **OUTDOOR ART**
- **FARMER'S
MARKETS**
- **AND MUCH
MORE!**

MALL REDEVELOPMENT OPTION 3

THIS CONCEPT IS CONTINGENT ON FOLLOWING ISSUES THAT NEED TO BE ADDRESSED:

- ARCHITECTURAL EVALUATION OF THE UTILITIES AND MECHANICAL SYSTEMS FOR THE MALL BUILDING
- HOW MANY TENANTS ARE WILLING TO STAY OR RELOCATE LONG TERM WITHIN AN ENCLOSED SETTING
- COSTS OF DEMOLITION, RENOVATION AND BUILD-OUTS FOR TENANTS



CENTRAL PORTION OF MALL IS DEMOLISHED AND BUILDINGS ON BOTH SIDES ARE RETAINED.

1. New 3-acre Public Square as the focal point after central portion of mall is demolished.
2. Existing mall building is retained on both sides of the square. Existing tenants are retained if possible.
3. Former Carson's building is reused
4. Theater stays in current parcel
5. Other anchor buildings can be reused or demolished for new development
6. New restaurants and retail
7. New street connecting to pond area



**FEEDBACK QUESTION! SHARE YOUR THOUGHTS
IN CHAT OR IN THE FEEDBACK FORM.**

Please share your feedback on the concepts!

Option 1

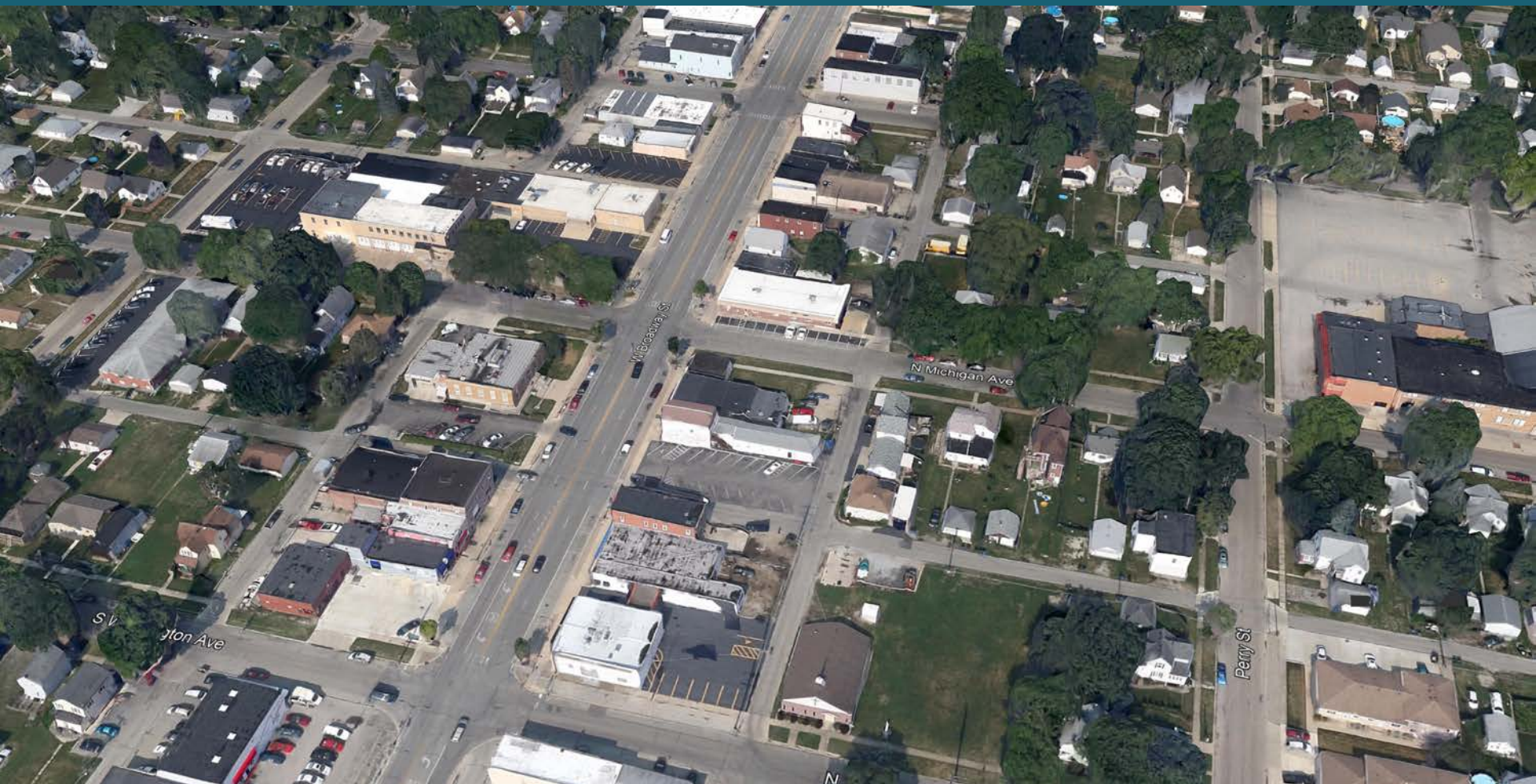


Option 2



Option 3



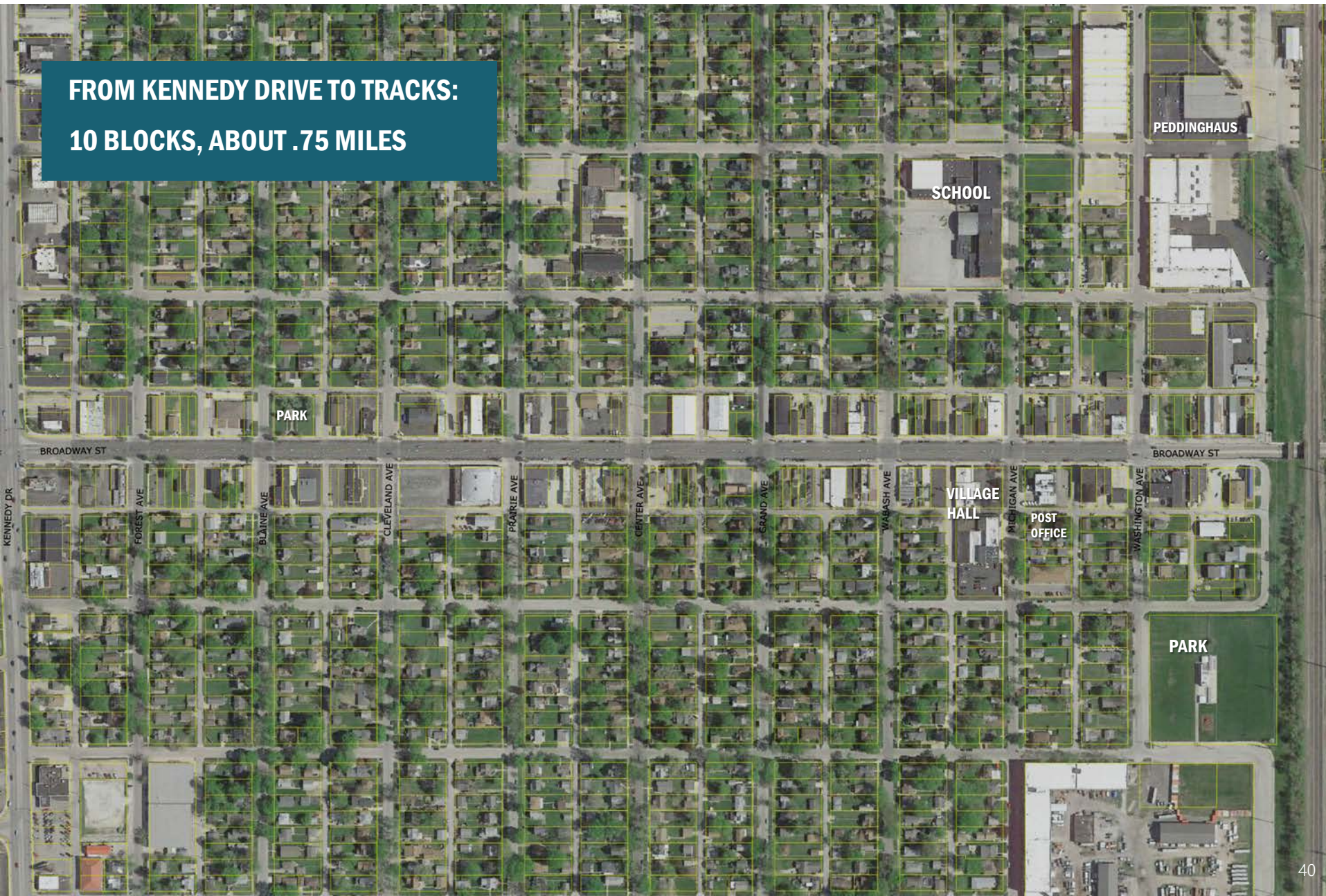


West Broadway Corridor, Village of Bradley, IL

Draft Redevelopment Concepts

WEST BROADWAY CORRIDOR STUDY AREA

FROM KENNEDY DRIVE TO TRACKS:
10 BLOCKS, ABOUT .75 MILES





**FEEDBACK QUESTION! SHARE YOUR THOUGHTS
IN CHAT OR IN THE FEEDBACK FORM.**

What makes West Broadway Street special to you?

- **Historic character**
- **Main Street feel**
- **Local shops**
- **Mix of uses**
- **Other?**



Broadway St. Bradley, IL 1940's

AN OPPORTUNITY TO REVITALIZE BRADLEY'S HISTORIC MAIN STREET





**FEEDBACK QUESTION! SHARE YOUR THOUGHTS
IN CHAT OR IN THE FEEDBACK FORM.**

What are the biggest challenges?

- **Old/vacant buildings and vacant lots**
- **Need for more parking**
- **Lack of new investments**
- **Need for anchors & destinations to bring people**
- **No plaza or square for people to gather**
- **Need for signage to bring people here**
- **What else?**

SOLUTIONS

These challenges are common for most Main Streets & Historic Downtowns.

4 MAJOR RULES THAT CREATE SUCCESS:

- 1. INVEST IN CREATING AN ATTRACTIVE “STREETSCAPE”.**
- 2. CREATE A “GATHERING PLACE”.**
- 3. ATTRACT A VARIETY OF USES INCLUDING COMMERCIAL, MULTIFAMILY & CIVIC USES.**
- 4. PLACE NEW BUILDINGS ALONG THE STREET WITH SHARED PARKING BEHIND.**

1. INVEST IN CREATING AN ATTRACTIVE “STREETSCAPE”.

- LANDSCAPING
- LIGHTING
- SIGNAGE
- PAVING
- BENCHES
- ART & *more.*



1. INVEST IN CREATING AN ATTRACTIVE “STREETSCAPE”.

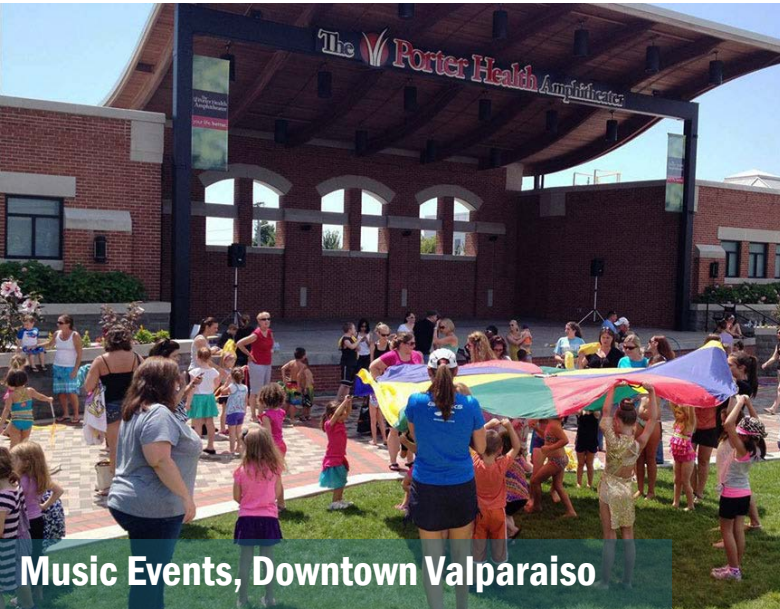


New streetscaping can create pedestrian appeal and create a focal point on West Broadway.



DOWNTOWN MANTENO
STREETSCAPE EXAMPLES

2. CREATE A “GATHERING PLACE”



**Create a
Public Square
for year-round
small
community
events.**



**FEEDBACK QUESTION! SHARE YOUR THOUGHTS
IN CHAT OR IN THE FEEDBACK FORM.**

3. Attract a variety of uses

What uses would you like to see?

- **Restaurants**
- **Local Shops**
- **Small Grocery**
- **New Rowhouses & Multifamily**
- **Event space**
- **Other?**

4. PLACE NEW BUILDINGS ALONG THE STREET WITH PARKING BEHIND



DOWNTOWN TINLEY PARK PLAN

4. PLACE NEW BUILDINGS ALONG THE STREET WITH PARKING BEHIND



DOWNTOWN TINLEY PARK
EXAMPLES

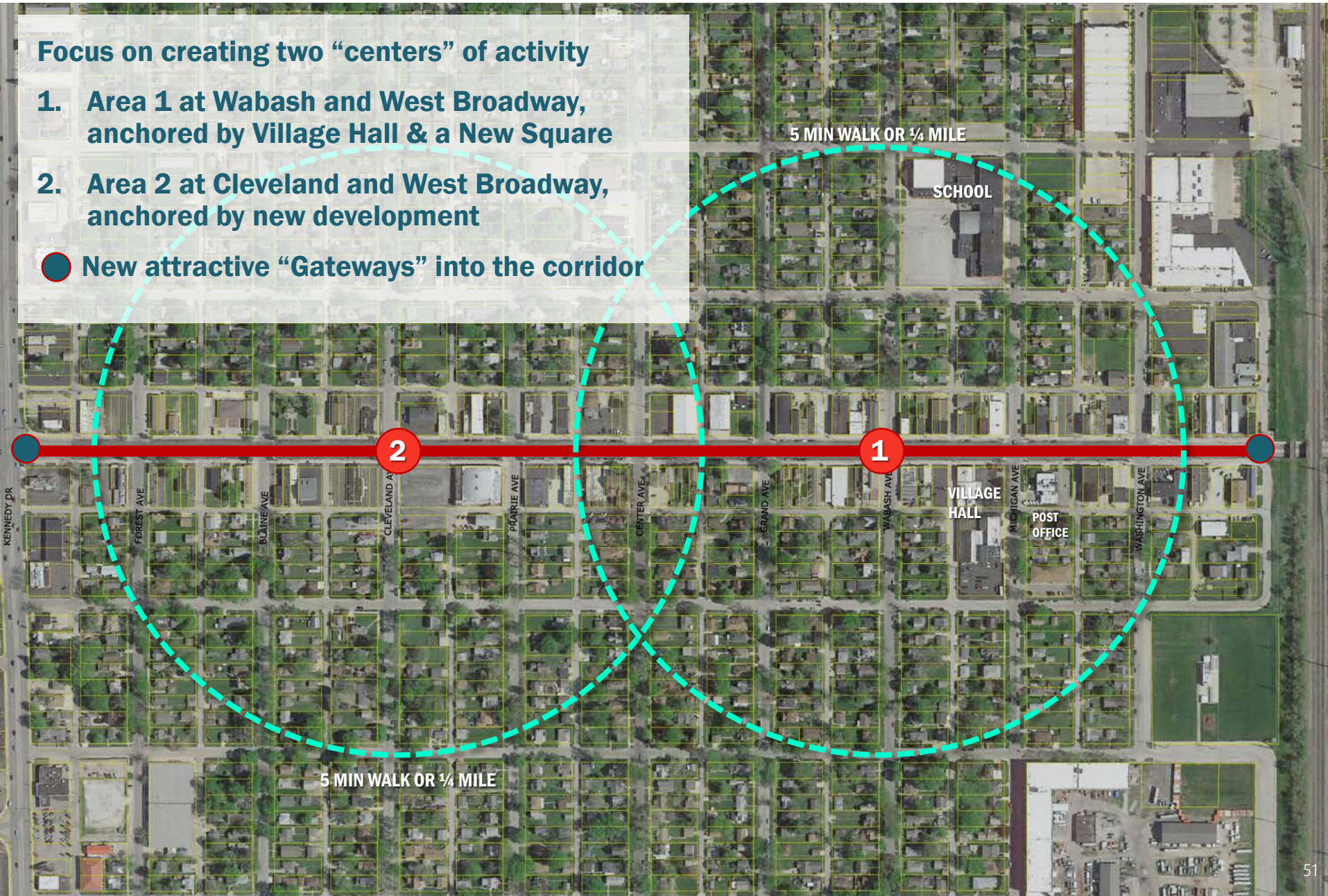


- **Historic character is preserved by placing new buildings along the street.**
- **Some acquisition of existing homes is needed to create parking in the back.**

FOCUS ON TWO AREAS IN THE NEAR TERM

Focus on creating two “centers” of activity

1. Area 1 at Wabash and West Broadway, anchored by Village Hall & a New Square
 2. Area 2 at Cleveland and West Broadway, anchored by new development
- New attractive “Gateways” into the corridor



AREA 1 EXISTING CONDITIONS



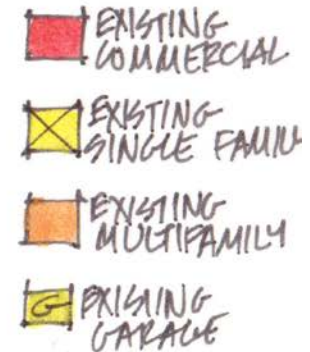
- MANY CURB CUTS AND MID-BLOCK ALLEYS THAT DISRUPT SIDEWALKS
- MISSING BUILDINGS DO NOT CREATE A CONTINUOUS STREET WALL
- BUILDINGS WITH PARKING IN THE FRONT THAT CONTRADICT A MAIN STREET FEEL
- LACK OF CONSISTENT STREETSCAPING ELEMENTS
- LACK OF AMPLE PUBLIC PARKING
- DATED BUILDINGS THAT NEED HELP FOR FAÇADE IMPROVEMENTS

AREA 1 EXISTING CONDITIONS

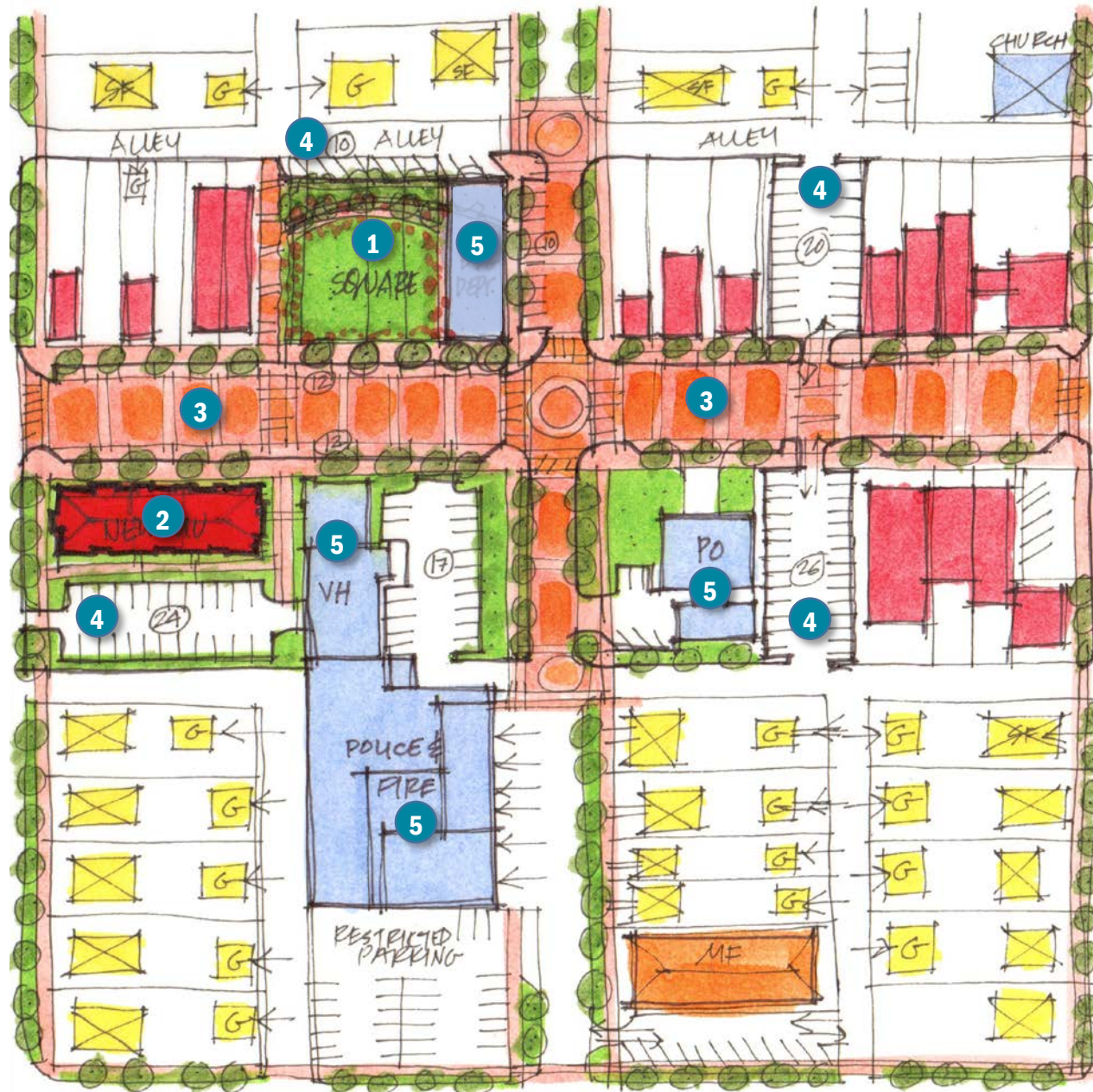


Pedestrian oriented "Main Street" character for West Broadway Street is disrupted by existing issues that include:

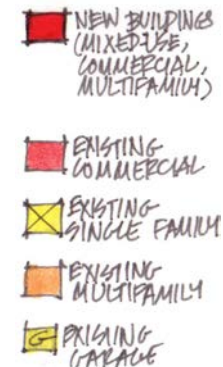
- Many curbcuts and mid-block alleys on West Broadway that disrupt continuous sidewalks
- Missing buildings that do not create a continuous street wall
- Buildings with parking in the front that contradict a main street feel
- Lack of consistent streetscaping elements (paving, lighting, trees, signage etc.)
- Lack of ample public parking to serve all businesses on the street
- Dated buildings that need help for façade improvements



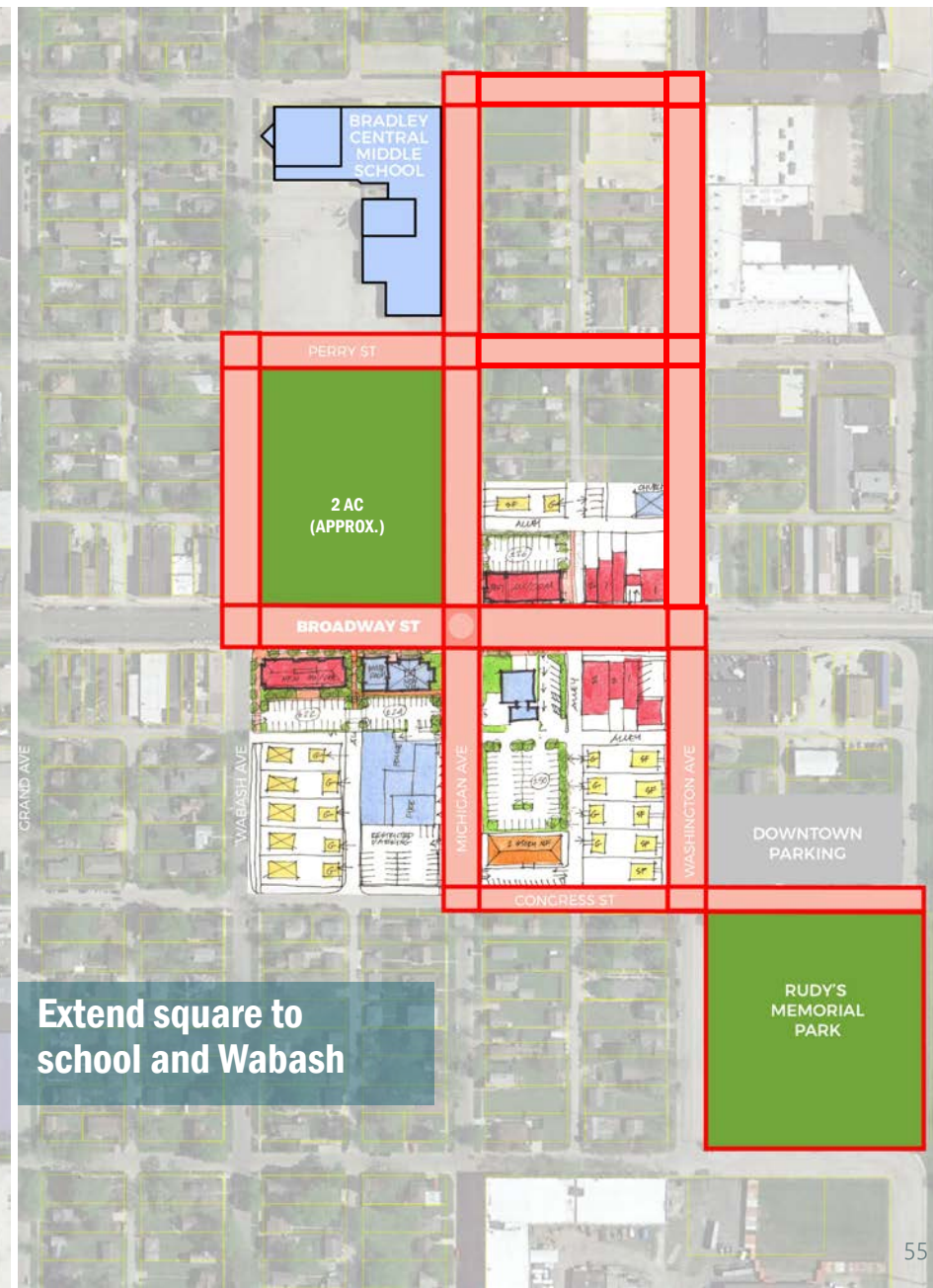
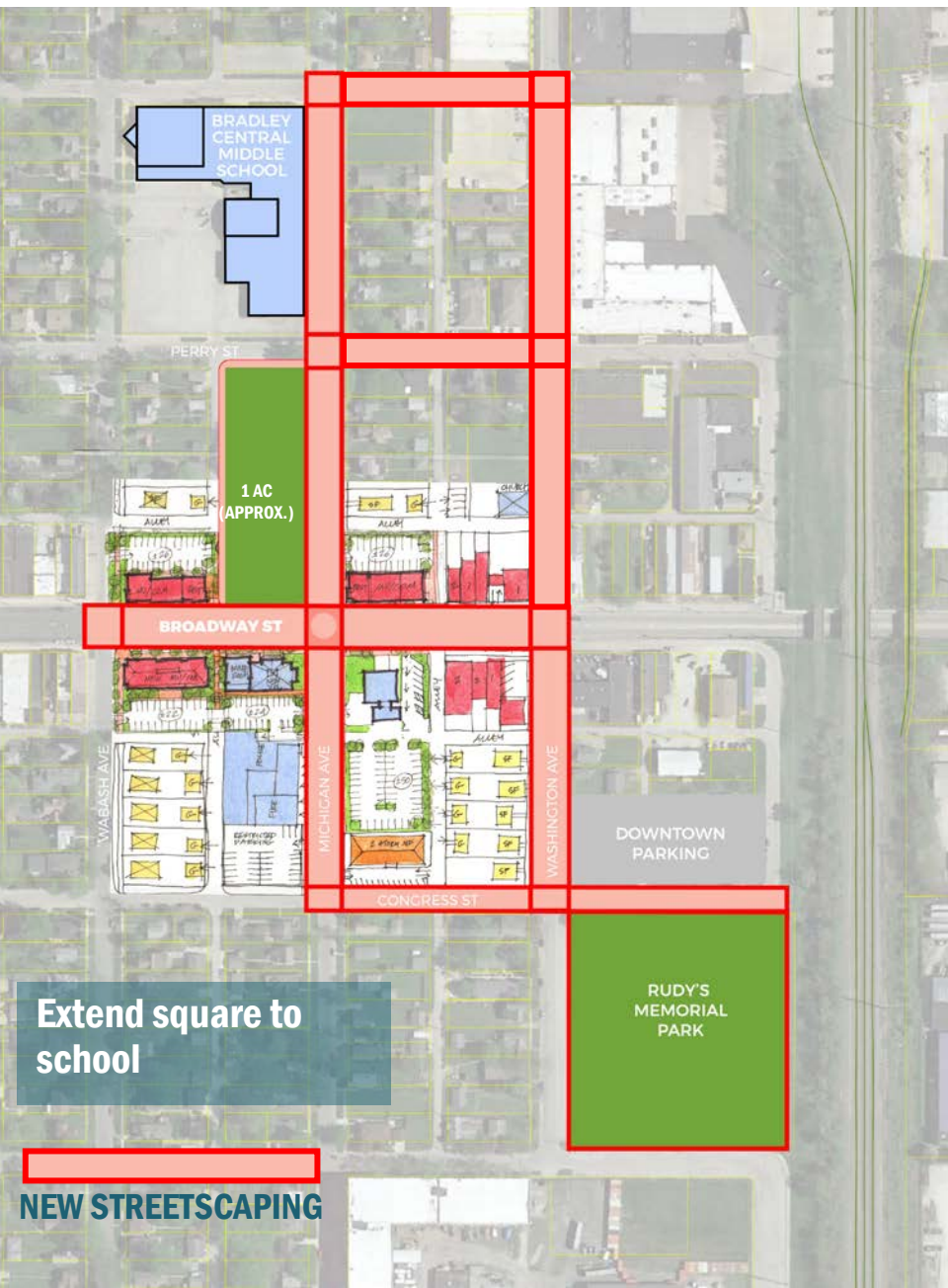
AREA 1 POTENTIAL NEAR-TERM IDEAS



1. 0.3-acre Public Square as a community gathering place.
2. Mixed-use/commercial development with parking to the rear.
3. New Streetscaping: decorative paving, crosswalks, street trees, landscaping, lighting, signage etc.
4. New parking areas (approx. 80 spaces).
5. Village Hall, Fire, Police, Building Dept. and Post Office buildings stay as is.

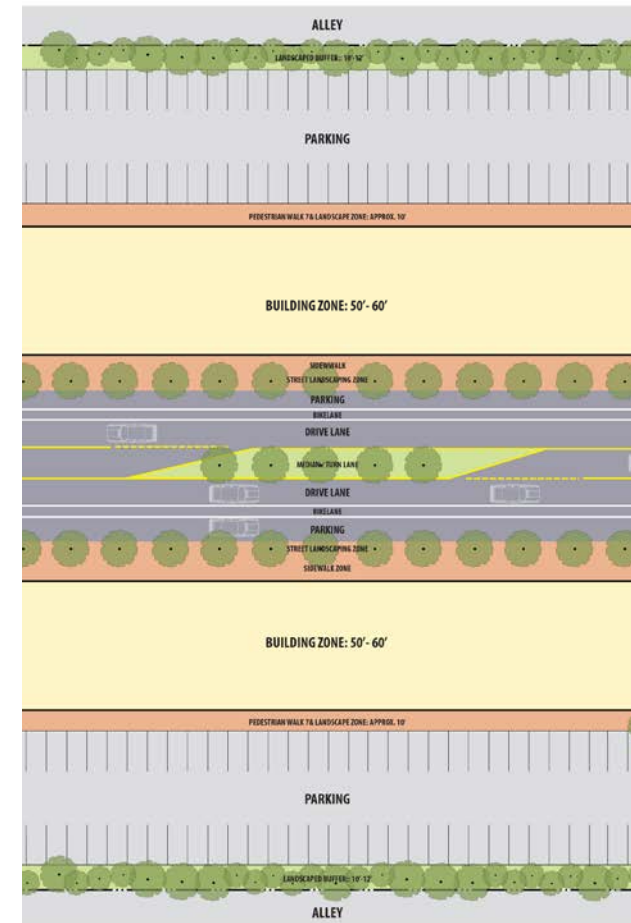
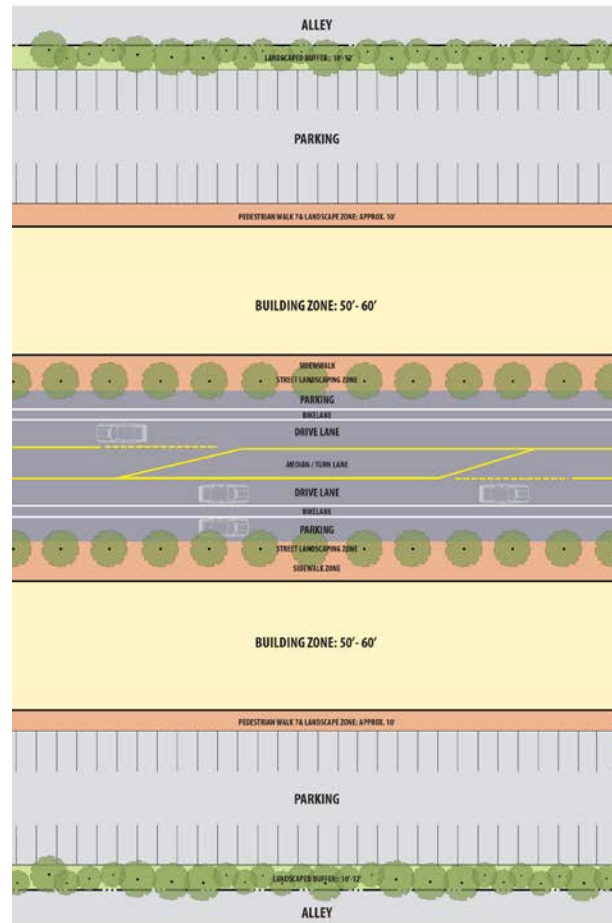


LONG TERM POSSIBILITIES EXTEND TO SCHOOL AND RUDY'S PARK



POTENTIAL BUILDING & PARKING ZONE FOR REDEVELOPMENT

- Blocks are typically approximately 120 feet deep, with room for a 50-60 feet deep building zone and one bay of shared parking to the back.
- West Broadway R.O.W. is approx. 100'. Center turn lane can be a landscaped median to add greenery and minimize mid-block turn movements.





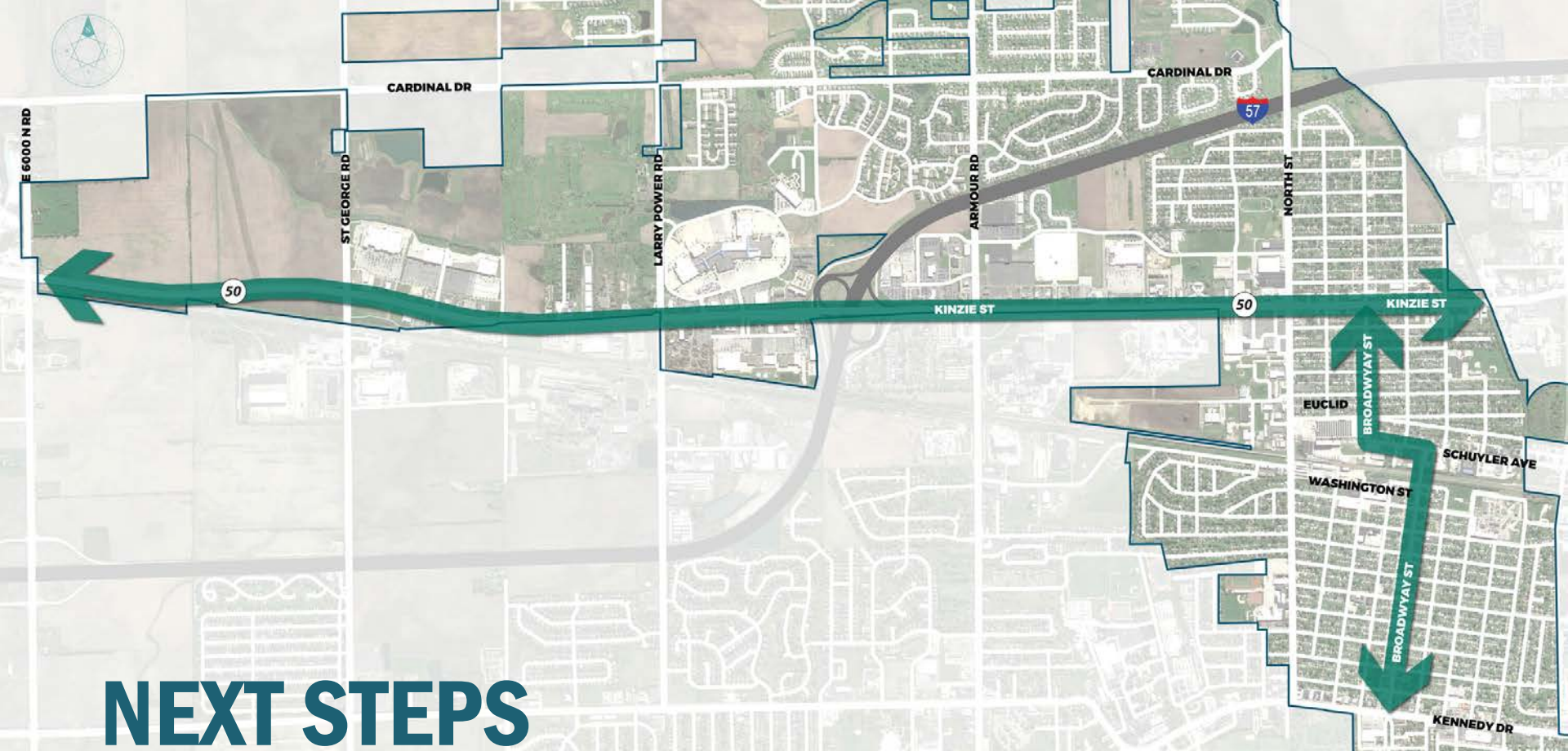
**FEEDBACK QUESTION! SHARE YOUR THOUGHTS
IN CHAT OR IN THE FEEDBACK FORM.**

**Please share your ideas for
both areas!**



5 MIN WALK OR ¼ MILE

5 MIN WALK OR ¼ MILE



NEXT STEPS

- SUBMIT FEEDBACK THROUGH THE VILLAGE WEBSITE OR VILLAGE STAFF: TOMORROW (OCTOBER 16TH) THROUGH FRIDAY, OCTOBER 30TH
- 2ND COMMUNITY FORUM – TUESDAY, NOVEMBER 17TH 6:00-8:00 PM