

# COMMUNITY FORUM 2

CORRIDOR PLANS FOR KINZIE AVENUE/ROUTE 50 & WEST BROADWAY



January 19, 2021

# COMMUNITY MEETING AGENDA

- **VILLAGE WELCOME & INTRODUCTIONS**
- **KINZIE AVENUE/ROUTE 50 CORRIDOR**  
FEEDBACK FROM FORUM 1, OTHER PLANNING CONSIDERATIONS & DISCUSSION
- **WEST BROADWAY CORRIDOR CONCEPTS & DISCUSSION**  
FEEDBACK FROM FORUM 1, CONCEPTS & DISCUSSION
- **NEXT STEPS**

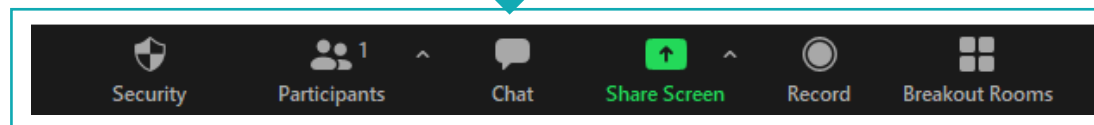
# LOGISTICS



**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.**



**COMMENTS AND QUESTIONS WILL ALSO BE ACCEPTED BY MICROPHONE AND USING THE FEEDBACK FORMS AVAILABLE ON-SITE.**

# INTRODUCTION

## WELCOME FROM MAYOR WATSON

## OUR TEAM



## 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 PROCESS



Uncovering the  
**POTENTIAL**

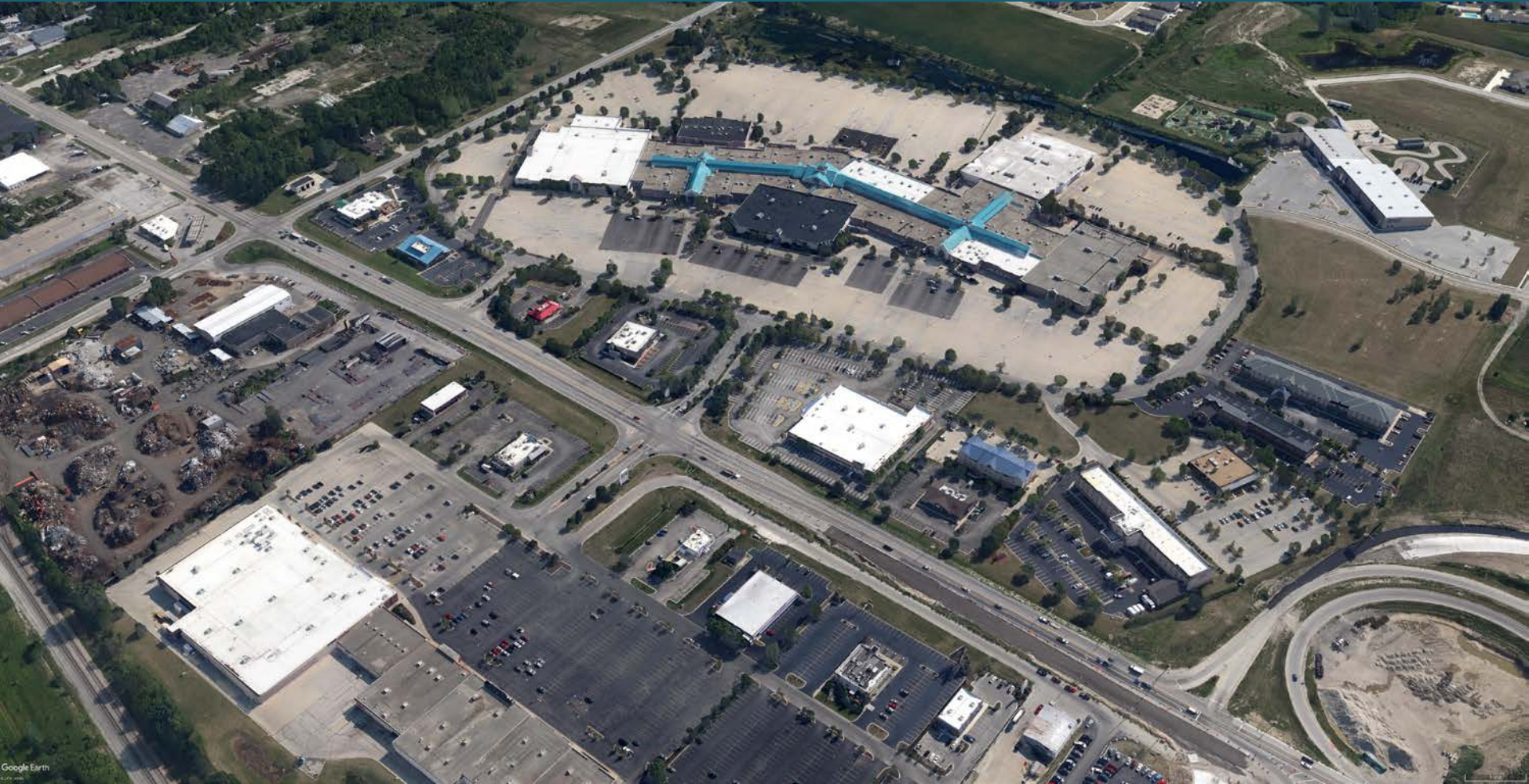


Crafting the  
**VISION**



Providing a path to  
**IMPLEMENTATION**



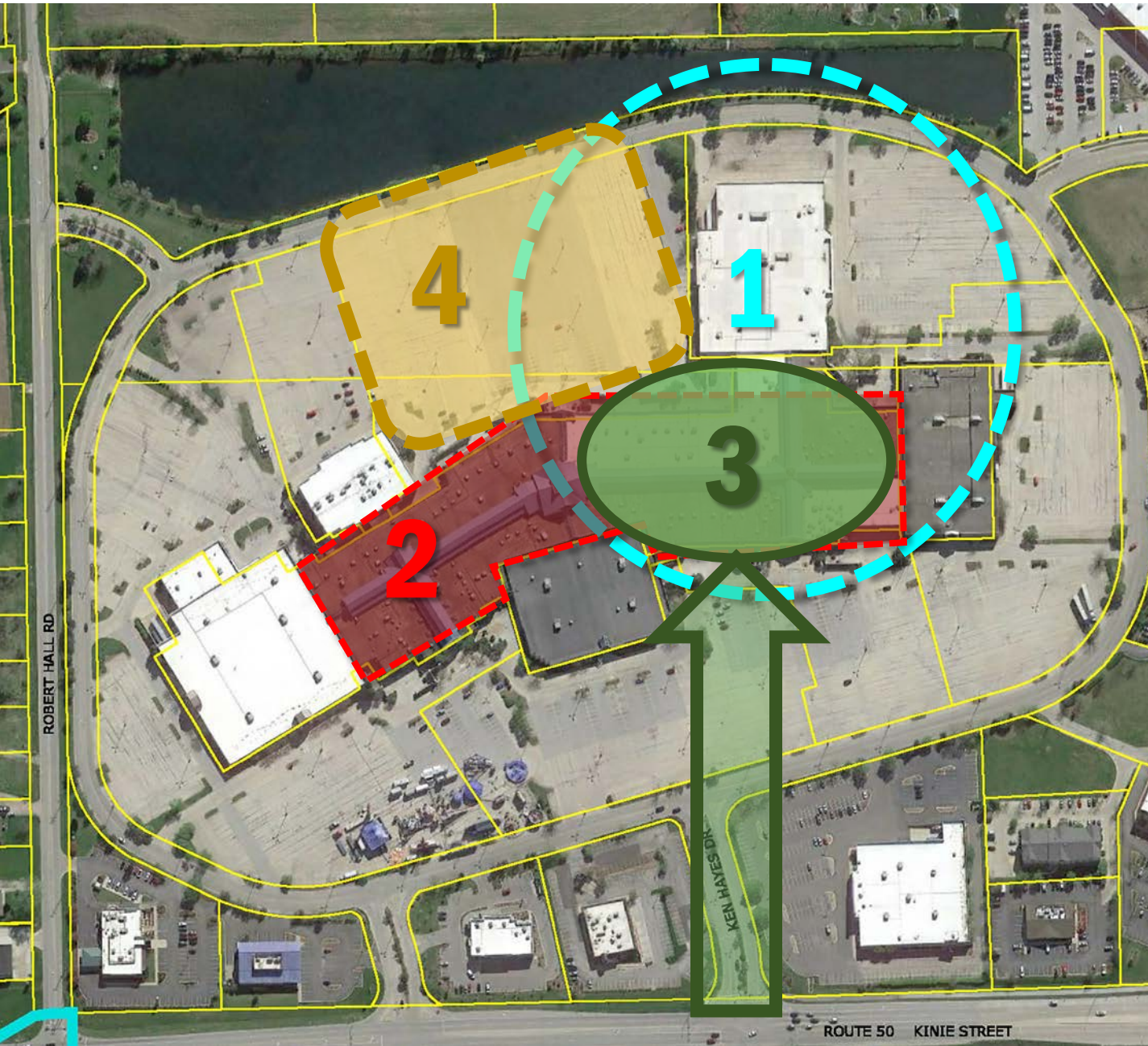


# Northfield Square Mall, Village of Bradley, IL

## Draft Redevelopment Concepts



# 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**

# WHAT WE HEARD FROM COMMUNITY FORUM 1

## KINZIE AVENUE/ROUTE 50 CORRIDOR

### BIG IDEAS

- Events space (banquet/conventions)
- Concert venues (indoor & outdoor)
- Variety of indoor entertainment options
- Restaurants
- Outdoor goods store
- Higher-end apartments
- Senior housing options
- Green space
- Outdoor movies
- Farmer's market
- Dog park



# MALL REDEVELOPMENT OPTION 1 POTENTIAL NEAR-TERM BUILDOUT

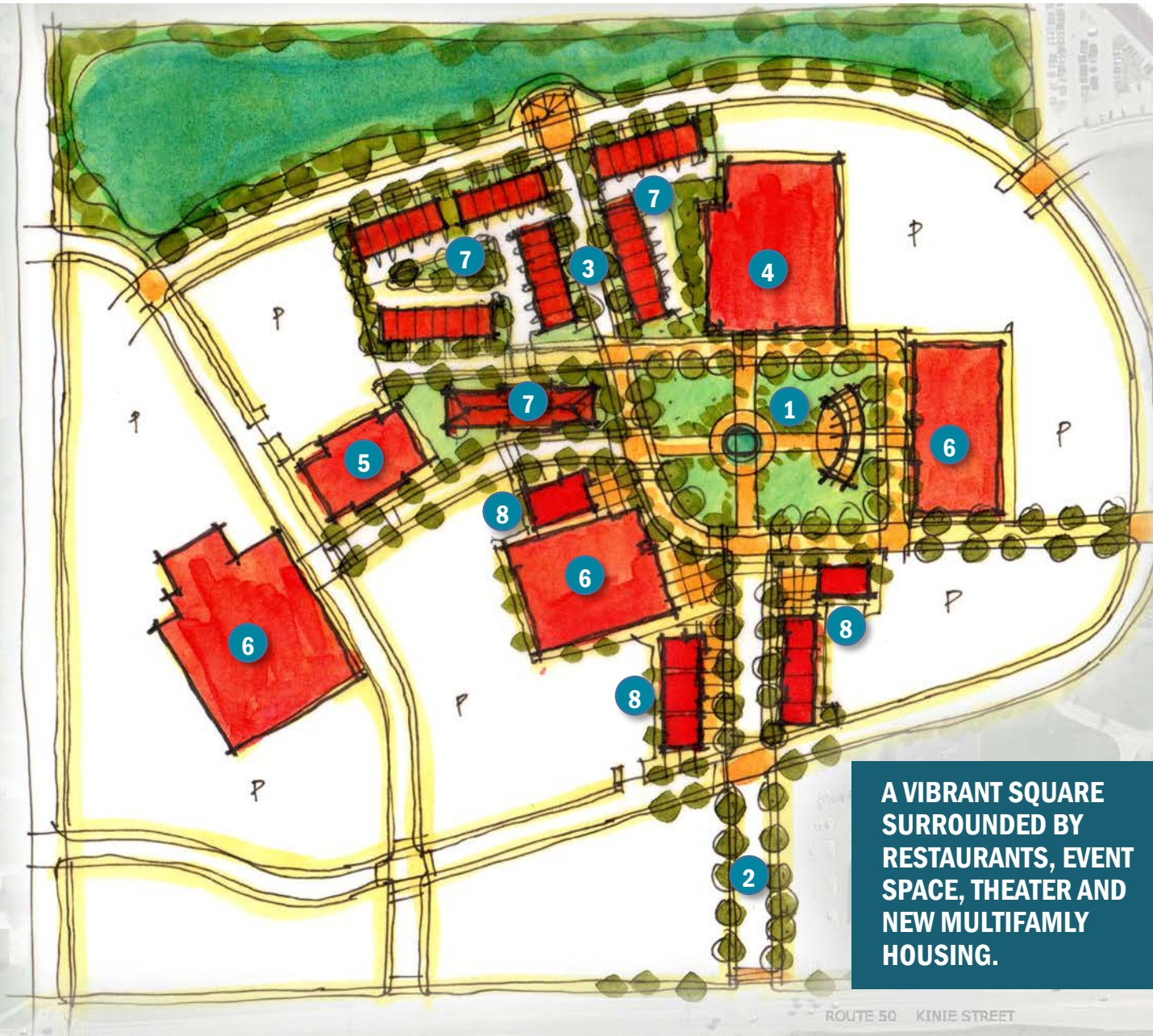


1. New 5.25-acre Public Square as the focal point
2. Existing entrance road alignment stays
3. Entrance road is extended to the ring road to become the central pedestrian friendly street around the square
4. Former Carson's building is reused
5. Theater stays in current parcel with entrance on square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



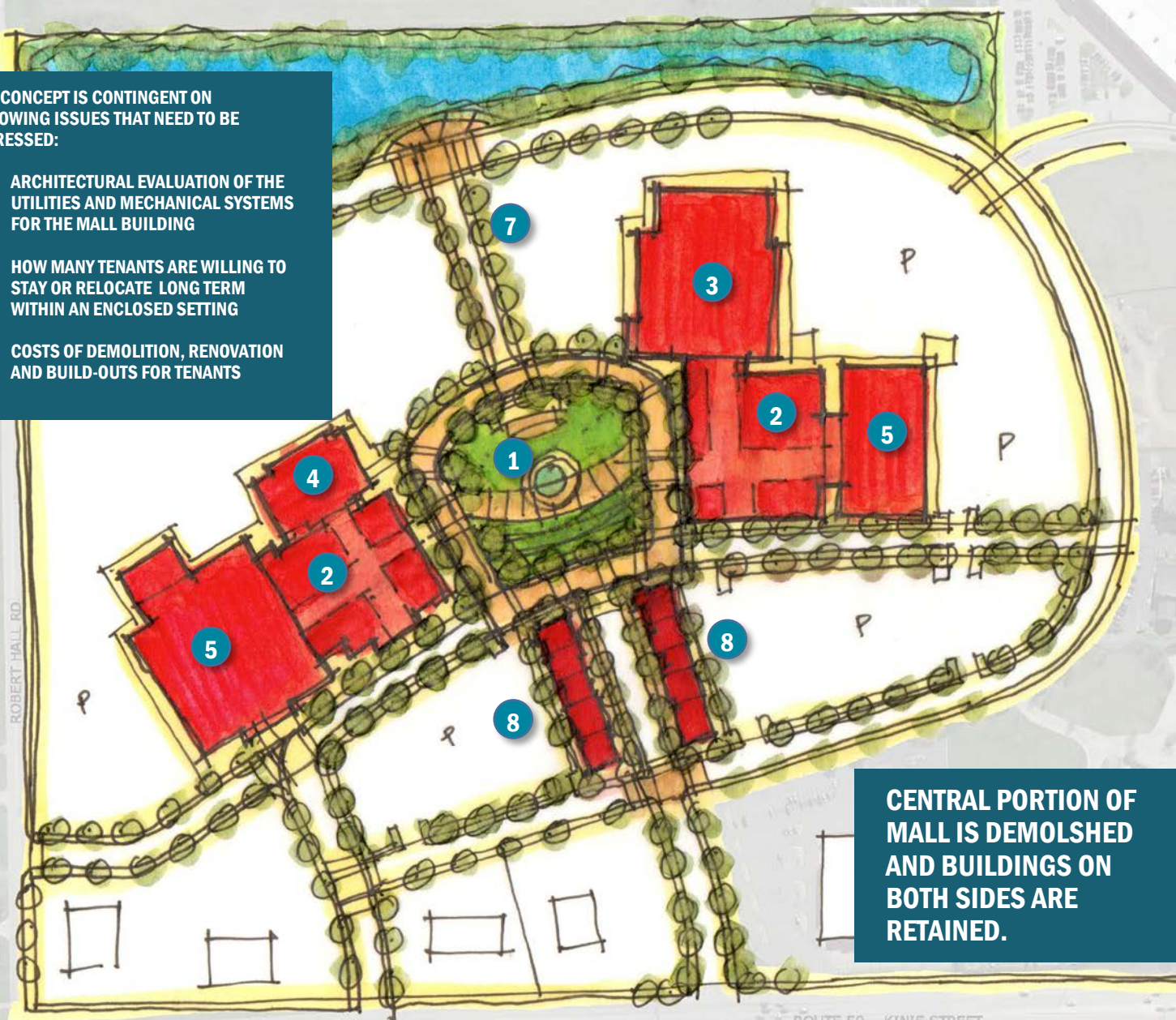
1. New 3-acre Public Square as the focal point
2. Existing entrance road is straightened to be perpendicular to Kinzie and create clear view terminus. Might require additional utility relocation and some acquisition costs.
3. Entrance road is extended to the ring road to become the central pedestrian 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



# 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



# WHAT WE HEARD FROM COMMUNITY FORUM 1

## KINZIE AVENUE/ROUTE 50 CORRIDOR

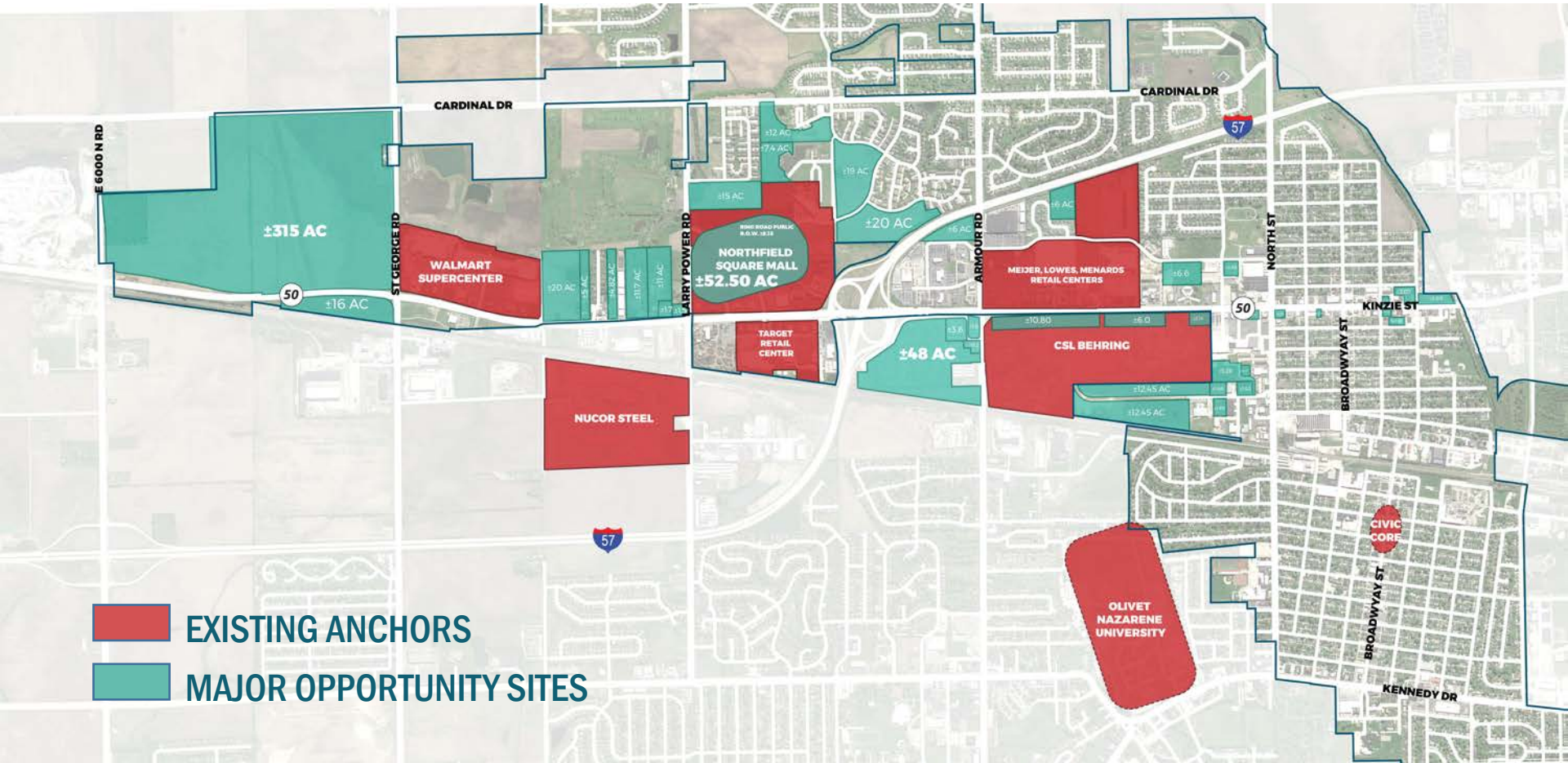
### MAJORITY PREFERRED OPTION 1



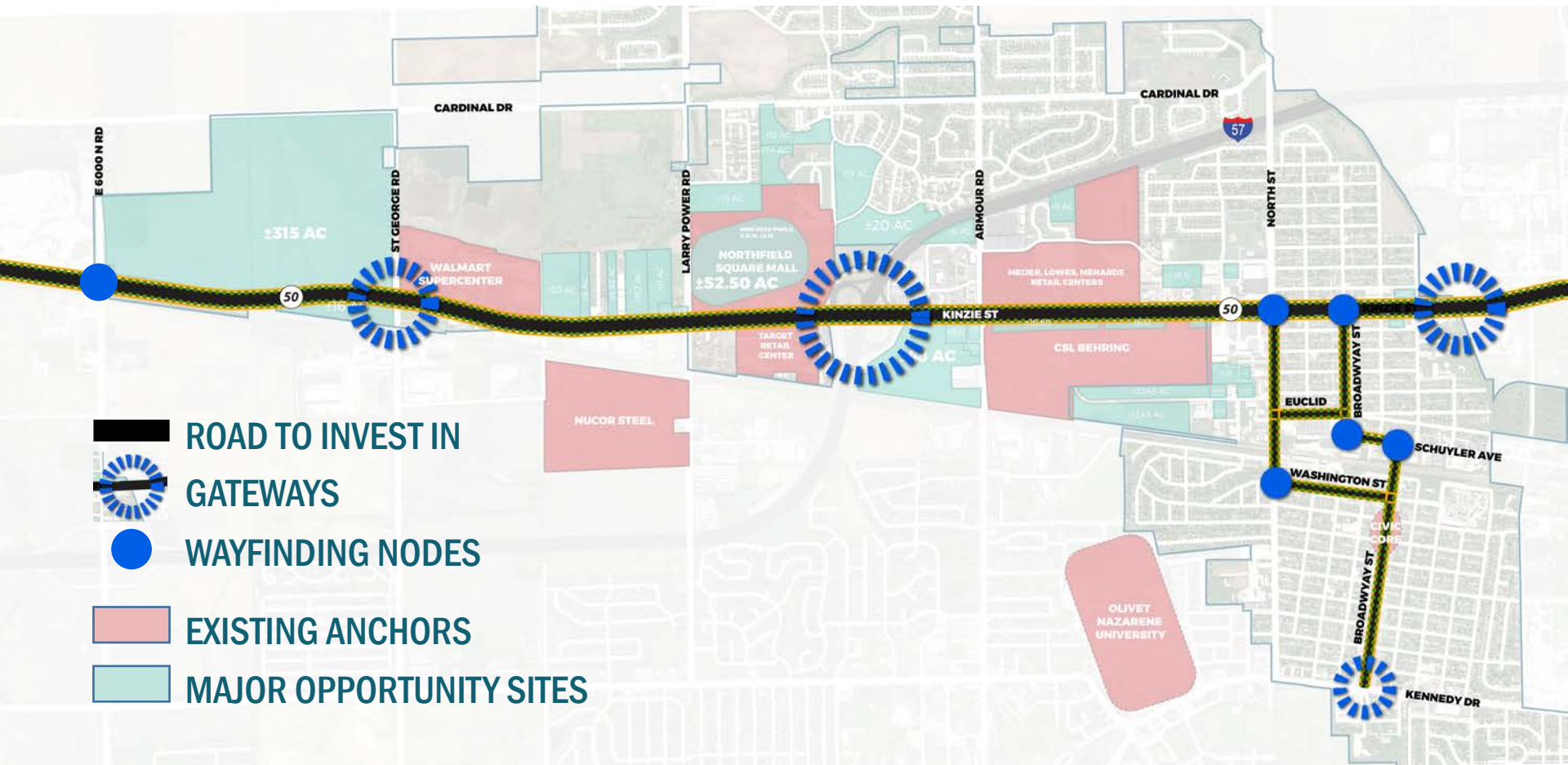
## THEMES

- Encourage a mix of uses
- Maintain some level of retail
- Develop areas for people to gather
- Encourage affordable activities/attractions for all ages
- Be unique; represent Bradley

# KINZIE AVENUE/ROUTE 50 CORRIDOR MAJOR OPPORTUNITY SITES



# KINZIE AVENUE/ROUTE 50 CORRIDOR A FRAMEWORK FOR INVESTMENT





# KINZIE AVENUE/ROUTE 50 TODAY NORTH OF NORTH STREET



KINZIE AND ARMOUR STREET INTERSECTION

- LACK OF SIDEWALKS
- NO BIKE PATH
- NO LANDSCAPING
- NO WAYFINDING SIGNAGE
- INTERSECTIONS ARE NOT PEDESTRIAN FRIENDLY
- TOO MANY CURB-CUTS AND TURN MOVEMENTS



KINZIE SOUTH OF ARMOUR STREET, LOOKING NORTH



# KINZIE AVENUE/ROUTE 50 TODAY SOUTH OF NORTH STREET



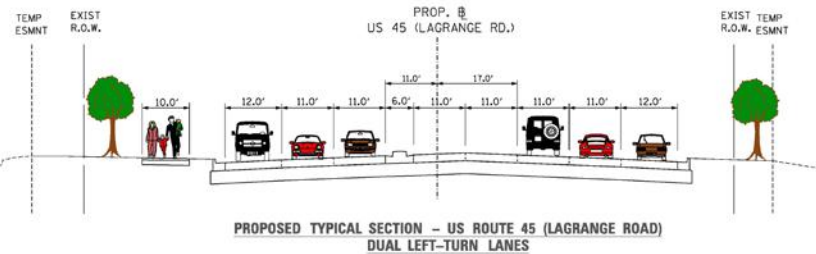
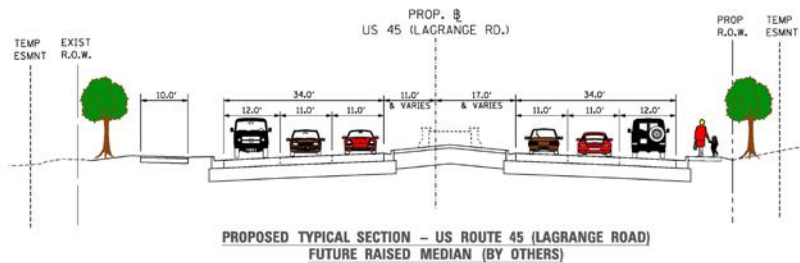
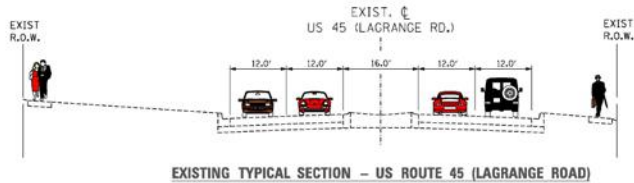
KINZIE AND NORTH STREET INTERSECTION



KINZIE AT FRANKLIN STREET, LOOKING NORTH

# EXAMPLE LAGRANGE ROAD RECONSTRUCTION, IDOT

## NEW CROSS SECTION



- 3 through lanes in each direction. Outside through lanes are 12 feet wide and the 2 inside lanes are 11 feet wide.
- Continuous 28 feet wide landscaped barrier median
- Decorative continuous lighting
- Orland Park funded enhancements: median planter boxes, parkway trees, underground sprinkler system, brick sidewalk, stamped colored concrete cross walks, and monuments at corner radii.
- Pedestrian and bicycle accommodations: Sidewalk and multi-use path
- Estimated construction cost of the overall project: \$95 million

Source: IDOT





# EXAMPLE LAGRANGE ROAD RECONSTRUCTION, IDOT

## COMPLETED STREETScape TODAY





# EXAMPLE LAGRANGE ROAD RECONSTRUCTION, IDOT COMPLETED STREETScape TODAY

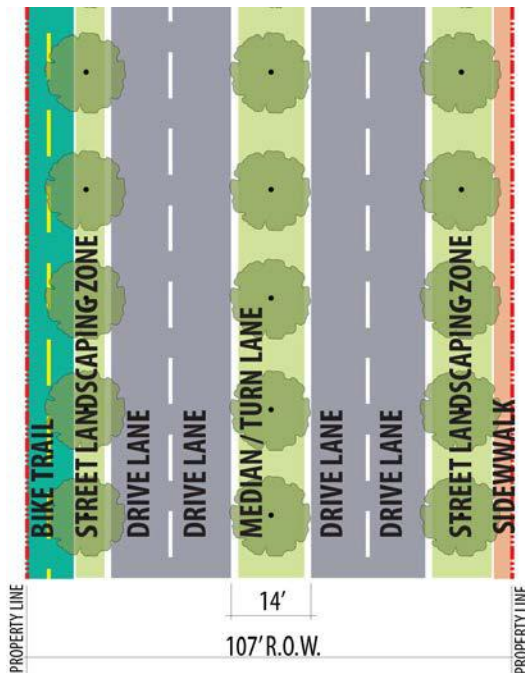
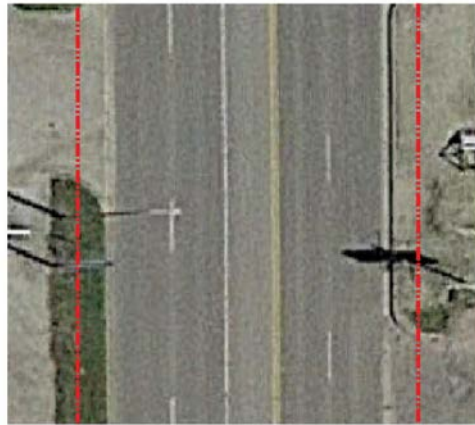




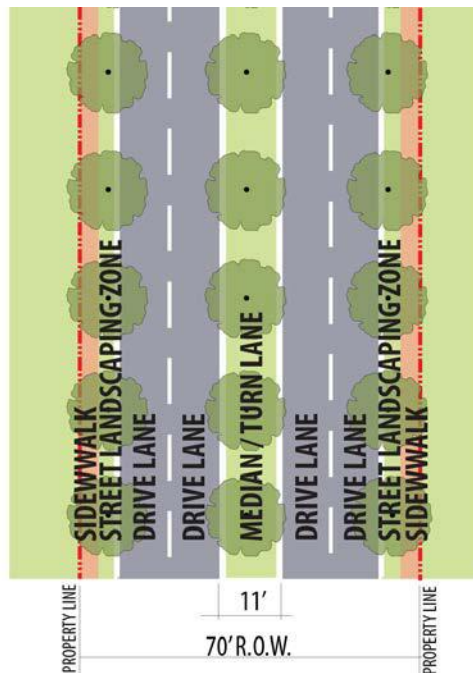
# EXAMPLE LAGRANGE ROAD RECONSTRUCTION, IDOT COMPLETED STREETScape TODAY



# KINZIE AVENUE/ROUTE 50 CORRIDOR STREETScape POSSIBILITIES



APPROX. 107' R.O.W. NORTH OF NORTH ST.



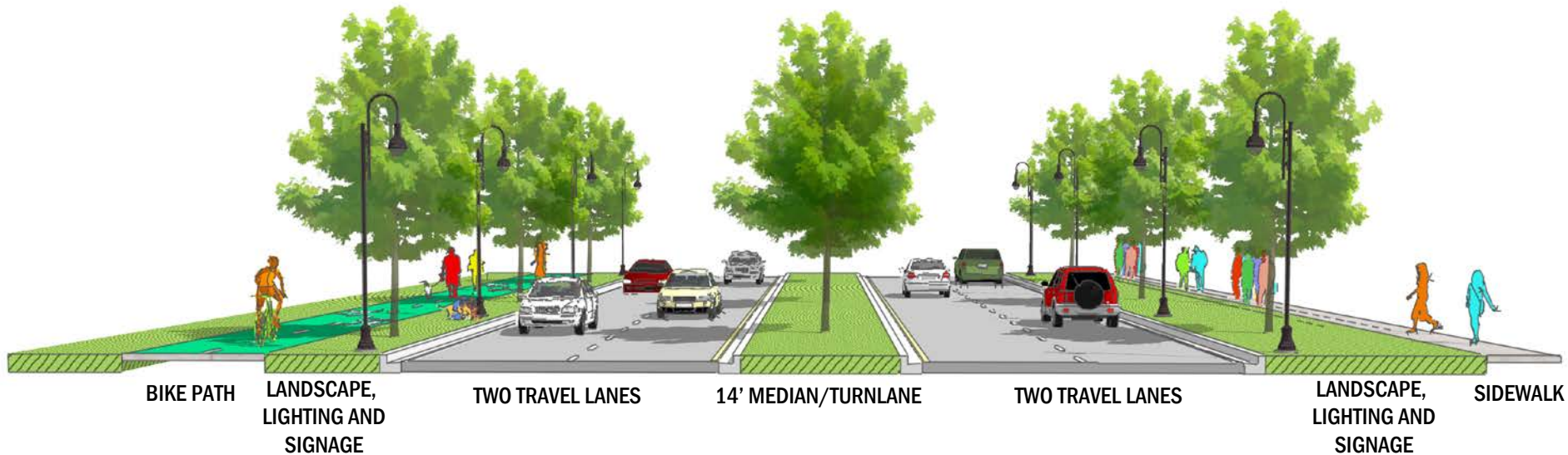
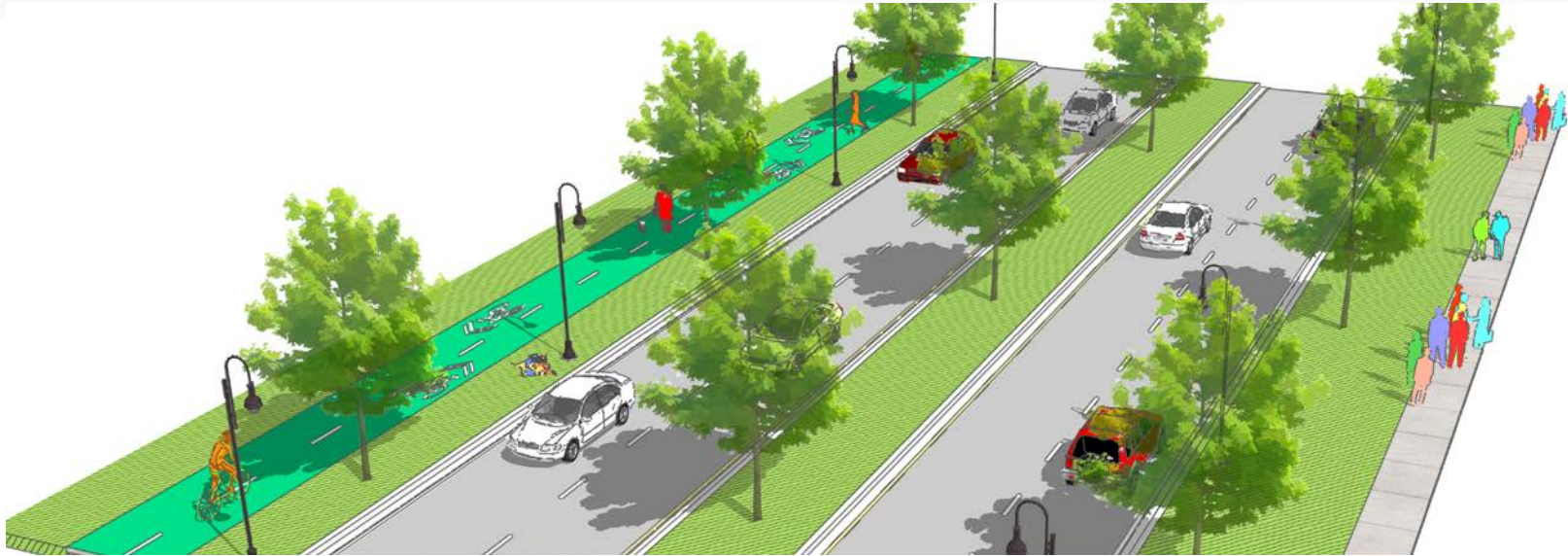
APPROX. 70' R.O.W. SOUTH OF NORTH ST.

## STREETSCAPE ELEMENTS

1. CONNECTED SIDEWALKS
2. BIKE PATH
3. LANDSCAPING
4. DECORATIVE LIGHTING
5. WAYFINDING SIGNAGE
6. PEDESTRIAN FRIENDLY INTERSECTIONS
7. DECORATIVE PAVING
8. CONSOLIDATED CURB CUTS
9. GATEWAY FEATURES

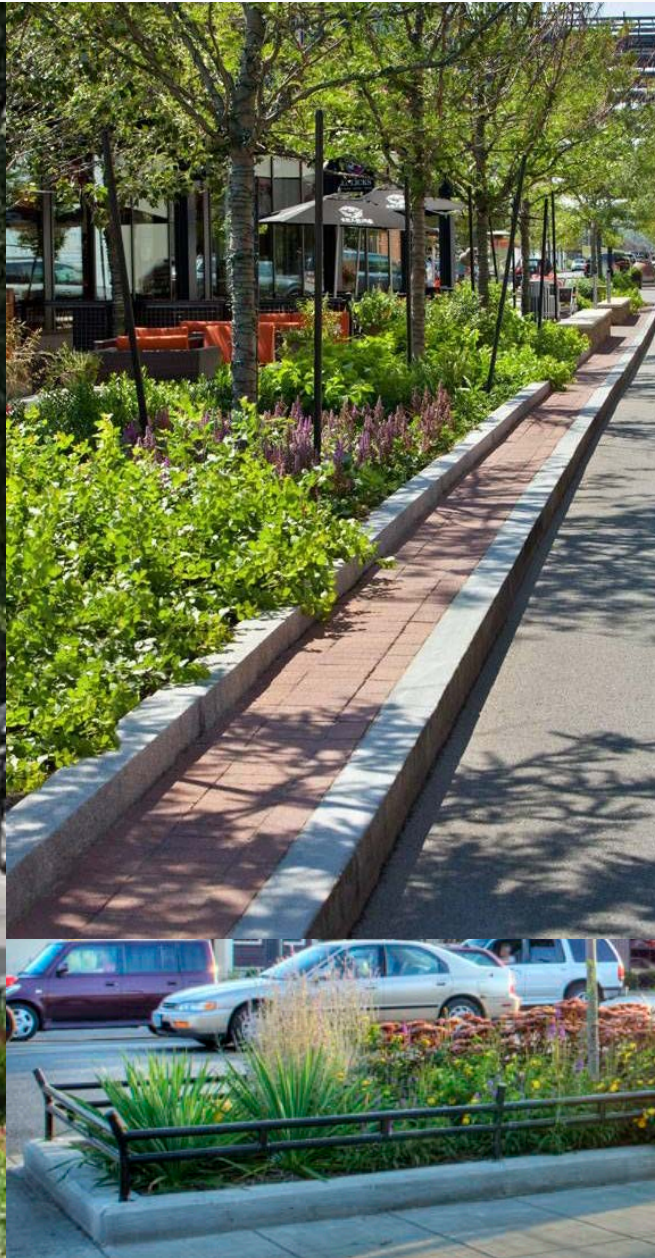


# KINZIE AVENUE/ROUTE 50 CORRIDOR STREETScape POSSIBILITIES





## OTHER ELEMENTS LANDSCAPING, PAVING, DECORATIVE LIGHTING





## OTHER ELEMENTS LANDSCAPING MATERIALS





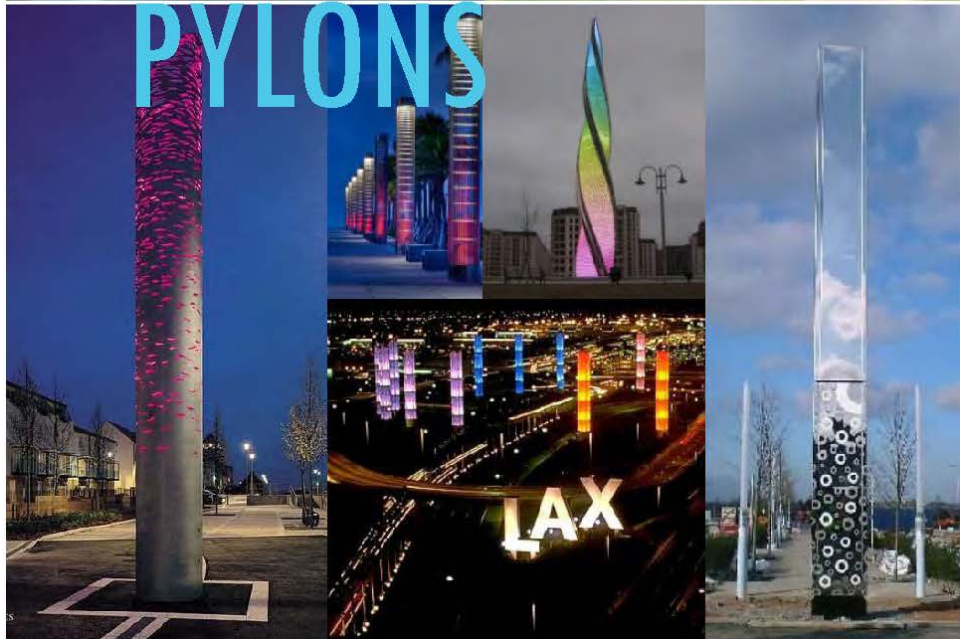
# OTHER ELEMENTS GATEWAY ELEMENTS



ARCHES



PYLONS



EVENING

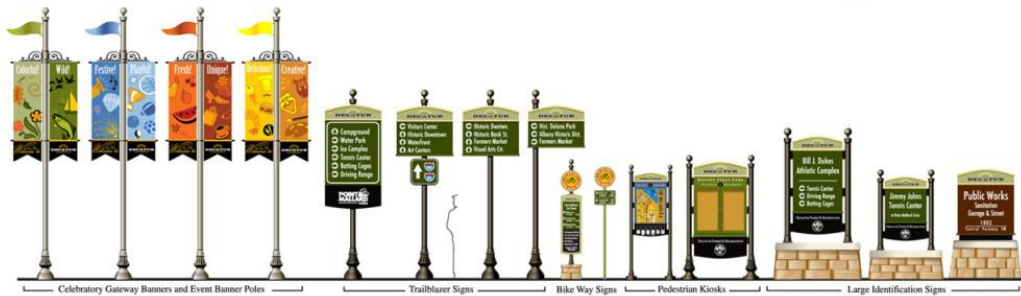
ART





# OTHER ELEMENTS GATEWAY ELEMENTS, WAYFINDING AND SIGNAGE

## CITY OF DECATUR, ALABAMA WAYFINDING SYSTEM



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GNU  
CONCEPT 2 - SIGN TYPE FAMILY  
Date: August 30, 2008  
Sheet: 21

## Sign Family Overview





## FEEDBACK QUESTION!

**What are your thoughts on streetscaping for Kinzie Avenue/Route 50?**



# HOW SHOULD WE PRIORITIZE OUR EFFORTS?

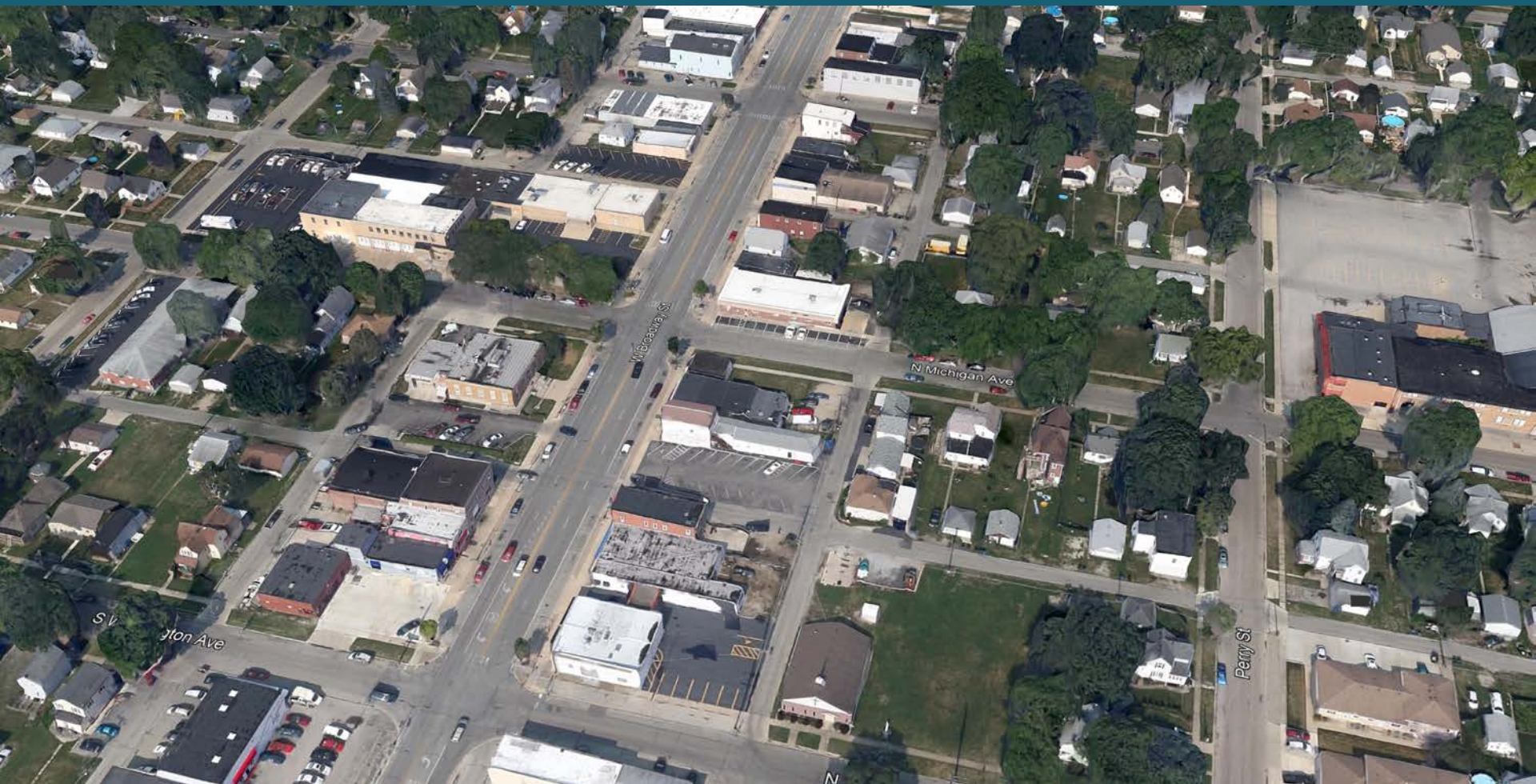
## KINZIE AVENUE/ROUTE 50 CORRIDOR

### FOCUS REDEVELOPMENT AREAS?

- Mall?
- Near CSL Behring?
- South end?
- Others?

### PRIORITIES?

- Attracting destination/entertainment users?
- Supporting existing businesses?
- Developing an events center?
- Improving roadway/infrastructure?
- Investing in physical improvements to buildings?
- Investing in open space?
- Others?



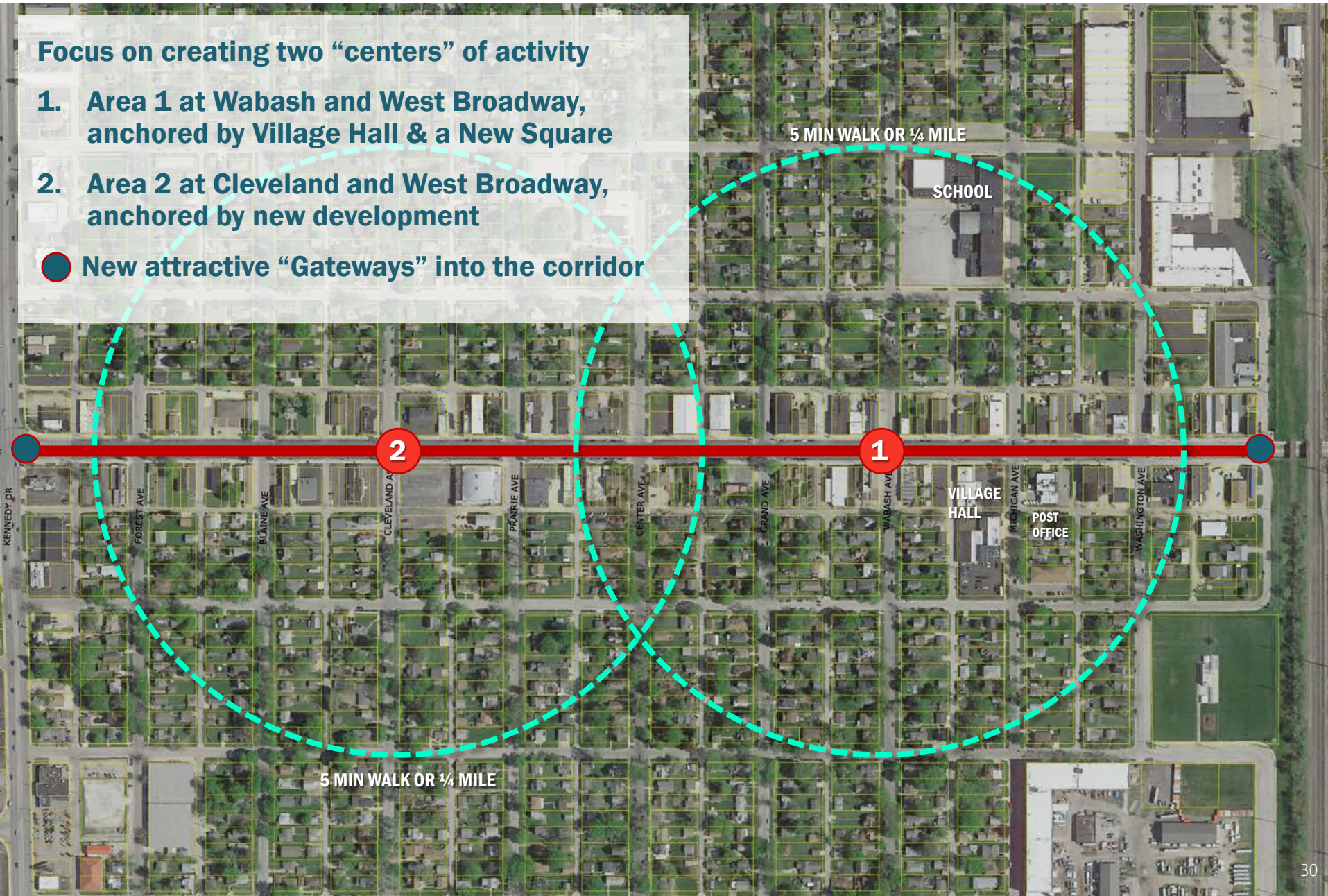
# West Broadway Corridor, Village of Bradley, IL Draft Redevelopment Concepts



# 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



# WHAT WE HEARD FROM COMMUNITY FORUM 1

## WEST BROADWAY CORRIDOR

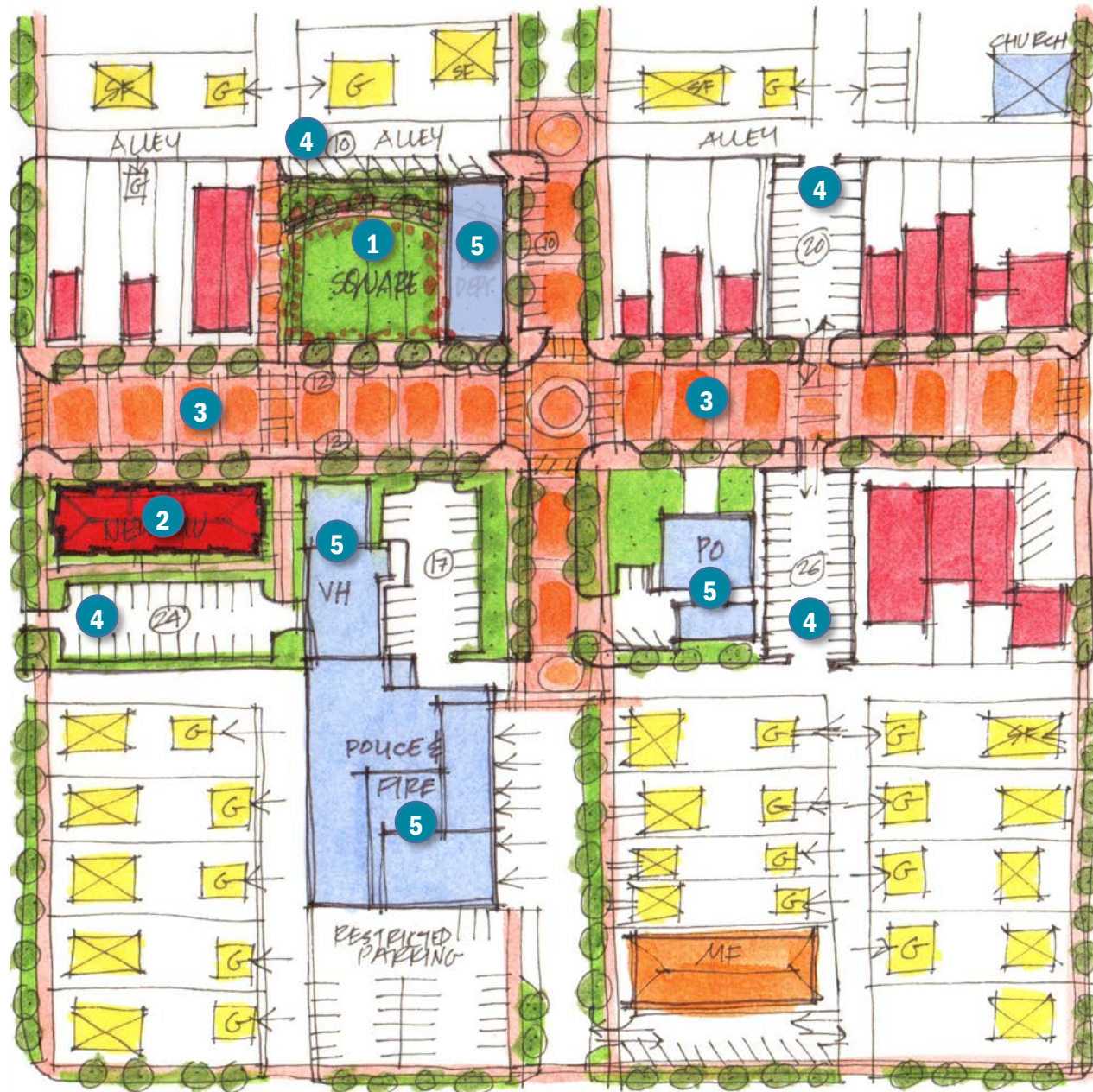
### **THEME:**

## **DESIRE FOR A TRADITIONAL MAIN STREET**

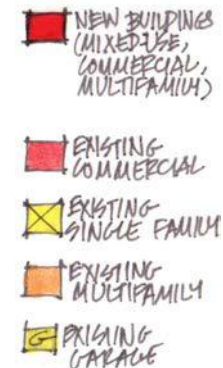
- Mix of uses, including housing
- Complementary food & beverage options
  - Outdoor dining, cafés, wine shops, nightlife
- Destinations/attractions
- Small businesses
- Physical improvements
  - Streetscaping, decorative lighting, planters, pedestrian environment
  - Cohesive look & feel
- Challenges
  - Plenty of parking, but not well located
  - Limited foot traffic to support small businesses and main street environment



# AREA 1 POTENTIAL NEAR-TERM IDEAS

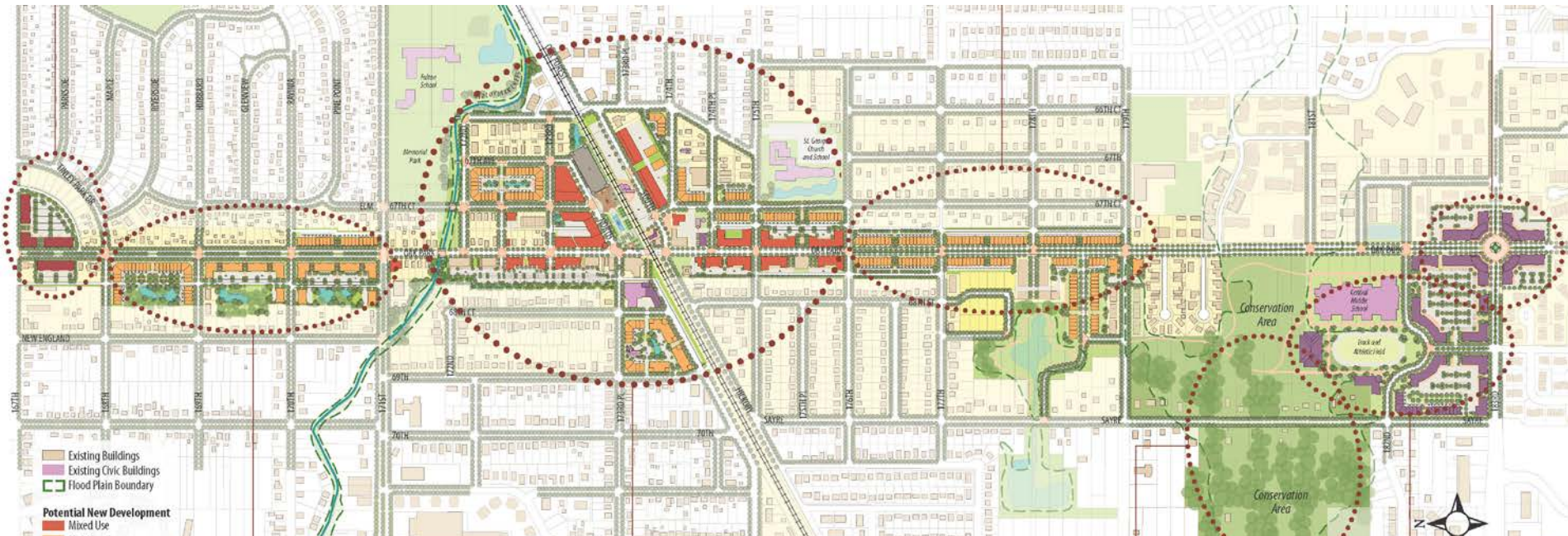


1. 0.3-acre Public Square as a community gathering place.
2. Mixed-use/commercial development with parking to the rear.
3. New Streetscaping: decorative paving, crosswalks, street trees, landscaping, lighting, signage etc.
4. New parking areas (approx. 80 spaces).
5. Village Hall, Fire, Police, Building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





## PLACE NEW BUILDINGS ALONG THE STREET WITH PARKING BEHIND



## DOWNTOWN TINLEY PARK PLAN



# 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.**



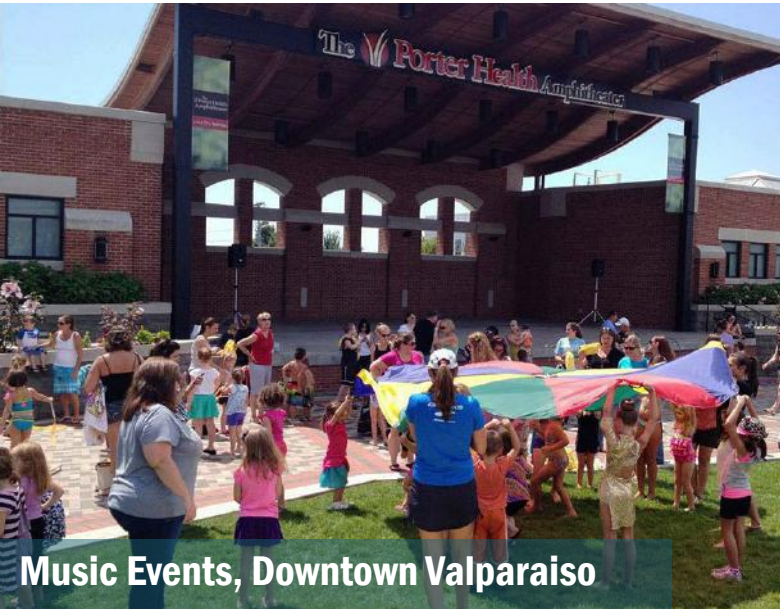
# INVEST IN CREATING AN ATTRACTIVE “STREETSCAPE”

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





# CREATE A “GATHERING PLACE”



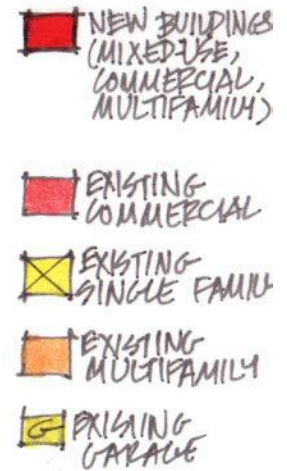
**Create a  
Public Square  
for year-round  
small  
community  
events.**



## AREA 2 POTENTIAL ILLUSTRATIVE CONCEPT PLAN



1. Reuse of Existing Fitness Building
2. Potential New Grocery (approx. 20,000-25,000 sf)
3. Parking (approx. 170 spaces total)
4. Mixed-Use / Commercial / Multifamily / Rowhouse
5. Decorative Paving / Crosswalks



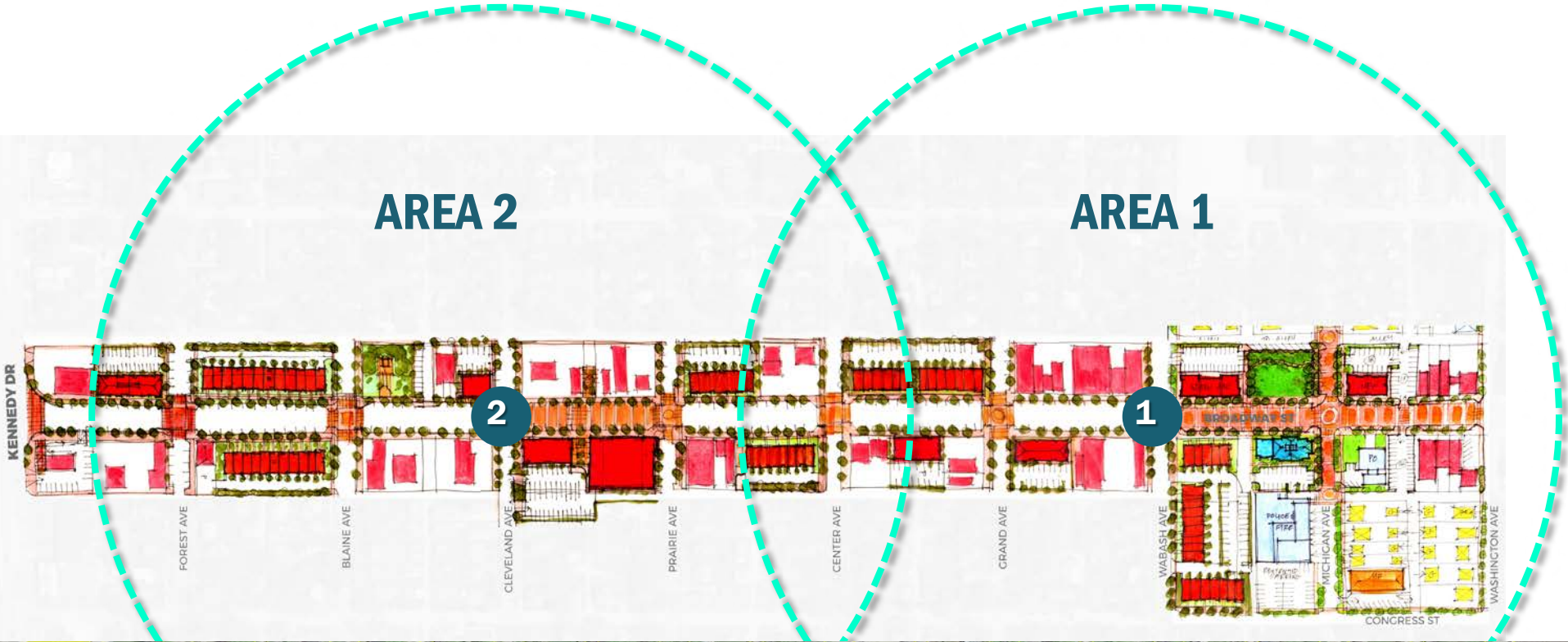


# WEST BROADWAY ILLUSTRATIVE PLAN CONCEPT

5 MIN WALK OR ¼ MILE

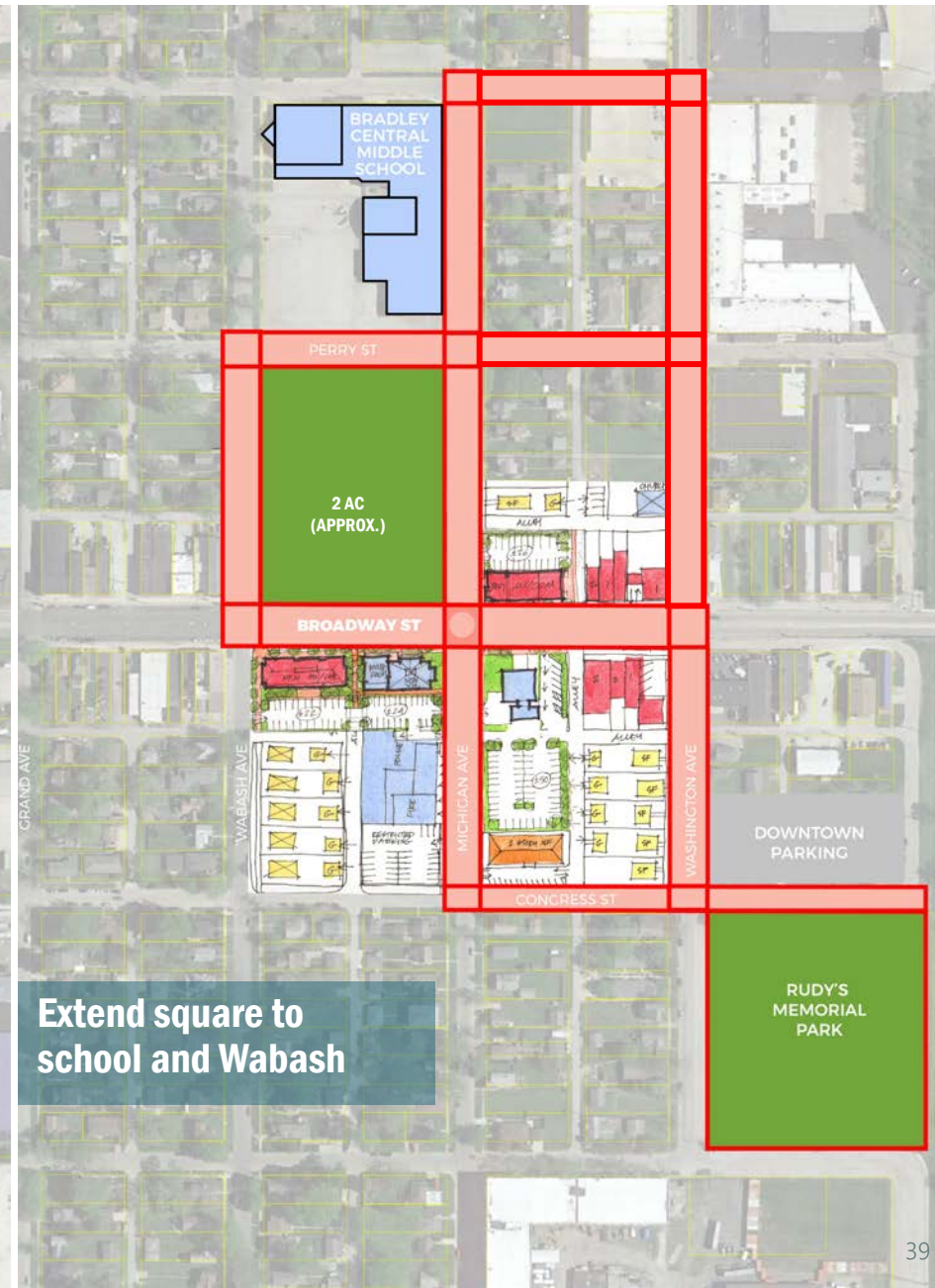
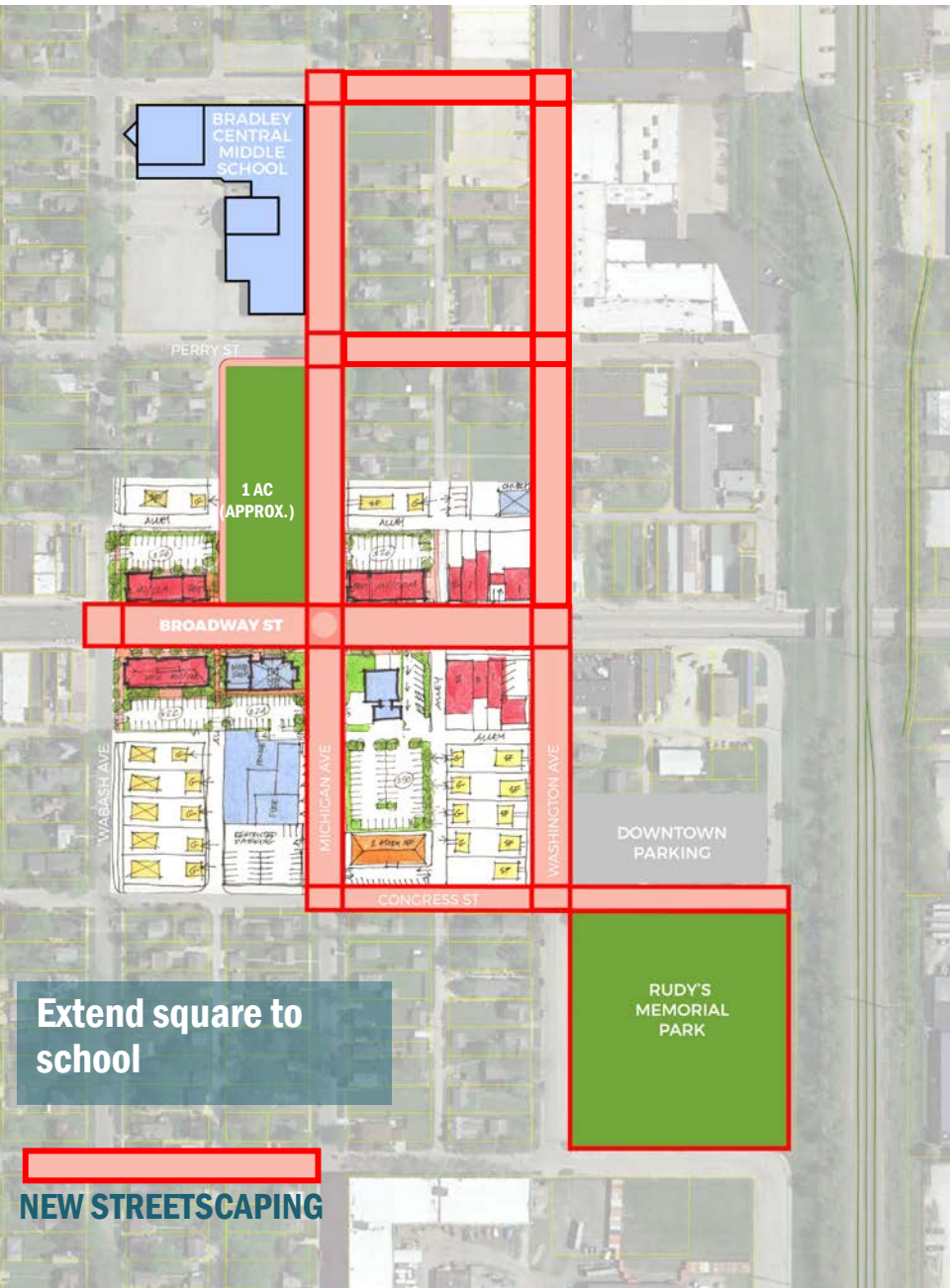
AREA 2

AREA 1





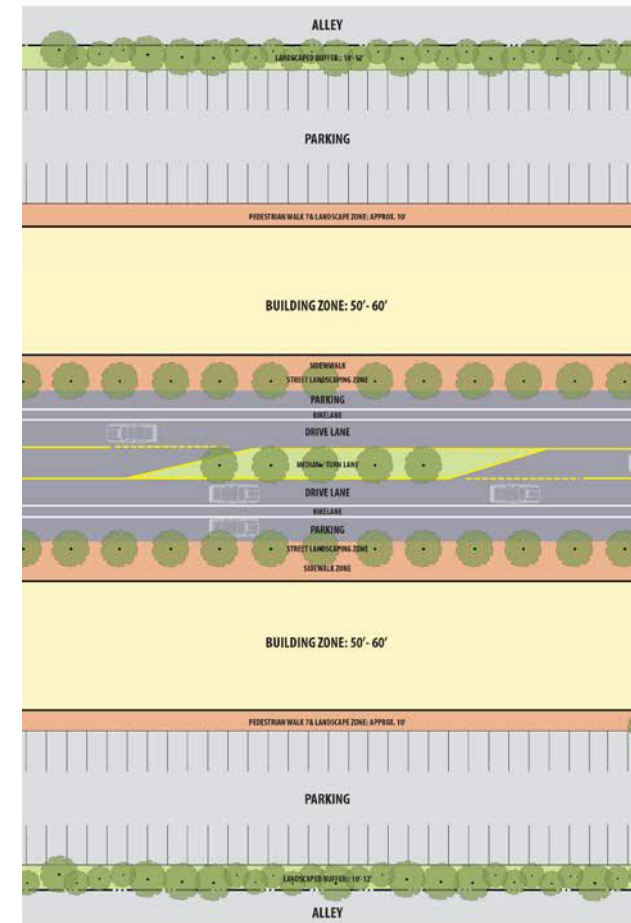
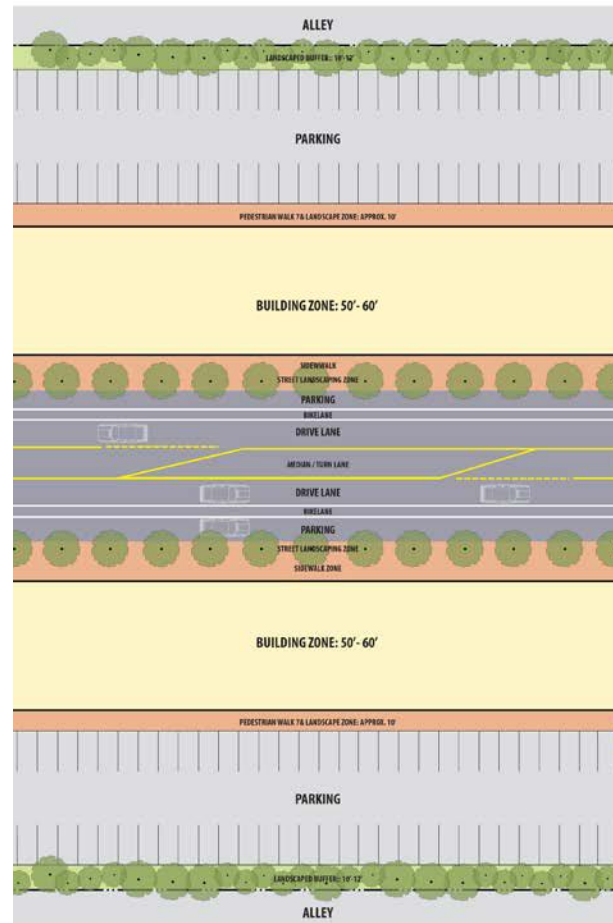
# LONG TERM POSSIBILITIES EXTEND TO SCHOOL AND RUDY'S PARK





# 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.**

# Please share your feedback on the concepts!





# HOW SHOULD WE PRIORITIZE OUR EFFORTS?

## WEST BROADWAY CORRIDOR

### FOCUS REDEVELOPMENT AREAS?

- Village Hall area?
- Western node?
- Others?

### PRIORITIES?

- Attracting Main Street shops?
- Supporting existing businesses?
- Improving existing buildings?
- Encouraging new development?
- Improving the look and feel?
- Investing in open space?
- Others?

# THANK YOU FOR YOUR PARTICIPATION!

Uncovering the  
**POTENTIAL**



Crafting the  
**VISION**



Providing a path to  
**IMPLEMENTATION**

## NEXT STEPS

- **SUBMIT FEEDBACK THROUGH  
THE VILLAGE WEBSITE OR  
VILLAGE STAFF:  
TOMORROW (JANUARY 20<sup>TH</sup>)  
THROUGH FRIDAY, JANUARY 29<sup>TH</sup>**