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 40,000 SF 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
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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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

Illustration of Planning Considerations

Diagram of Planning Considerations & Landscape Features

Area Summary
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>20,000 sq. ft.</td>
</tr>
<tr>
<td>Retail</td>
<td>14,000 sq. ft.</td>
</tr>
<tr>
<td>Residential</td>
<td>14 units</td>
</tr>
<tr>
<td>Residential Density</td>
<td>14 units/acre</td>
</tr>
</tbody>
</table>
What if we rely on innovation and technological improvements to make our region better?

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Recommendations:
• Public sector incentives facilitate private development that compliments 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

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INNOVATE

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

ARIA SUMMARY
COMMERCIAL 30,000 SF
RETAIL 40,000 SF
RESIDENTIAL 96 UNITS