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?

Preservation, reinvestment, and innovation are key building blocks of healthy, vibrant communities. These three planning scenarios embrace and build upon these tenets in order to provide the Village of Streamwood with a phased redevelopment plan and a clear vision for the Village in 2040.

The Preserve Scenario is the first phase in transforming the intersection of Bartlett Road and Streamwood Boulevard into a lively, mixed-use Village Center.

Understanding the incremental nature of change, this scenario endeavors to provide a framework on which redevelopment can occur. This scenario recommends the following improvements:

- The construction of two new buildings that will serve as the foundation of a new Village Center for Streamwood - one civic and one featuring local retailers and restaurants.
- Narrowing Bartlett Road from a 4-lane arterial to a 2-lane “skinny” local street.
- The streetscape along the new “skinny” Bartlett corridor would be enhanced with native plantings and pedestrian amenities.
- Providing a safe bicycle/pedestrian crossing on the newly narrowed Bartlett Road. This will connect two pieces of the current Streamwood Bicycle network, preserving and enhancing the uniqueness of Streamwood.

Sustainable features are woven into each scenario of the 2040 plan for Streamwood. These features in the Preserve Scenario include: permeable pavers, smart infrastructure, such as solar waste receptacles and lighting, and the reintroduction of indigenous plantings.
What if we reinvested in our existing communities, by rebuilding current infrastructure to support growth and development?

Contributors

**Design Team:**
Michelle Rademacher, Shannon Roberts & Candace Say

**Community Partners:**
The Village of Streamwood, Sharon Caddigan, & the 2040 Planning Committee

Preservation, reinvestment, and innovation are key building blocks of healthy, vibrant communities. These three planning scenarios embrace and build upon these tenets in order to provide the Village of Streamwood with a phased redevelopment plan and a clear vision for the year 2040.

The **Reinvest Scenario** is the second phase in transforming the intersection of Bartlett Road and Streamwood Boulevard into a lively, mixed-use Village Center. This scenario completes the Village Center for Streamwood by adding important civic buildings and amenities into the heart of Streamwood, as well as increasing the commercial opportunities through the addition of locally-oriented retail. New townhomes at the north and east of the Bartlett Road and Streamwood intersection will begin to add the increased density needed to support the Village Center. Key recommendations for the **Reinvest Scenario** include:

- Establishing retail unique to the Village of Streamwood, including coffee shops, bookstores, and restaurants with a local flair.
- A new townhome community specifically targeting empty-nesters, retirees, and young professional couples.
- The introduction of a "rubber-tire" trolley service will connect the new Village Center to area Metra stations.

The sustainable practices in the **Reinvest Scenario** promote density, green building practices, such as green roofs and energy efficiency, and building community through shared facilities.

**FIGURE - GROUND DIAGRAM**

**CIRCULATION DIAGRAM**

**SUSTAINABILITY DIAGRAM**

**SITE PLAN**

**LOCAL RETAIL WITH NEW TOWNHOMES IN THE BACKGROUND**

**NEW COMMUNITY / CULTURAL SPACE IN THE VILLAGE CENTER**

**ELEVATION FROM BARTLETT ROAD LOOKING WEST**

**SITE PLAN - 1/4 MILE RADIUS**

**RETAIL CENTER TO BE REPLACED BY VILLAGE CENTER**

**RETAIL STRIP TO BE REPLACED BY RECREATION CENTER**

**EXAMPLE OF SINGLE-FAMILY HOUSING TO BE REPLACED BY NEW TOWNHOMES**

**COMMUNITY GATHERING SPACE IN NEW VILLAGE CENTER**

**GREEN ROOF TECHNOLOGY TO MANAGE STORMWATER**

**SECTION OF NEW VILLAGE CENTER**

**OPPORTUNITIES FOR PUBLIC PERFORMANCES**

**PEDESTRIAN CONNECTIONS THROUGH VILLAGE CENTER**

**NEW TOWNHOMES ADJACENT TO VILLAGE CENTER**

**RESIDENTIAL: 10 DU/ACRE**

**COMMERCIAL: 0.48 FAR**

**CIVIC: 0.22 FAR**

**LEED Rated Buildings**

**Permeable Paving**

**Indigenous Streetscape Planting**

**Small Infrastructure**

**1**

**5**

**3**

**2**

**7**

**4**

**5**

**3**

**2**

**4**

**7**

**6**

**5**

**1**

**3**

**2**

**4**

**6**

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

Contributors
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21ST CENTURY VERTICAL FARM AND LEARNING CENTER
STREAMWOOD BOULEVARD AS NEW MULTI-MODAL CORRIDOR

SITE PLAN - 1/4 MILE RADIUS
VILLAGE FACILITIES COMPLEX TO BE RELOCATED
EXAMPLE OF SINGLE-FAMILY HOUSING TO BE REPLACED BY TOWNHOMES
STREAMWOOD BOULEVARD TO BE REDEVELOPED AS A LIGHT-RAIL CORRIDOR
EXPANDED MULTI-USE TRAILS
LIGHT-RAIL CORRIDOR EXAMPLE
SECTION OF STREAMWOOD BOULEVARD AS NEW LIGHT-RAIL CORRIDOR

URBAN FARM AND EDUCATION CENTER PROTOTYPE
MULTI-FAMILY PROTOTYPE FOR STREAMWOOD BOULEVARD
NATURE CENTER PROTOTYPE FOR VERTICAL FARM

1 RESIDENTIAL: 19 DU/ACRE
COMMERCIAL: 0.49 FAR
CIVIC: 0.47 FAR

New Vehicular
New Bicycle
New Pedestrian
New Light-rail

LEED Rated Buildings
Permeable Paving
Indigenous Streetscape Planting
Small Infrastructure
New Light-rail Corridor

FIGURE - GROUND DIAGRAM
CIRCULATION DIAGRAM
SUSTAINABILITY DIAGRAM

Preservation, reinvestment, and innovation are key building blocks of healthy, vibrant communities. These three planning scenarios embrace and build upon these tenets in order to provide the Village of Streamwood with a phased redevelopment plan and a clear vision for the year 2040.

The Innovate Scenario is the final phase in transforming the intersection of Bartlett Road and Streamwood Boulevard into a lively, mixed-use Village Center.

Due to the real threat of climate change to the environment and communities, the final phase recommends increasing the density along Streamwood Boulevard, providing a more permanent solution for the Village of Streamwood mass-transit, and the addition of a community-based urban farm. Key recommendations for the Innovate Scenario include:

Replacing the single-family homes along Streamwood Boulevard with townhomes, condominiums and apartment buildings in order to support an increase in population.
Converting the commercial strip development north of the Mosque on Bartlett Road into a high-density residential enclave.
The introduction of a new light rail system, transforming Streamwood Boulevard into a multi-modal corridor.
Promoting the construction of green building and infrastructure.
Replacing the Village of Streamwood Facilities complex with a vertical, urban farm.
Additional pedestrian and bicycle connections.

The principle sustainable feature of the Innovate Scenario is the introduction of a 21st Century vertical, urban farm. This farm would provide organic produce and livestock for the Village of Streamwood – livestock pastures could be incorporated into existing park areas creating interesting community synergies; including educating the community about their food source, while providing a safe, dedicated food supply.