REINVEST IN THE REINVEST SCENARIO, building density, and connectivity are maximized to create a vibrant downtown center atmosphere.

Centrally located within the site is the new DOWNTOWN OFFICE AREA, comprised of six-story mixed-use buildings, creating a new focal point of the neighborhood and city.

In the center, the pavilion has transformed into a theatre building which overlooks the main square. Underutilized land within the existing Brookside Marketplace is developed to emphasize the site’s character as an entertainment and retail destination. A treelined boulevard extends this existing shopping hub to the new downtown office area. Along the boulevard are numerous boutique shops and trendy restaurants create an atmosphere conducive to HIP, URBAN NIGHT-LIFE. The buildings are smaller in scale at three and four stories and have residential condos above smaller retail shops.

The overall fabric of the site is woven with pedestrian paths and waterways which link these plazas, courtyards, squares and softscape areas to create a cohesive community.

Larger, scale mixed-use buildings comprised of office spaces and nationally-based retail, create a framework around the PUBLIC PLAZA. This center gathering space for festivals, events and memorials. The increased density creates a more compact, walkable neighborhood. Along the boulevard, residential units over retail provide the critical mass to support thriving businesses as well as reduce vehicle trips for daily necessities.

In the existing conditions, infrastructure, building density, and connectivity are maximized to create a unique lifestyle center experience. Centered as the anchor within the site, a new DOWNTOWN OFFICE AREA, comprised of six-story mixed-use buildings, creates a new focal point of the neighborhood and city. Underutilized land within the existing Brookside Marketplace is developed to emphasize the site’s character as an entertainment and retail destination. A treelined boulevard extends this existing shopping hub to the new downtown office area. Along the boulevard are numerous boutique shops and trendy restaurants create an atmosphere conducive to HIP, URBAN NIGHT-LIFE. The buildings are smaller in scale at three and four stories and have residential condos above smaller retail shops.

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The central theme of this site is an interwoven pedestrian and water system which link these plazas, courtyards, squares and softscape areas to create a cohesive community.

Designed in a pedestrian-friendly style to encourage mixed-use development, the site is characterized by an interwoven pedestrian and water system which link these plazas, courtyards, squares and softscape areas to create a cohesive community.

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Design Team FitzGerald Architects

Managing Principal Patrick FitzGerald
Principal Steve Ryniewicz
Senior Designer Valerie De Luca
Project Architecture Yun Tong, Peter Szczelina, Sean O’Gorman

Existing Conditions Concept Photos Proposed Site Plan

Residential Waterways

Water Features

Boutique Streetscape

Boutique Street Green Space

Community Greenbelt

Pedestrian Boulevards

Pedestrian & Bike Connections

Fountain Learning Center

Mixed-use Office

Large Scale Commercial

Bars, Arts & Restaurants

หาย Howy Waterfall

Tinley Park Residential Plots

Boutique Retail Boulevard

Downtown Public Plaza

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