

Roosevelt Road

Streetscape Design Plan & Zoning Regulations

Welcome!

Public Workshop

May 28, 2008

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Agenda

- Introduction
- Project overview
- Preliminary analysis
- Small group discussions
- Summary of breakout group discussions
- Next steps

Team

- Roosevelt Road Advisory Committee
- Village, city, and town staff
- Consultants



- Property/business owners and residents

Study area



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Didn't we just do this?

"This study is only the first major step."

-Roosevelt Road Redevelopment Plan

A Plan for the Redevelopment of

R O O S E V E L T R O A D

A JOINT-MUNICIPALITY STUDY OF THE ROOSEVELT ROAD CORRIDOR



Sponsored by: The City of Berwyn, Illinois
Berwyn Development Corporation

Funded by: The Village of Oak Park, Illinois
Illinois Tomorrow Grant, IDOT
The City of Berwyn, Illinois
The Village of Oak Park, Illinois

FARR ASSOCIATES ARCHITECTURE & URBAN DESIGN

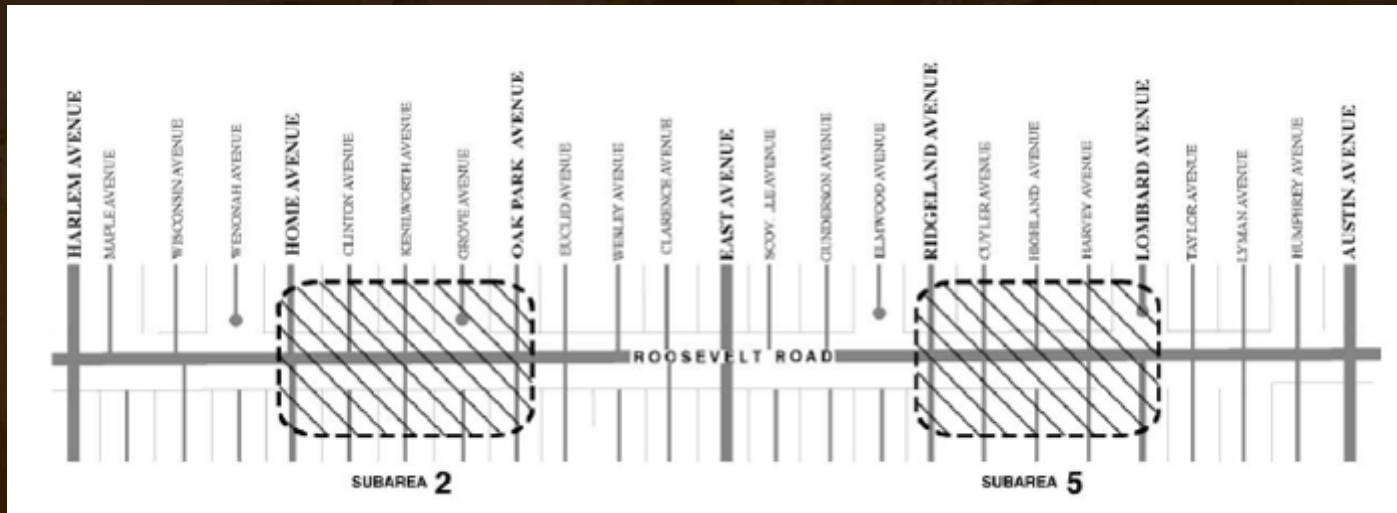
COMMUNITY ECONOMIC REDEVELOPMENT CORPORATION

FISH TRANSPORTATION GROUP

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Redevelopment Plan recommendations

- Look for alternative (non-retail) uses
- Maintain/enhance “Main Street” nodes



- Pedestrian friendly zoning/design
- Comprehensive streetscape program

This project

1. Streetscape design plan
(plan for landscape and construction improvements to streets and sidewalks)

Typical "streetscape" elements

- Sidewalks and crosswalks
- Street design
- Lighting
- Street trees and grates
- Public art
- Street furniture
- Signage and banners
- On-street parking
- Bus stops

2. Form-based zoning
zoning regulations that emphasize (urban) *form* over (land) *use*

Typical FBZ elements

- Building orientation
- Parking location/design
- Building scale
- Storefront elements
- Materials and design
- Use (ground and upper floors)

Project overview

– Phase 1 :: Initial Review and Analysis

- Fieldwork
- Stakeholder interviews
- Analysis
- Community workshop



Project start: April 9, 2008	April	May
Phase 1: Initial Review and Analysis		
1.1: Project kick-off meeting/corridor tour	█	
1.2: Base mapping	█	
1.3: Data collection and field work	█	
1.4: Data review (plans, ordinances, studies)	█	
1.5: Traffic Assessment		█
1.6: Parking Assessment		█
1.7: RRAC meeting		█
1.8 Stakeholder listening sessions (up to 3 meetings)		█
1.9: Website launch	★	
1.10: Media coverage (press release/press conference)	★	
1.11: Community meeting/workshop		█

Project overview

- Phase 3 :: Streetscape Design
 - Review with engineering staff and IDOT
 - Concepts and sketches
 - Community workshop to review
 - Refinement and costs
 - Presentation to municipalities



Phase 3: Streetscape Design	April	May	June	July	August	September
3.1: Streetscape Analysis/Preliminary Engineering Report			█			
3.2: Engineering Staff Meeting			★			
3.3: IDOT Meeting			★			
3.4: Key Corridor Geometry			█			
3.5: Streetscape Design Concepts			█			
3.6: Sketches, Elevations, and Materials Palette				█		
3.7: Street Lighting Options				█		
3.8: Meeting/Presentation Workshop					█	
3.9: Preliminary Streetscape Plan					█	
3.10: Probable Construction Costs					█	
3.11: Municipal Boards Presentations						█
3.12: Minor Plan/Graphic Refinements						█
3.13: Streetscape Timeline/Funding Sources						█

Corridor land use

– Assets

- Restaurants
- Building stock/reinvestment
- Community/regional “draws”

– Challenges

- Auto-oriented uses
- Vacant buildings
- Vacant land

Restaurants/taverns/entertainment venues

35+



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Auto-oriented uses

- Car washes
- Automobile repair
- Oil change services
- Used car sales
- Gas stations
- Drive-through businesses
- Strip malls

Auto-oriented uses (25+)



Auto-oriented uses (25+)



Character-giving buildings



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Reinvestment, rehabilitation



Vacant buildings/empty lots

- Ten vacant buildings
- At least seven vacant lots
- Some marginal businesses



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Community/regional drawing power

- Grocery stores
- Restaurants
- Large employers
- Entertainment venues
- Specialty shops



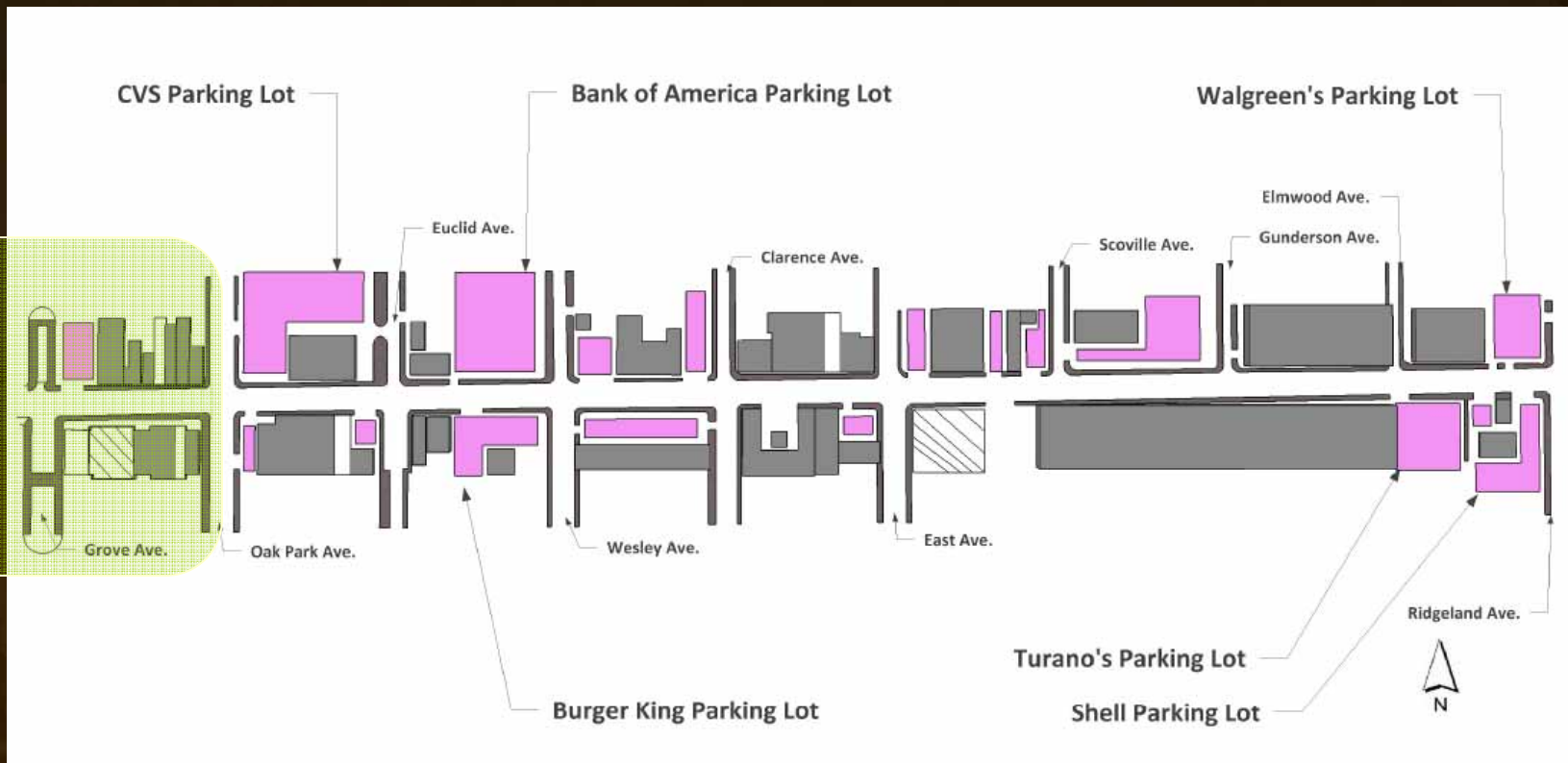
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Parking lots



Vacant Land 
Vacant Buildings 
Parking Lots 

Parking lots



Vacant Land 
Vacant Buildings 
Parking Lots 

Existing character and conditions



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Existing character and conditions



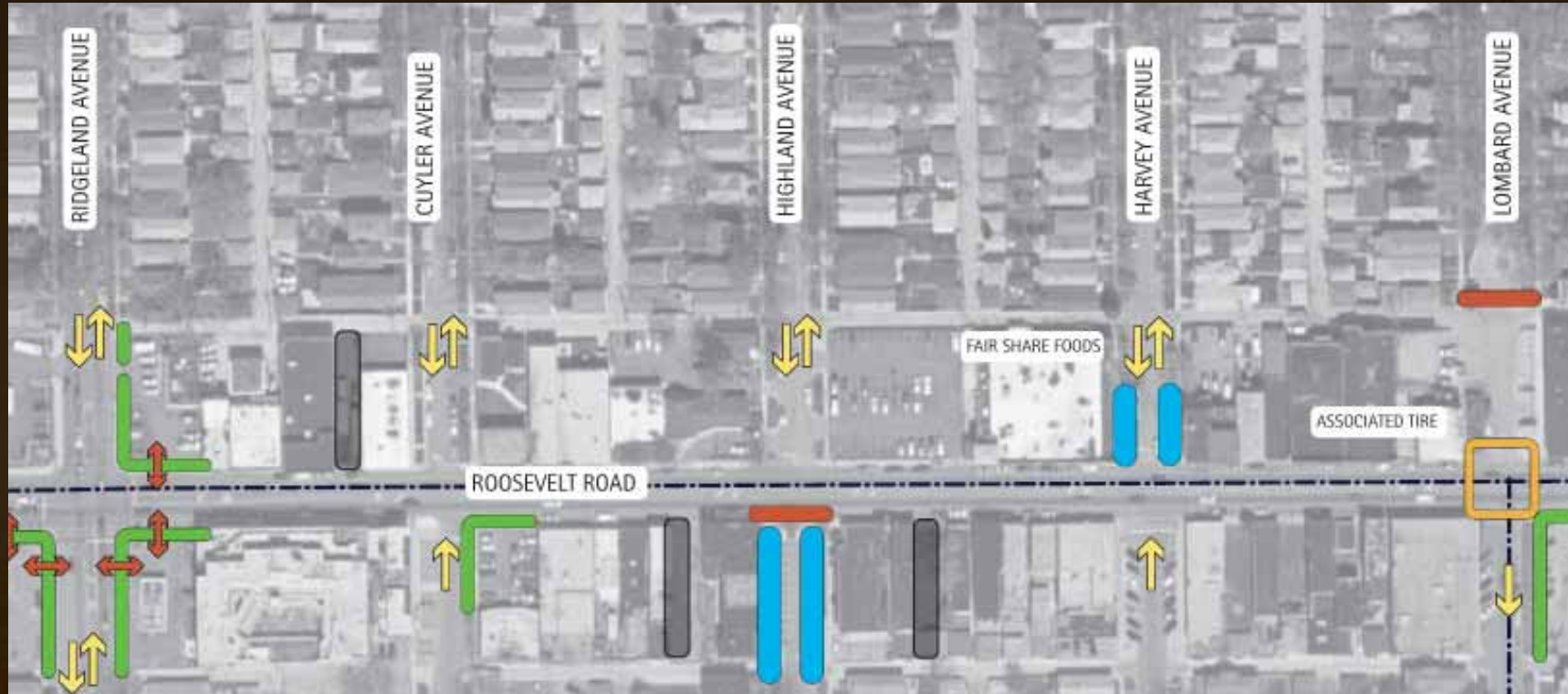
Existing character and conditions



Existing character and conditions



Existing character and conditions



Existing character and conditions



Existing character and conditions

– Site Furniture



Existing character and conditions

– Landscape



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Existing character and conditions

– Signage



Existing character and conditions

– Sidewalk Conditions



Transportation/Traffic Conditions

- Road characteristics
 - Approximately 1.5 miles of study area
 - Posted Speed Limit = 30 MPH
 - Provides two-way left-turn lane striped median
- Signalized intersections
 - Harlem Avenue
 - Oak Park Avenue
 - East Avenue
 - Ridgeland Avenue
 - Austin Avenue
- Average daily traffic volumes (2006 IDOT)
 - Harlem Avenue to Oak Park Avenue = 22,400 vehicles
 - Oak Park Avenue to Ridgeland Avenue = 17,300 vehicles
 - Ridgeland Avenue to Austin Boulevard = 20,200 vehicles

All provide pedestrian signal heads (all legs), emergency vehicle preemption, and permitted/protected left-turn arrows

Weekday parking conditions

Harlem

Oak Park



WEEKDAY (1:00 PM - 3:00 PM)

Red	=	> 90%
Yellow	=	80% - 90%
Green	=	< 80%
Blue	=	NO PARKING

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Oak Park
Beywyn

Weekday parking conditions

Oak Park

Ridgeland



WEEKDAY (1:00 PM - 3:00 PM)

Red	=	> 90%
Yellow	=	80% - 90%
Green	=	< 80%
Blue	=	NO PARKING

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Oak Park
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Weekday parking conditions

Ridgeland

Austin



WEEKDAY (1:00 PM - 3:00 PM)

Red	=	> 90%
Yellow	=	80% - 90%
Green	=	< 80%
Blue	=	NO PARKING

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Saturday parking conditions

Harlem

Oak Park



WEEKDAY (1:00 PM - 3:00 PM)

- Red = > 90%
- Yellow = 80% - 90%
- Green = < 80%
- Blue = NO PARKING

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Oak Park
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Saturday parking conditions

Oak Park

Ridgeland



WEEKDAY (1:00 PM - 3:00 PM)
= > 90%
= 80% - 90%
= < 80%
= NO PARKING

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Oak Park
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Saturday parking conditions

Ridgeland

Austin



WEEKDAY (1:00 PM - 3:00 PM)

- █ = > 90%
- █ = 80% - 90%
- █ = < 80%
- █ = NO PARKING

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Break-out groups/discussion

- Assign one recorder/reporter per table
- Feel free to mark issues/ideas on map
- Discussion questions:
 1. Is there a theme that could be used to help unify the Roosevelt Road corridor?
 2. What types of improvements (e.g., sidewalk widening, lighting, landscaping, street furniture, parking arrangements) would create a more attractive and pedestrian friendly street?
 3. What types of changes would attract more customers and visitors from adjacent neighborhoods?



Table reports

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Next Steps

RRAC Meeting: June 11

Streetscape Workshop: Late June/Early July

Project Updates: www.rooseveltroad.com

E-mail: comments@rooseveltroad.com

Roosevelt Road

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Public Workshop

May 28, 2008

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