

**PLANIT TOYS MAPPING EXERCISE – GROUP 1** (Facilitator: Bridget Lane, Business Districts, Inc.)

HIGHLIGHTS

- Follow comprehensive plan.
- Encourage redevelopment of eastern residential adjacent to downtown.
- Avoid creating a “canyon” at Wolf Road by placing tall buildings on both sites.
- Leave corner open space on Tishler site.
- Finish redeveloping block at Wolf and Hillgrove.

HIGHLIGHTS

- Keep 7-11 center but upgrade the appearance.
- Make new uses add parking.



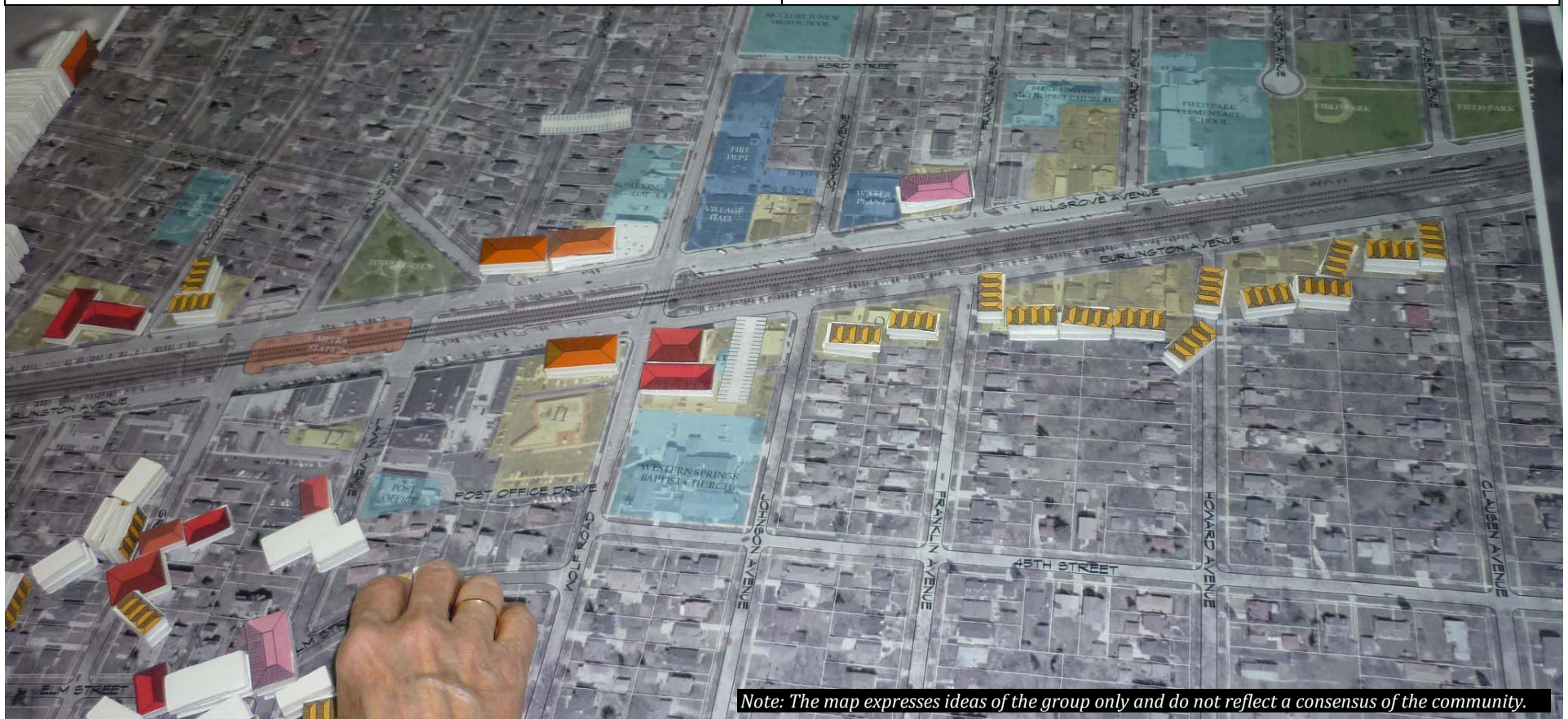
**PLANIT TOYS MAPPING EXERCISE – GROUP 2 (Facilitator: Jodi Mariano, Teska Associates, Inc.)**

HIGHLIGHTS

- Reuse/ rehab existing retail buildings for new retail along Burlington & Hillgrove.
- Where existing grade level offices exist and where appropriate, move offices to second story and add first floor retail.
- Reuse existing Tischler building for new grocer.
- Provide rowhomes along Burlington Ave, east of Johnson Ave and east of 7-Eleven.
- Maintain existing 7-Eleven commercial center intact.

HIGHLIGHTS

- Focus on filling existing vacant storefronts with new retail before adding new buildings.
- Rehab and improve appearance of existing facades along Hillgrove, east of Tower Park.



**PLANIT TOYS MAPPING EXERCISE – GROUP 3** (Facilitator: Kon Savoy, Teska Associates, Inc.)

HIGHLIGHTS

- Consider the relocation of the Theater of Western Springs to the downtown core area. Redevelopment of Tischler site or Village Hall and adjacent properties has the most potential for this.
- Consider redevelopment of the Village Hall and adjacent site for retail first floor, with relocated government offices above. Another option is to potential relocate Village Hall to the park/historic site (name of park?) immediately north of the fire station.
- Replace existing retail/office uses along Hillgrove, east of Lawn Avenue, with a 3 story mixed use building.

HIGHLIGHTS

- The southwest and southeast corners of Burlington and Wolf Road should be redeveloped with mixed use buildings, 3-4 stories, with gradual reduction in height as transition to existing residential. Provide for a green space/public plaza at the corners, and place parking underground and behind buildings facing Wolf Road.
- Introduce new urban rowhomes in place of existing duplex buildings along Burlington, east of Wolf Road, as properties become available. Ensure adequate buffer areas to existing single family uses. Garages and parking should be placed behind buildings.



**PLANIT TOYS MAPPING EXERCISE – GROUP 4** (Facilitator: Marty Scott, Village of Western Springs)

HIGHLIGHTS

- Our group generally focused on sites 7, 8 and 9 along Burlington Ave. It was agreed that this area would be a nice fit for senior housing in the range of 2-3 stories. It was acknowledged that assembling the properties could be difficult but that the positive attributes of keeping existing residents in town is important. The possibility of shifting the buildings to a north-south orientation may “open” the site more to allow more sunlight and minimize the bulk of the buildings.

HIGHLIGHTS

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**PLANIT TOYS MAPPING EXERCISE – GROUP 5** (Facilitator: Mike Fitzgerald, OKW Architects)

HIGHLIGHTS

- More density in downtown area to support businesses and provide variety of residential product
- Concentrate retail/office mixed-use (3-stories) along Burlington and Hillgrove, between Wolf and Lawn
- Additional retail/office mixed-use (3-stories) on bank site west side of Wolf, south of Burlington
- Replace Tischler Building with mixed use retail/residential building (3-stories) w/parking behind or beneath
- Additional parking on site behind Harris Bank (perhaps structured parking)

HIGHLIGHTS

- Mixed-use retail/residential (2 stories) west of Community Bank
- Townhomes along Hillgrove between Woodland and Central, and between Johnson and Howard, and on Burlington flanking Howard
- 3-story residential along Burlington, flanking Franklin
- Either maintain Village Hall and develop 3-story residential to the east, or replace Village Hall with 3-story retail/office mixed-use and relocate Village Hall to the east
- Enhance rear side of Burlington retail



HIGHLIGHTS

- Supported concept of townhomes/rowhomes on sites 7, 8, and 9 with units facing Burlington Ave. with an alley to the rear, and possible additional units to the south space permitting.
- At the southeast corner of Wolf and Burlington (Site 10 –former Tishler property), promoted two to three story buildings pushed to the front property line, with parking to the south. Ideally would have a grocery on the first floor – fresh market, similar in character to a Trader Joe's. Upper-stories would be office.

HIGHLIGHTS

- At the southwest corner of Wolf and Burlington (Site 10), proposed a multi-story mixed use building with ground floor shops and upper-story residential. Building would front on Burlington, with 2-stories in front and possible additional height to the south (3 to 4 stories).



**PLANIT TOYS MAPPING EXERCISE – GROUP 7** (Facilitator: Todd Vanadilok, Teska Associates, Inc.)

HIGHLIGHTS

- Concentrate retail south of railroad along Burlington Ave.
- Move retail from Hillgrove Ave to the south of the railroad; then replace these former retail sites with rowhouses.
- Provide rowhouses to attract empty nesters and younger residents who have more disposable income.
- Maintain a neighborhood retail center on the 7-Eleven site, even if part of the site accommodates residential uses.
- Add a retail/residential mixed use building to the west of the Hillgrove Cellars building.

HIGHLIGHTS

- Replace the Tischler building with a retail/office mixed use building with parking underground or to the rear.
- Clean up the alley behind the businesses between Grand and Lawn to create a more attractive space.
- Concentrate on filling existing retail space before adding any new space.
- Provide a gazebo or band shell on Field Park.

