

Project UPDATE



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Madison Street Corridor Project Moves Forward

The Madison Street Corridor planning process is progressing. The project, which was launched by the Village of Oak Park in December 2005, is answering key questions about the identity, quality of life, economic viability and long-term vision for Madison Street between Harlem Avenue and Austin Boulevard. The goal is to enhance and revitalize the Madison Street Corridor.

A heavily-traveled roadway with a large and diverse trade area and many residents nearby, Madison Street offers unique opportunities and special challenges. In order to create a comprehensive plan for the corridor, a consultant team is working with Oak Park citizens, village staff, elected and appointed officials and the local business community. Scheduled for completion in May 2006, the six-month planning study is being conducted by Vandewalle and Associates with KLOA, Inc., Nancy Seeger Associates, Ltd., Goodman-Williams Group, and Wiss, Janney and Elstner Associates.



Citizens Participate in Planning

Since last December, the consultant team has held a series of well attended interactive public meetings to engage citizens in the dialogue necessary for developing a final [Madison Street Corridor Plan](#). Input from the public has been gathered through numerous group discussions, team brainstorming and electronic keypad polling.

Citizens are welcome to attend the upcoming public meetings, which are scheduled as follows:

- **March 8:** *Public Visual Preference Survey*
Gwendolyn Brooks Middle School, 325 Kenilworth Street, 7:00 PM
- **March 9:** *Draft Historic Building Architectural Survey Public Hearing*
Village Hall, 123 Madison Street, 7:30 pm;
Historic Preservation Commission
- **April 19:** *Public Meeting to Present Draft Corridor Plan*
Gwendolyn Brooks Middle School, 325 Kenilworth Street, 7:00 PM
- **May 11:** *Final Plan Presentation* to Plan Commission and Village Board (with Project Steering Committee), Oak Park Village Hall, 123 Madison Street

If you cannot attend any of these meetings, all of the **materials are available** via the project web site at www.oak-park.us (click *Departments*, then *Planning*) where comments can be submitted by email. If you would like a hard copy of the preference survey, historic district survey, vision or draft plan on which to comment, please contact the Village Planner at 358-5418 or by e-mail at comsvs@oak-park.us. **Comments** on any aspect of the plan can be mailed to Community Planning and Development Department, 123 Madison Oak Park IL 60302 or emailed at comsvs@oak-park.us.

This public planning process will result in the development of a final Madison Street Corridor Plan and accompanying Design Guidelines, which will be used to guide future development along Madison Street. When completed, the Corridor Plan will be divided into three parts: 1) a vision for the corridor as a whole, 2) more detailed redevelopment plans for three key properties along Madison Street, and 3) implementation strategies. The Design Guidelines will complement the Corridor Plan by addressing detailed standards, such as building height and parking requirements, for future development.



The first section of the Madison Street Corridor Plan, called the Preferred Vision, is nearly complete. The Preferred Vision is a view of the corridor relative to its character: transportation routes; streetscape, such as street furniture and signs; open space, such as parks and plazas; and property development. A key part of the Preferred Vision is the identification of three distinct character districts along the 1.5 mile stretch of Madison Street. A character district is an area that has a certain combination of elements such as store types and transportation options that give it a specific feeling (or character). This character should be promoted and enhanced in the future development of the area.

The consultants, with significant input from citizens, have defined the following three character districts which are mixed through out the corridor:

- Character District #1: *Accessible Commercial Retail District* – includes a highly accessible area with a wide variety of retail and service businesses and restaurants that draw customers from a broad area. *This District is proposed between Lombard and Austin and at the intersection of Ridgeland and Madison. These areas are found mixed with Character District # 2 between Harlem and Home and Oak Park and Ridgeland.*

- Character District #2: *Neighborhood-Oriented and Mixed-Use District* - focuses on landscaping and open space, historic preservation, small-scale neighborhood commercial uses, and residences. *This District is proposed between Home and Oak Park and Ridgeland and Lombard.*
- Character District #3: *Destination Commercial and Institutions District* - includes recognized regional destinations, commercial attractions, recreational venues and entertainment uses. *This District is proposed at the intersections of Harlem and Madison, Oak Park and Madison, and a mix with Character District #1 at Austin and Madison.*

Final Plan Scheduled for May, 2006

When completed, the final Madison Street Corridor Plan will describe exactly where each of the Character Districts falls within the corridor. The corridor is not divided evenly into three portions; rather, each character district will each be integrated into several places along the entire Madison Street Corridor.

Remaining elements of the planning process will include identifying three key sites such as the village-owned property at the northeast corner of Madison and Oak Park Avenue and creating detailed plans for their development or redevelopment, and producing an implementation strategy for the final Plan.

When the Madison Street Corridor Plan and accompanying Design Guidelines are finalized, they will create a vivid picture of the future of Madison Street. These documents will serve as a road map enabling Oak Park officials and citizens to help the Madison Street Corridor achieve its full potential.

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