

CREATING A UNIQUE DESTINATION FOR NEW LENOX & THE SOUTH SUBURBS

2014 NEW LENOX COMMONS MASTER PLAN



Prepared for the Village of New Lenox by
Ginkgo Planning & Design, Inc.
with Christopher B. Burke Engineering, Ltd. & Hitchcock Design Group

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Creating a
unique destination for
New Lenox and the
South Suburbs

Master Plan

Goals

1

Promenade

A Pedesrian Promenade around a Consolidated detention Pond as an economic catalyst for high quality development.

2

Connectivity

A stronger presence and greater visibility for the Village Commons from Route 30 and surrounding roads.

3

Bike Hub

The Village Commons as a strong bike hub along the Old Road Regional Trail.

4

Development

Long-term redevelopment options for the vacant and underutilized parcels in the Study Area.

Study Area
**The Civic Core of
New Lenox**

An opportunity to create a **unique destination** for New Lenox and the South Suburbs



The Commons represents the community's vision to create a traditional Village Green that is anchored by great civic buildings and open spaces. This Master Plan continues to build that vision to transform the larger surrounding area, with a focus on the gently rolling vacant land to the west.

Existing Roadways and Major Parcels

Over **50 Acres** of land to expand the Village Commons with new development



Building on the Legacy of Great Civic Buildings & Open Spaces



1



2



3



3



3



4



5

1. **New Lenox Village Hall**, completed in 2007, is a 43,300 square foot impressive civic building that has become an icon for the community. The Williamsburg Colonial style of the building complements the historic roots of the Commons. The building sits on 4.3 acres of land on Veterans Parkway.
2. **New Lenox Public Library**, completed in 2001, is a new 58,000 square feet Prairie Style building located next to the Village Hall. With over 200,000 books and seating for 176 people, the new library is a great community anchor for the Commons.
3. **Village Commons** is the central public open space, the “Village Green”, surrounded by major civic buildings. The Commons has several public amenities, including the **Performing Arts Pavilion** that hosts concerts, dance recitals, summer movie nights and other community events. **The New Lenox Veterans Memorial** is also located on the Commons, as well as a walking paths, a detention pond, gardens and other landscape amenities.
4. **New Lenox Community Park District** is located on Manor Drive east of the commons. **Firefighters Park** is a small park located next to the Park District building.
5. **The New Police Station**, is under construction on the parcel between the Public Library and the Old Plank Trail Community Bank on Veterans Parkway. The 30,000-square-foot, two-story facility is part of an overall \$27 million capital improvement plan that also includes construction of a \$9 million public works facility and upgrades at the sanitation plant. The extension of Nelson Road between Haven and Illinois Highway is also part of

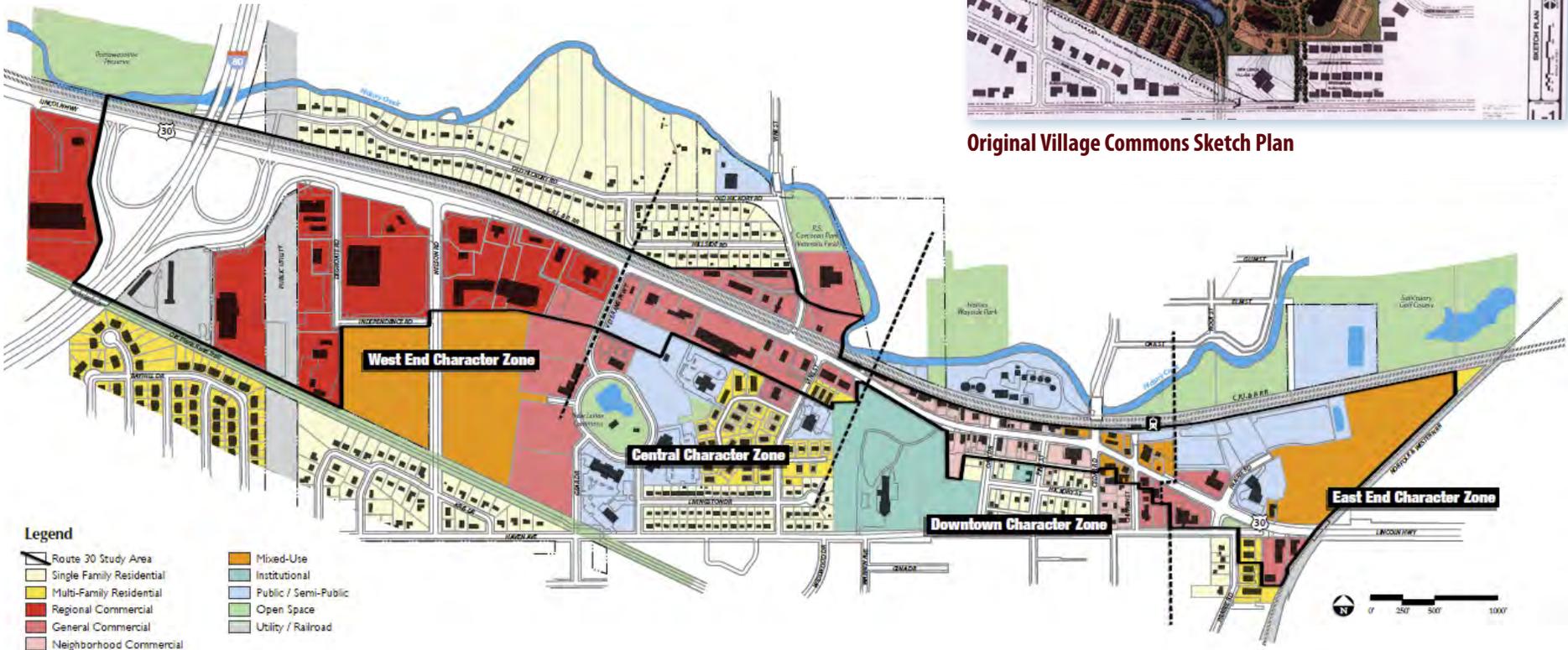
Building on the recommendations of Previous Plans & Projects Underway

The Master Plan aimed to create:

- One cohesive and detailed Master Plan that builds on past plans
- One unified development framework to bring together existing and future civic, commercial, residential and mixed use developments and open spaces
- A plan to guide public and private investment in a coordinated way



Original Village Commons Sketch Plan



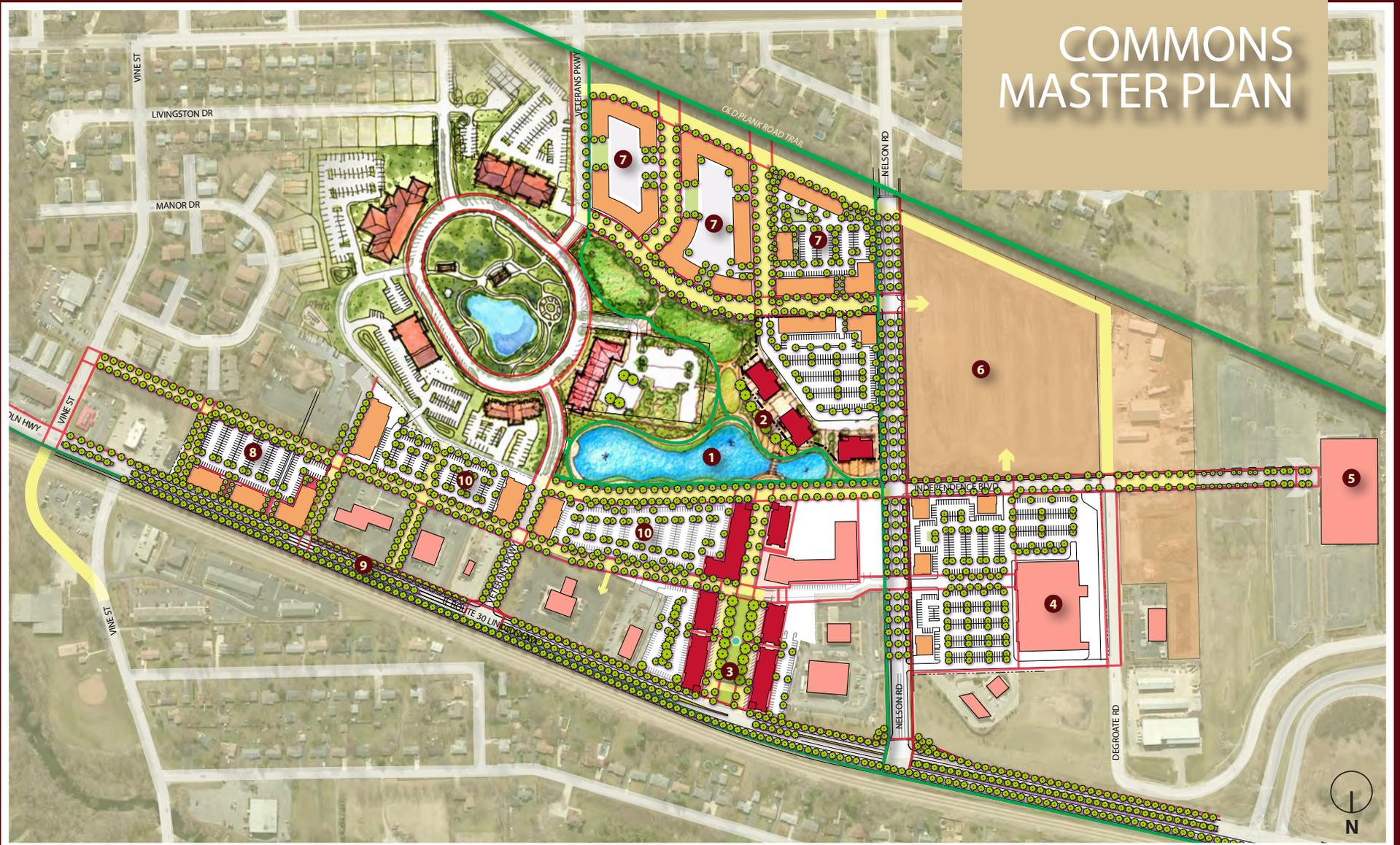
2013 Route 30 Corridor Implementation Plan

COMMONS MASTER PLAN



A Park & Promenade for **community gathering** that builds on the Village Commons and also becomes a catalyst for private development

COMMONS MASTER PLAN



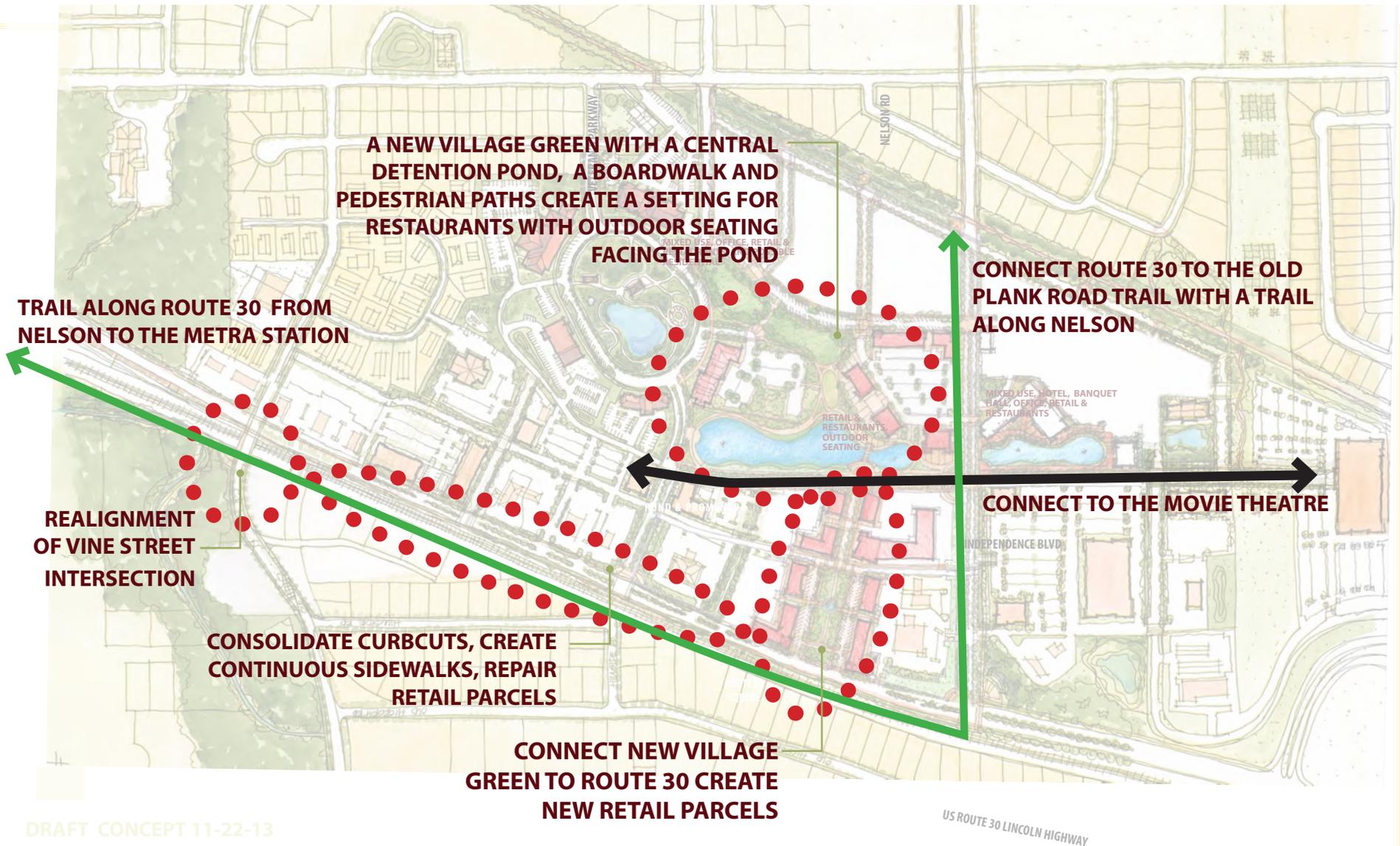
1. THE POND AND THE PROMENADE
2. PROMENADE RESTAURANTS
3. ROUTE 30 SQUARE
4. JEWEL AS A MAJOR ANCHOR

5. AMC THEATER AS A MAJOR ANCHOR
6. HOTEL, RESTAURANTS & COMMERCIAL DEVELOPMENT
7. MIXED USE DEVELOPMENT ALONG OLD

- PLANK TRAIL
8. ROUTE 30 COMMERCIAL REDEVELOPMENT
9. ROUTE 30 IMPROVEMENTS
10. COMMERCIAL DEVELOPMENT ON

Plan Principles

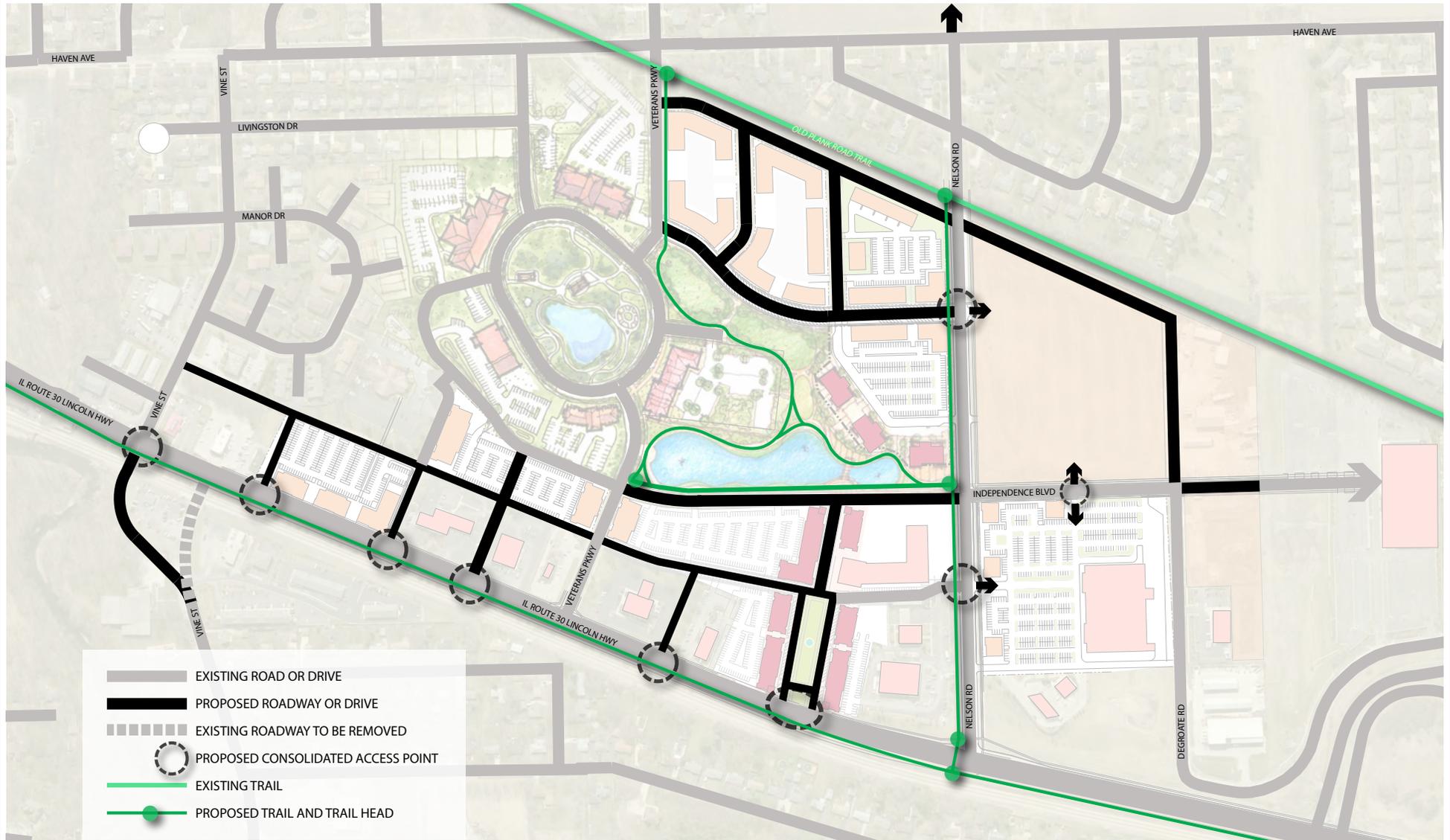
The Master Plan is based on the following Principles:



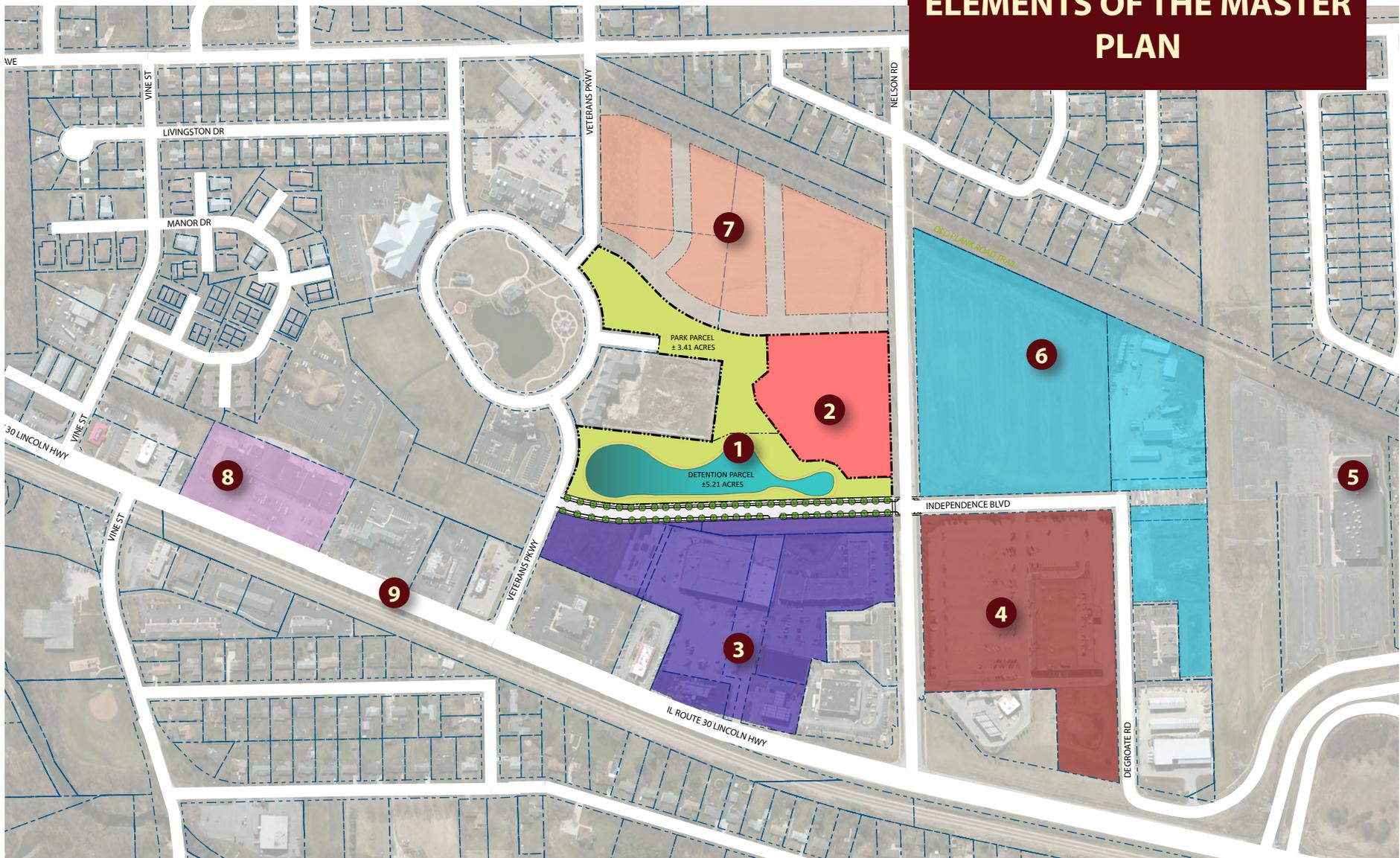
DRAFT CONCEPT 11-22-13
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Proposed Roadway & Bike Framework

The Plan recommends a **connected and walkable** framework of treelined streets & trails



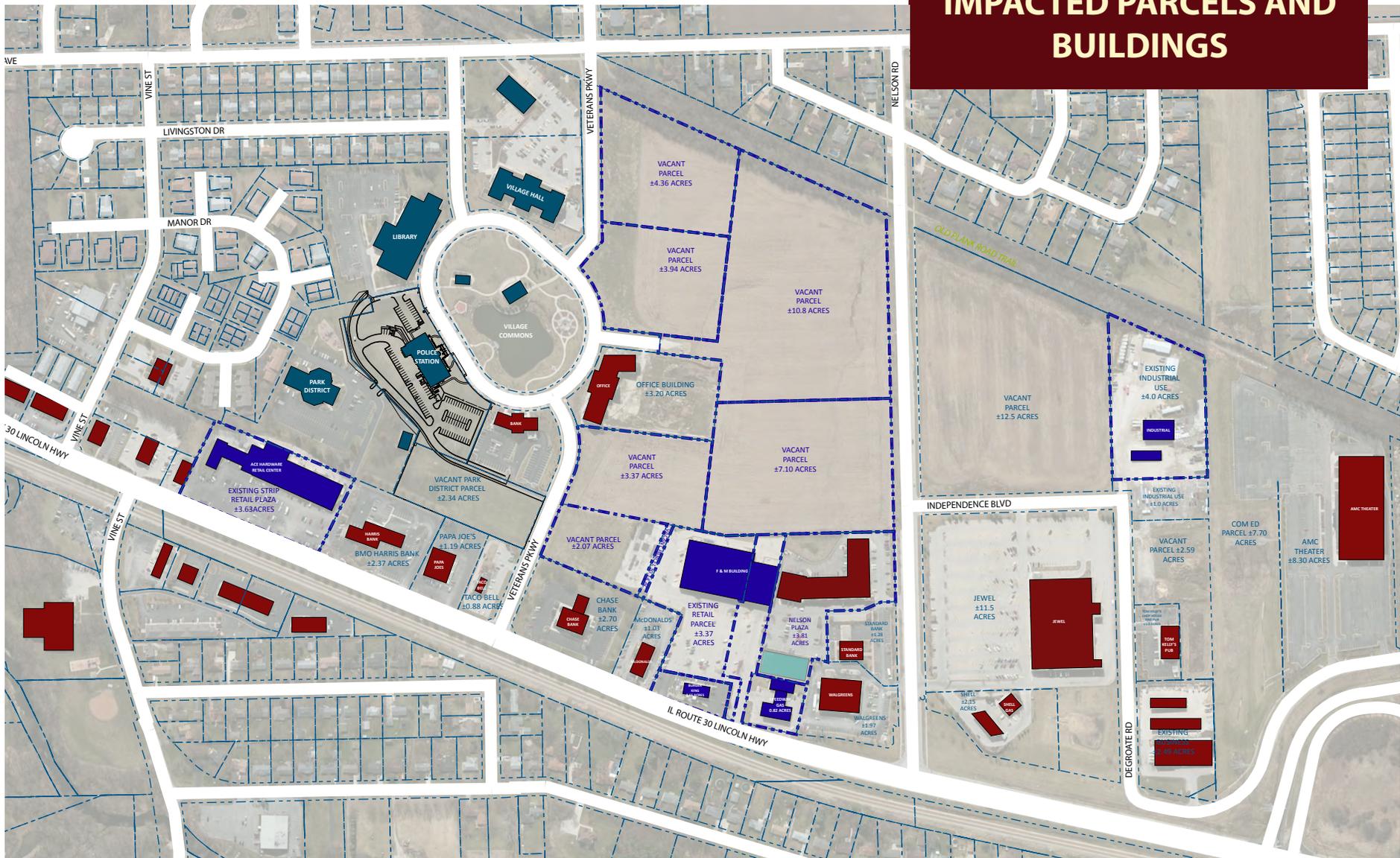
ELEMENTS OF THE MASTER PLAN



Following series of diagrams show how the overall master plan can be developed in increments of nine key elements.

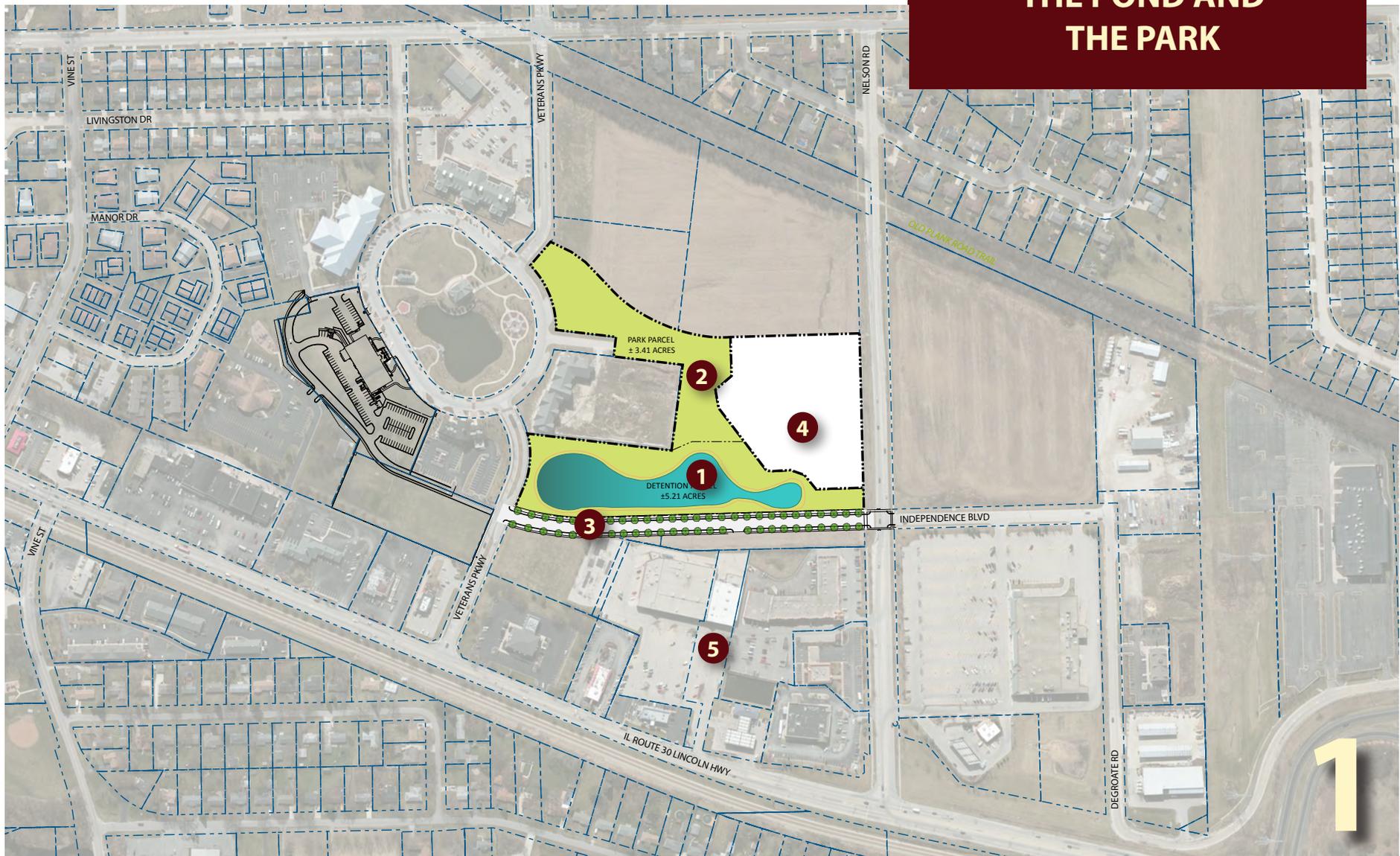
1. THE POND AND THE PROMENADE
2. THE PROMENADE RESTAURANTS
3. CONNECTING TO ROUTE 30
4. JEWEL AS A MAJOR ANCHOR
5. AMC THEATER AS A MAJOR ANCHOR
6. PARCELS WEST OF NELSON ROAD
7. PARCELS ALONG OLD PLANK TRAIL
8. COMMERCIAL REDEVELOPMENT PARCEL
9. ROUTE 30 IMPROVEMENTS

IMPACTED PARCELS AND BUILDINGS



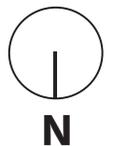
- PARCELS IMPACTED BY MASTER PLAN
- BUILDINGS IMPACTED BY MASTER PLAN

THE POND AND THE PARK



BUILD THE POND AND PARK AS THE CATALYST FOR NEW DEVELOPMENT

1. Develop new Detention Pond with public walk/promenade.
2. Develop new Park connecting the pond to existing commons.
3. Develop new Independence Boulevard connection from Nelson Road to Veterans Parkway.
4. Market Development Parcel 4 to attract restaurants and commercial uses.
5. Start negotiating with property owners for the proposed connection to Route 30.



THE PROMENADE RESTAURANTS

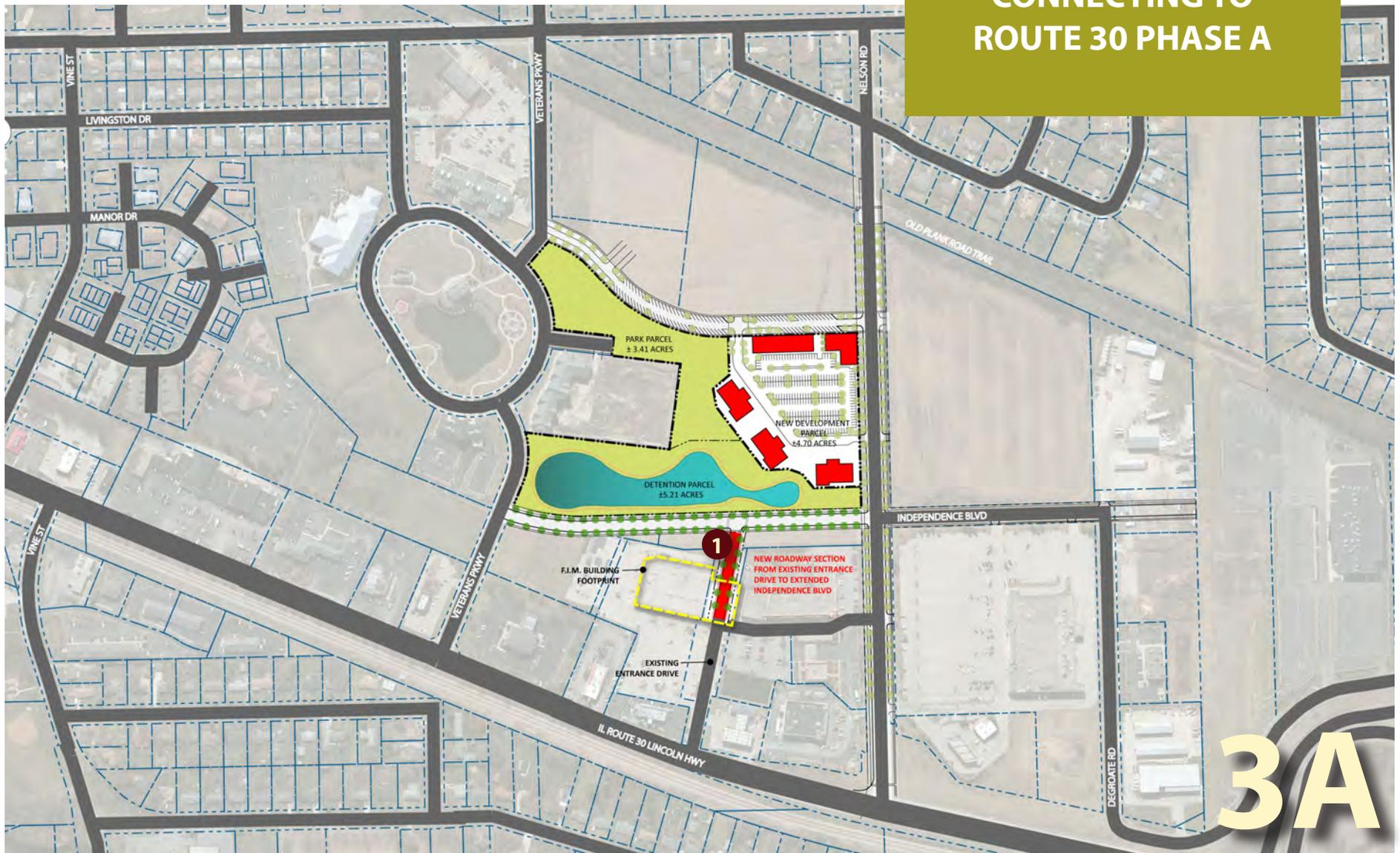


BRING RESTAURANT/S WITH OUTDOOR SEATING ALONG THE PROMENADE

1. Develop new restaurant/s along the pond.
2. Develop new road along the north edge of the new park.
3. Make recommended improvements to Nelson Road.
4. Continue negotiating with property owners for the proposed connection to Route 30.



CONNECTING TO ROUTE 30 PHASE A

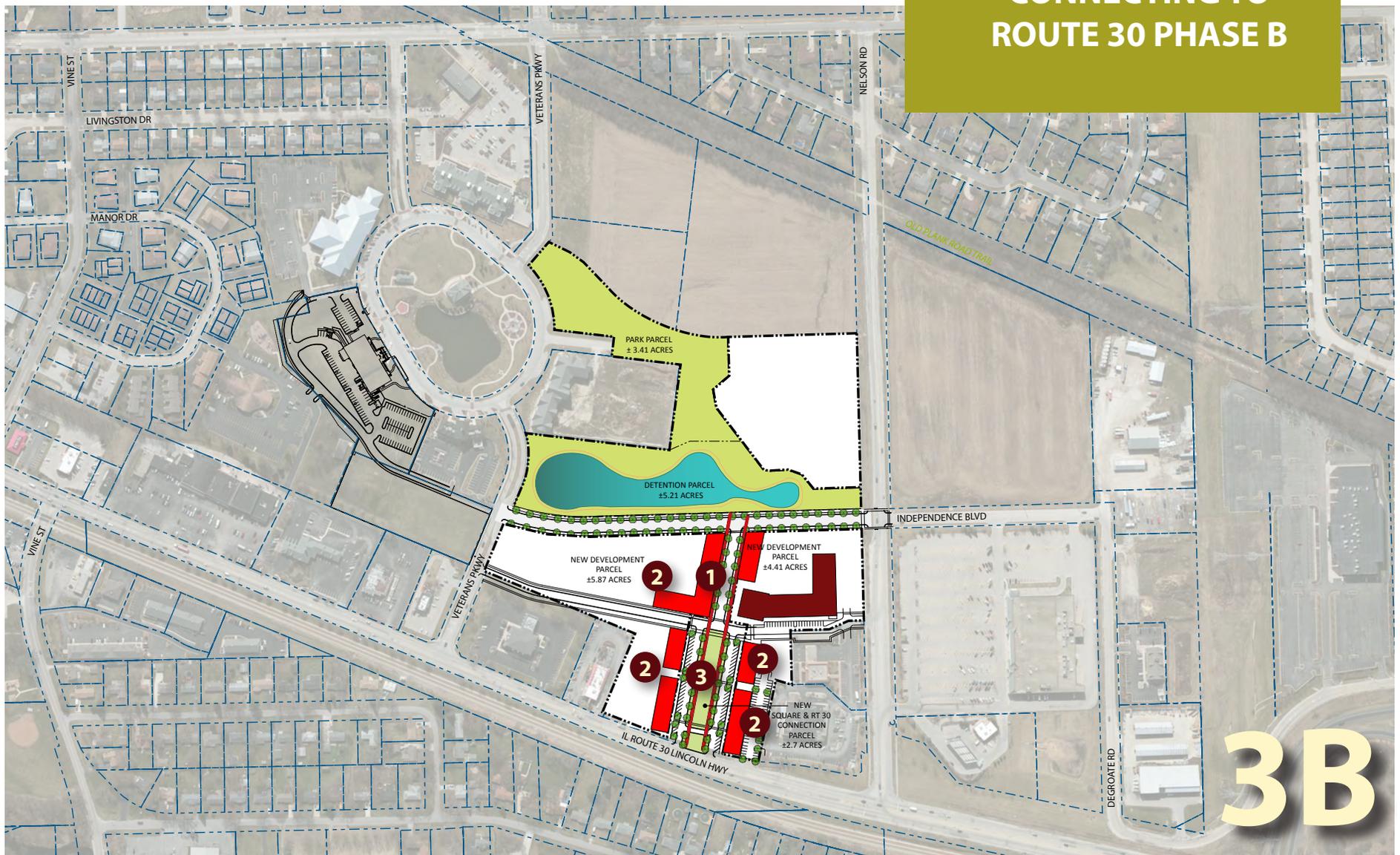


3A

**CREATE A STRONG VISUAL LINK
BETWEEN ROUTE 30 AND THE POND
AND RESTAURANTS**

1. Demolish (partial or complete) existing F.I.M. building and develop new road connection.

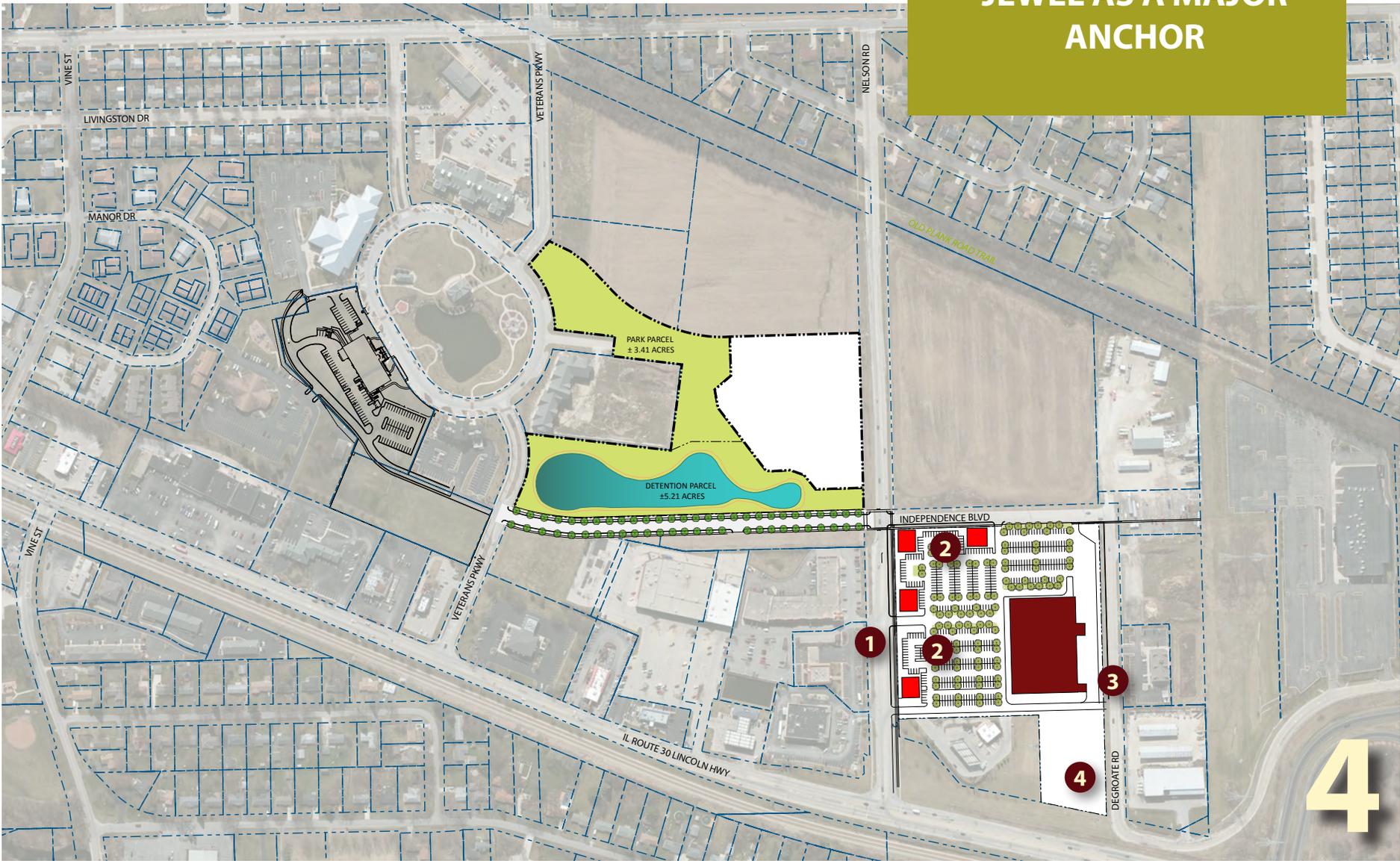
CONNECTING TO ROUTE 30 PHASE B



CREATE A STRONG VISUAL LINK BETWEEN ROUTE 30 AND THE POND AND RESTAURANTS

1. Demolish (partial or complete) existing F.I.M. building and develop new road connection.
2. Market redefined parcel for new commercial development.
3. Redevelop Route 30 frontage with new square and redefined development parcels.

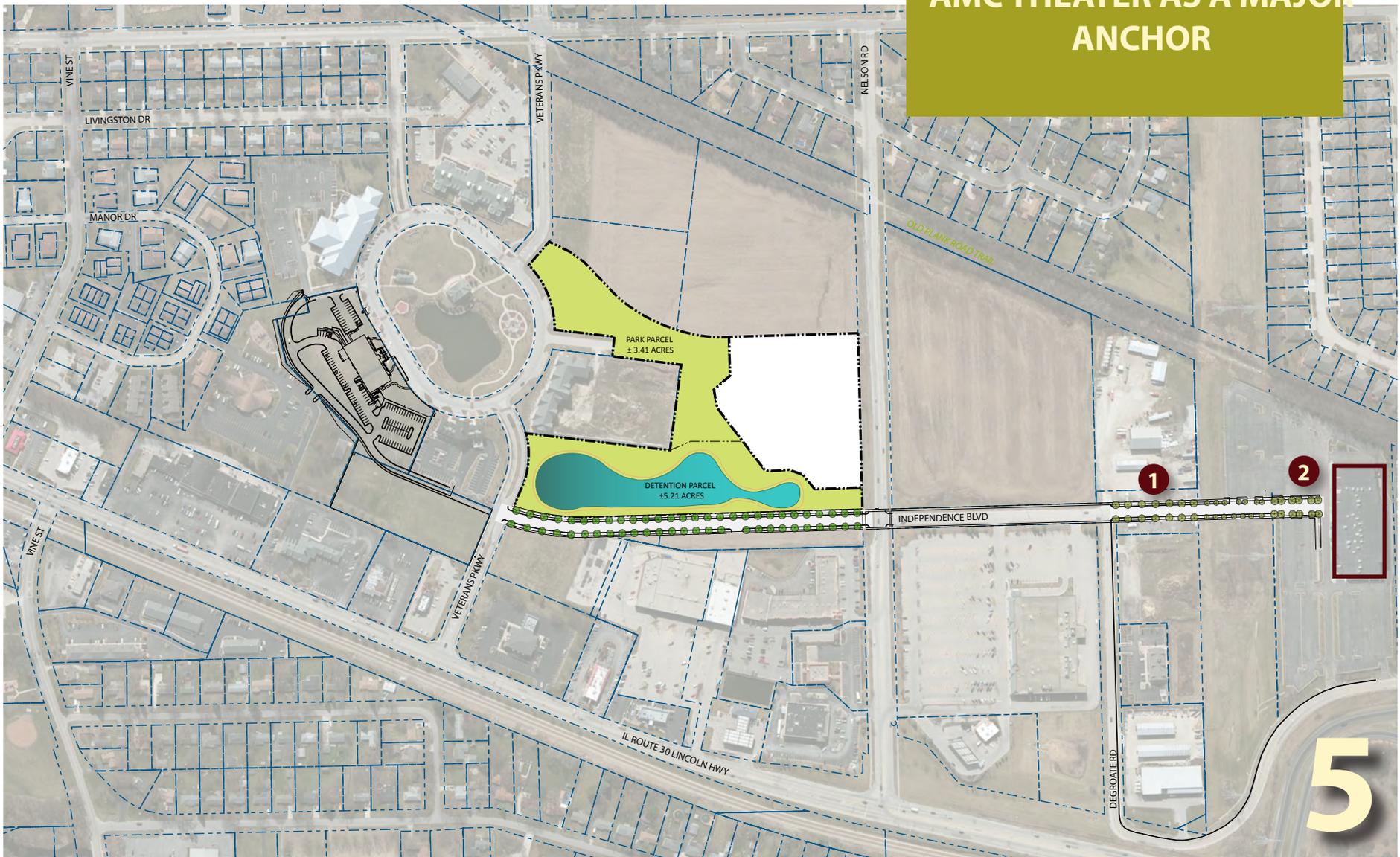
JEWEL AS A MAJOR ANCHOR



Maximize the development potential of the Jewel site with new outlots, and better access and connections.

- 1. Align the Nelson Road access to Jewel with access to the east.
- 2. Create outlots along Nelson and Independence Boulevard.
- 3. Provide connection to Degroate Road.
- 4. Improve existing detention area with landscaping.

AMC THEATER AS A MAJOR ANCHOR



Creating a direct connection to the AMC theater, a major economic anchor for the area

1. Extend Independence Boulevard to the AMC Theater parking across the concrete facility parcel and COMED easement.
2. Readjust existing theater parking to align with the new Independence Boulevard.

PARCELS WEST OF NELSON ROAD



Market and attract new commercial uses that can take advantage of proximity to the highway, the theater, extension of Nelson Road and the Commons.

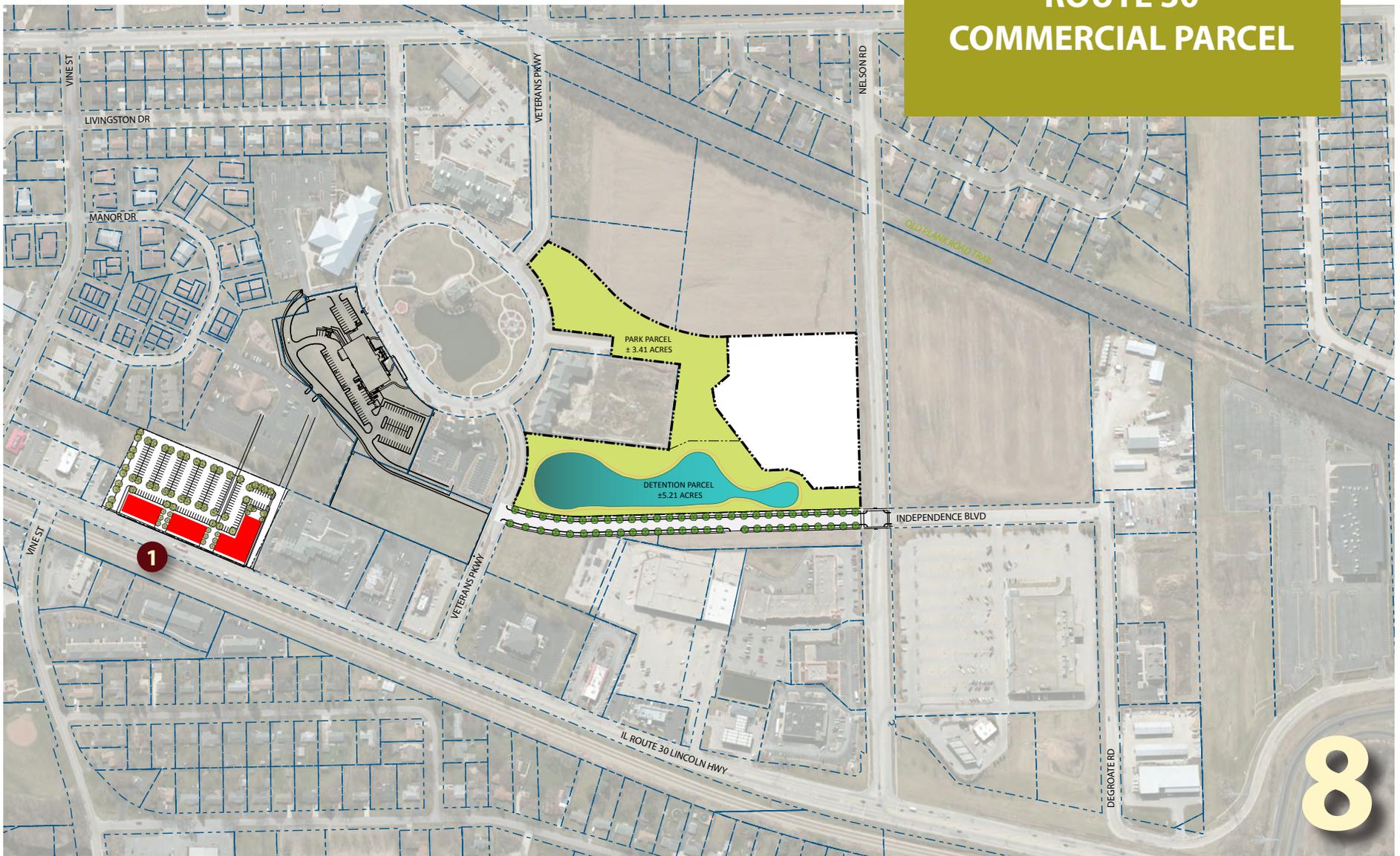
1. Market large development parcel to major anchors, including hotels, banquet facilities, restaurants, retail and office.
2. Relocate existing manufacturing use and market parcel for new commercial uses.
3. Market parcel for new commercial uses.

PARCELS ALONG OLD PLANK TRAIL



1. Market parcels for commercial development that can benefit from the extension of Nelson Road to the south as a major regional arterial.
2. Market parcels for mixed use development, with potential residential components to bring more residents within walking distance of the commons.
3. Create a connected street framework with a new street along the Old Plan Trail Road from Veteran's Parkway to Nelson Road.
4. Create small, walkable blocks with at least two north-south street connections.
5. Create a bike trail connection to Old Plank Trail.

ROUTE 30 COMMERCIAL PARCEL

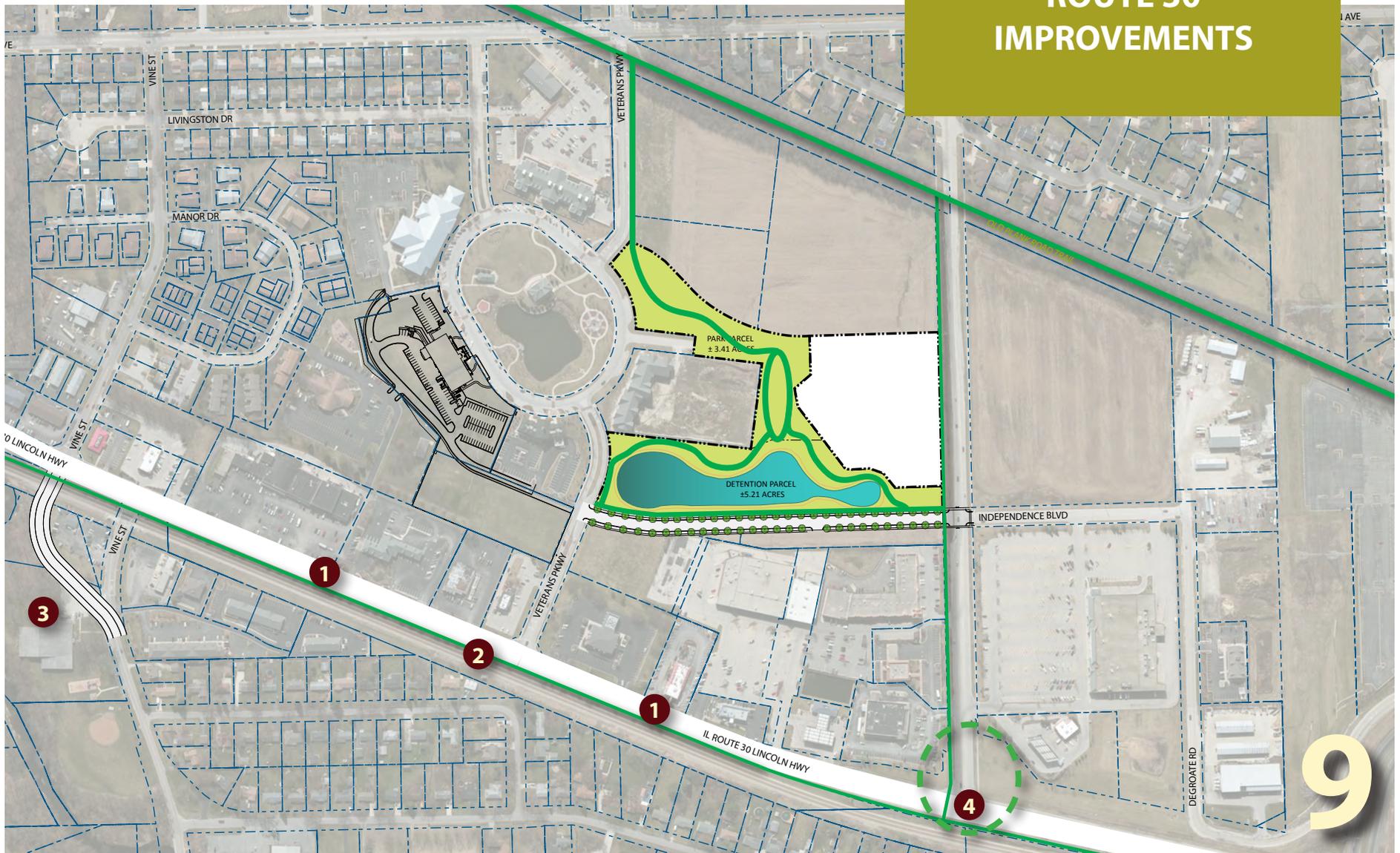


8



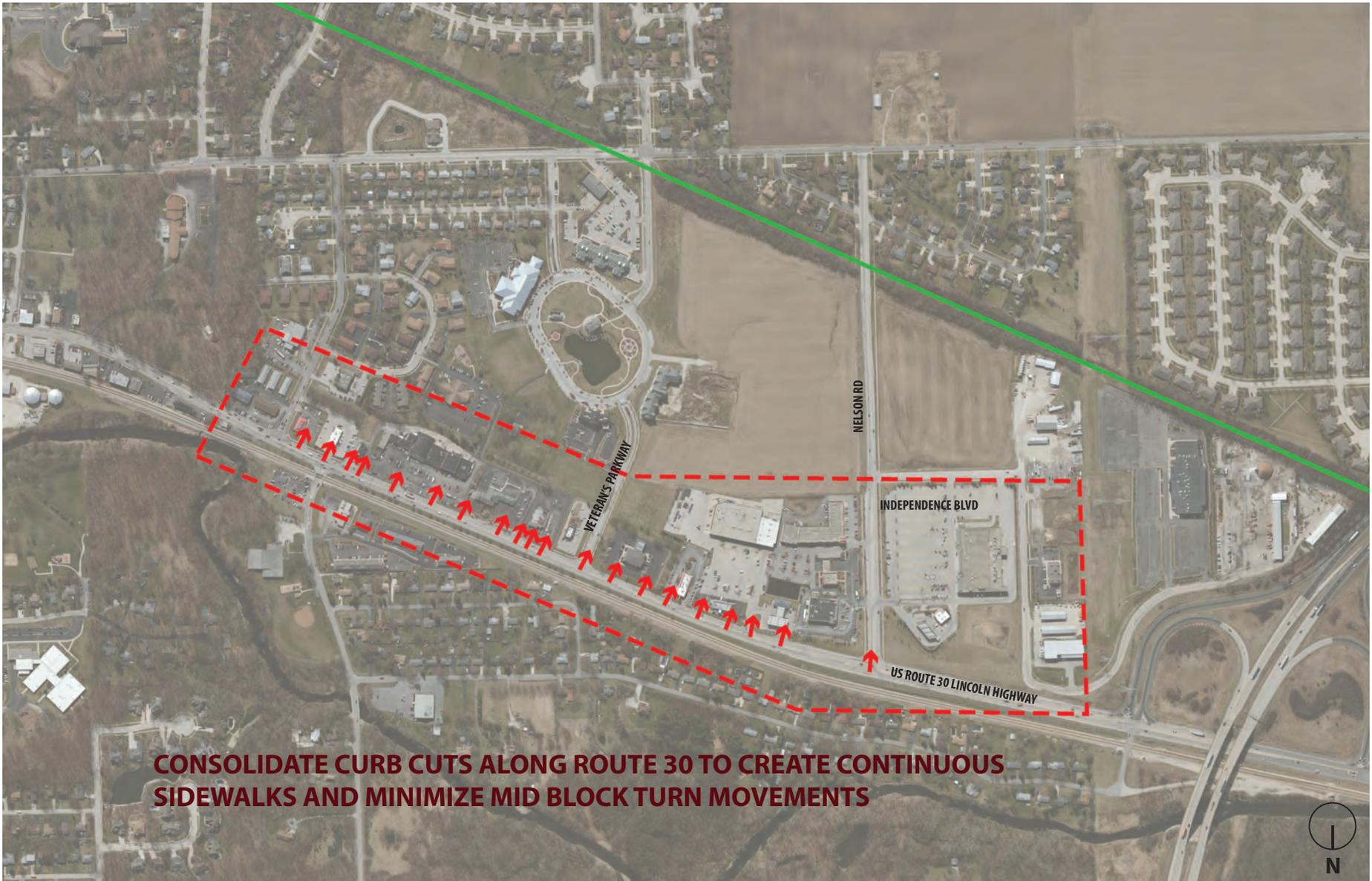
1. Redevelop Ace Hardware commercial parcel with new commercial development along the street with shared parking to the back.

ROUTE 30 IMPROVEMENTS



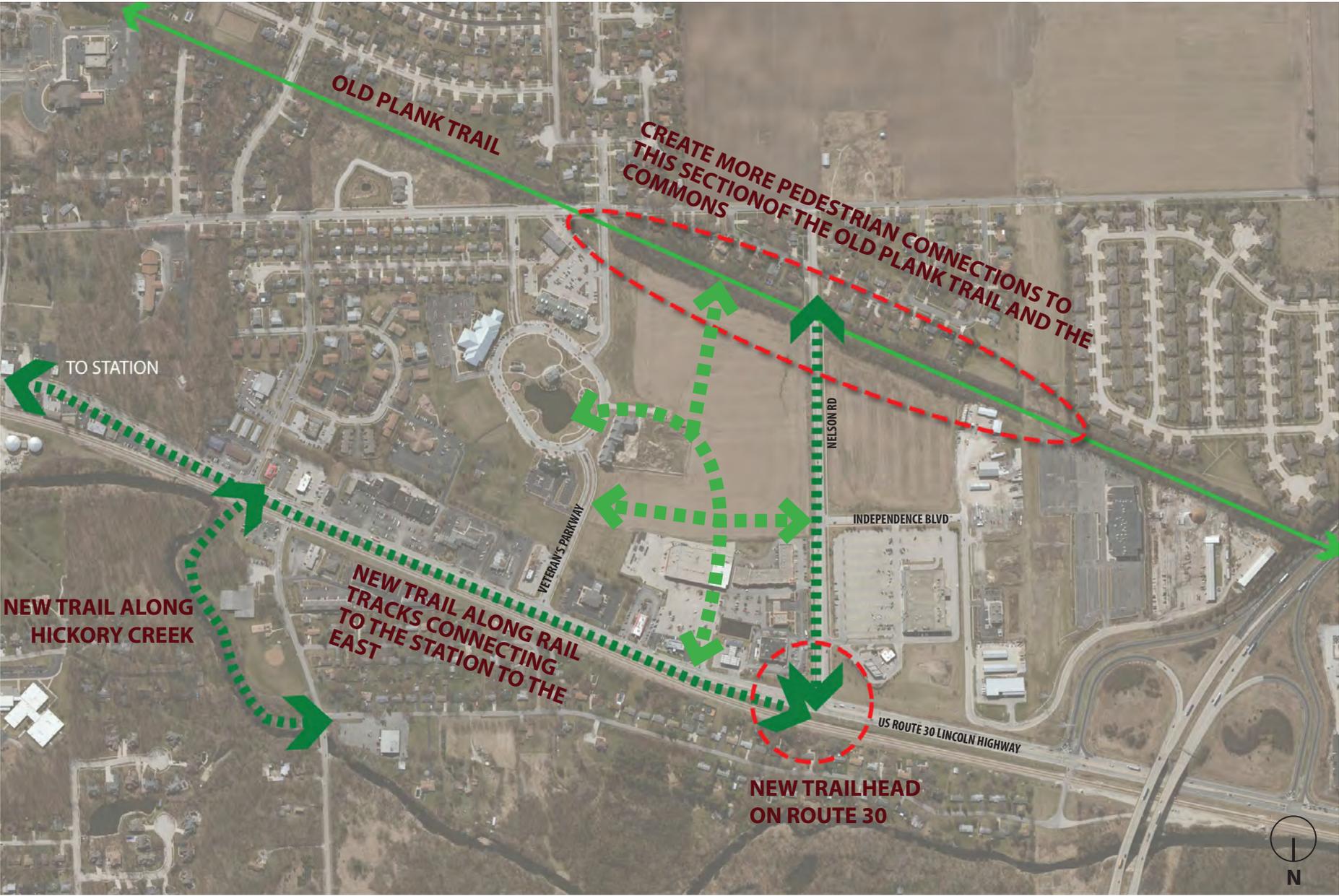
1. Consolidate curb cuts along Route 30 to create continuous sidewalks and minimize mid block turn movements. Redevelop the Route 30 R.O.W. with a landscaped median, parkway landscaping, signage and lighting to create an attractive street.
2. Create a bike trail connection along the north edge of Route 30 and south of the Metra tracks connecting to the Metra station to the east.
3. Realign Vine Street to create a better intersection at Route 30.
4. Create a landscaped entryway to the area at Route 30 and Nelson.

ROUTE 30 EXISTING CURBCUTS

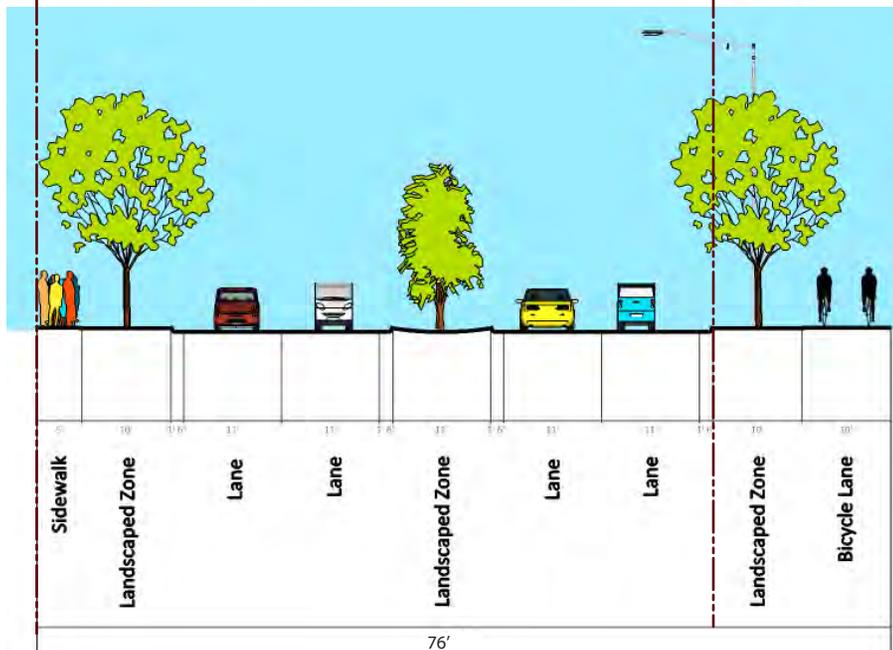
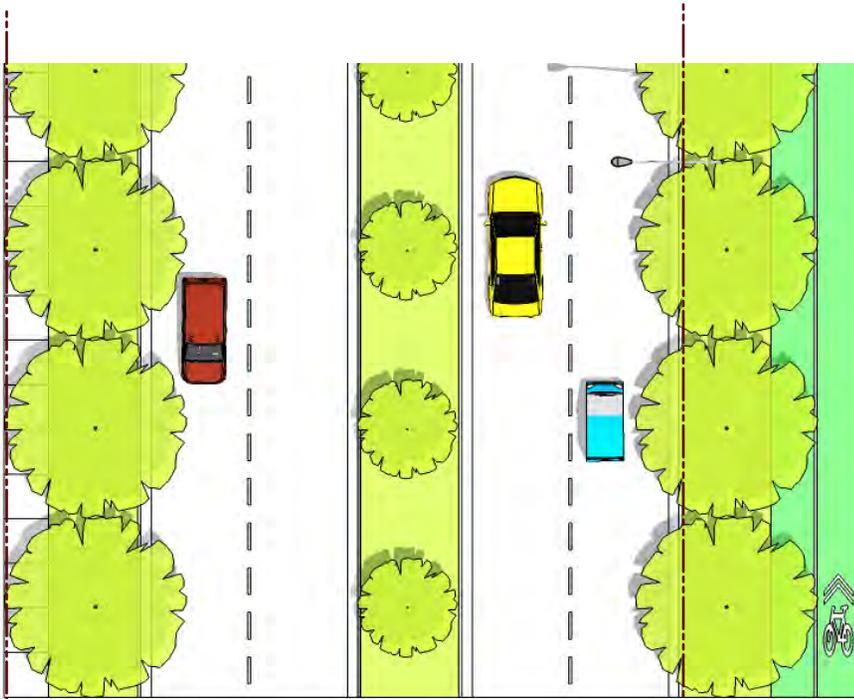


**CONSOLIDATE CURB CUTS ALONG ROUTE 30 TO CREATE CONTINUOUS
SIDEWALKS AND MINIMIZE MID BLOCK TURN MOVEMENTS**

ROUTE 30 BIKE TRAIL & TRAIL CONNECTIONS



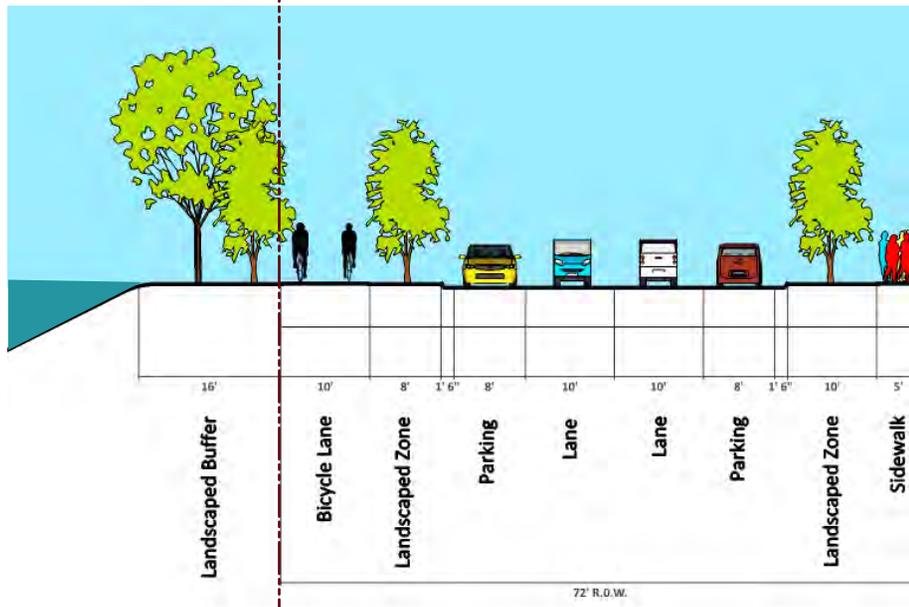
ROUTE 30 IMPROVEMENTS



- Street Sections showcasing possibilities of transforming this section of Route 30 into an attractive boulevard.
- By consolidating curb cuts along Route 30 and minimizing mid block turn movements, a landscaped median can be installed in the center turn lane.
- Parkway landscaping, signage and lighting can be added to create an attractive street
- A bike trail connection is proposed along the north edge of Route 30 and south of the Metra tracks that can connect the commons to the Metra station to the east.

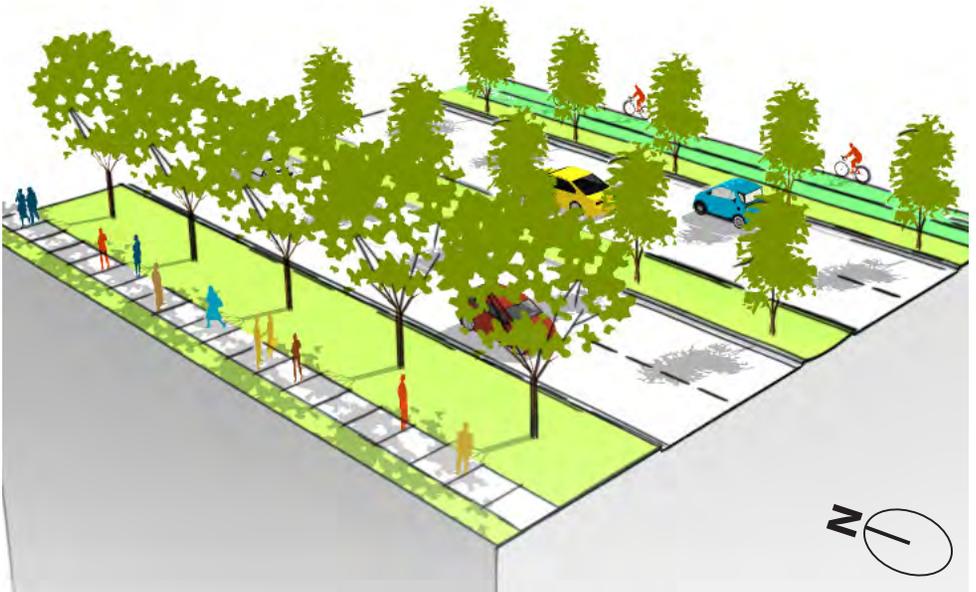
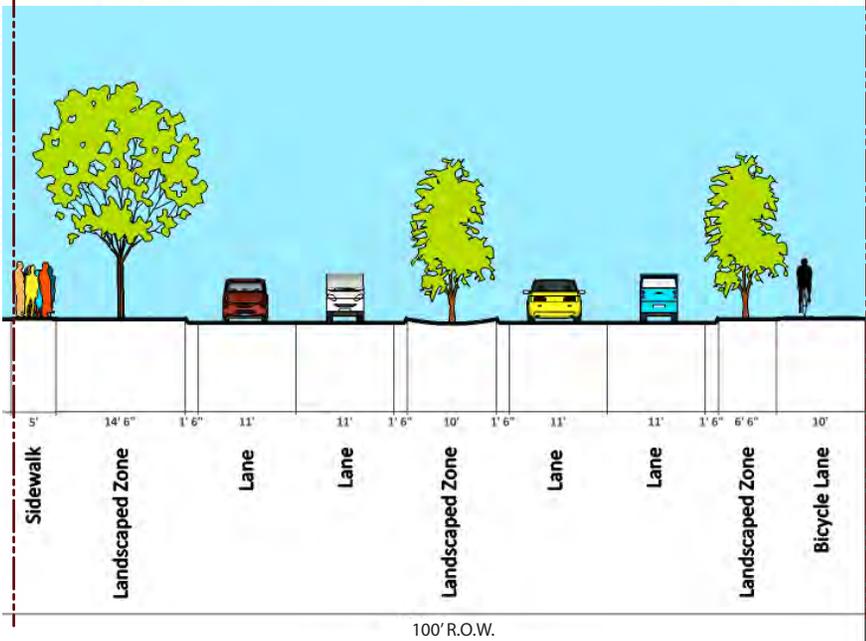
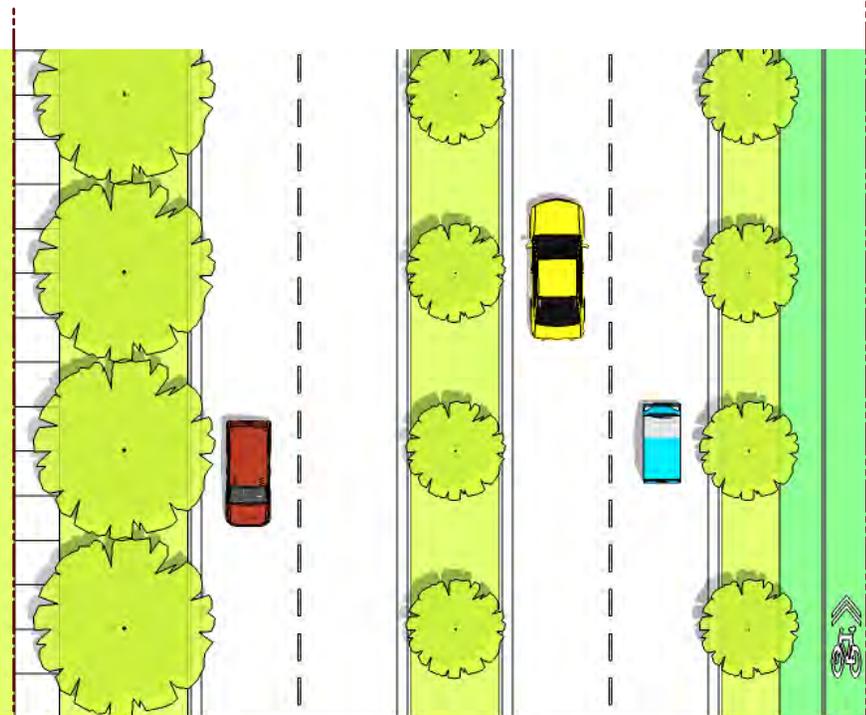


NEW INDEPENDENCE BOULEVARD



- Street Sections showcasing possibilities of for the new Independence Boulevard connection from Nelson Road to Veteran's Parkway as a green, pedestrian friendly street along the proposed new pond.
- The 72' R.O.W. assumes two lanes of traffic, street parking on both sides, parkway landscaping, sidewalks, and bike trail along the pond edge.
- Approx. 16' of buffer is assumed from the R.O.W. to the HWL of the pond.

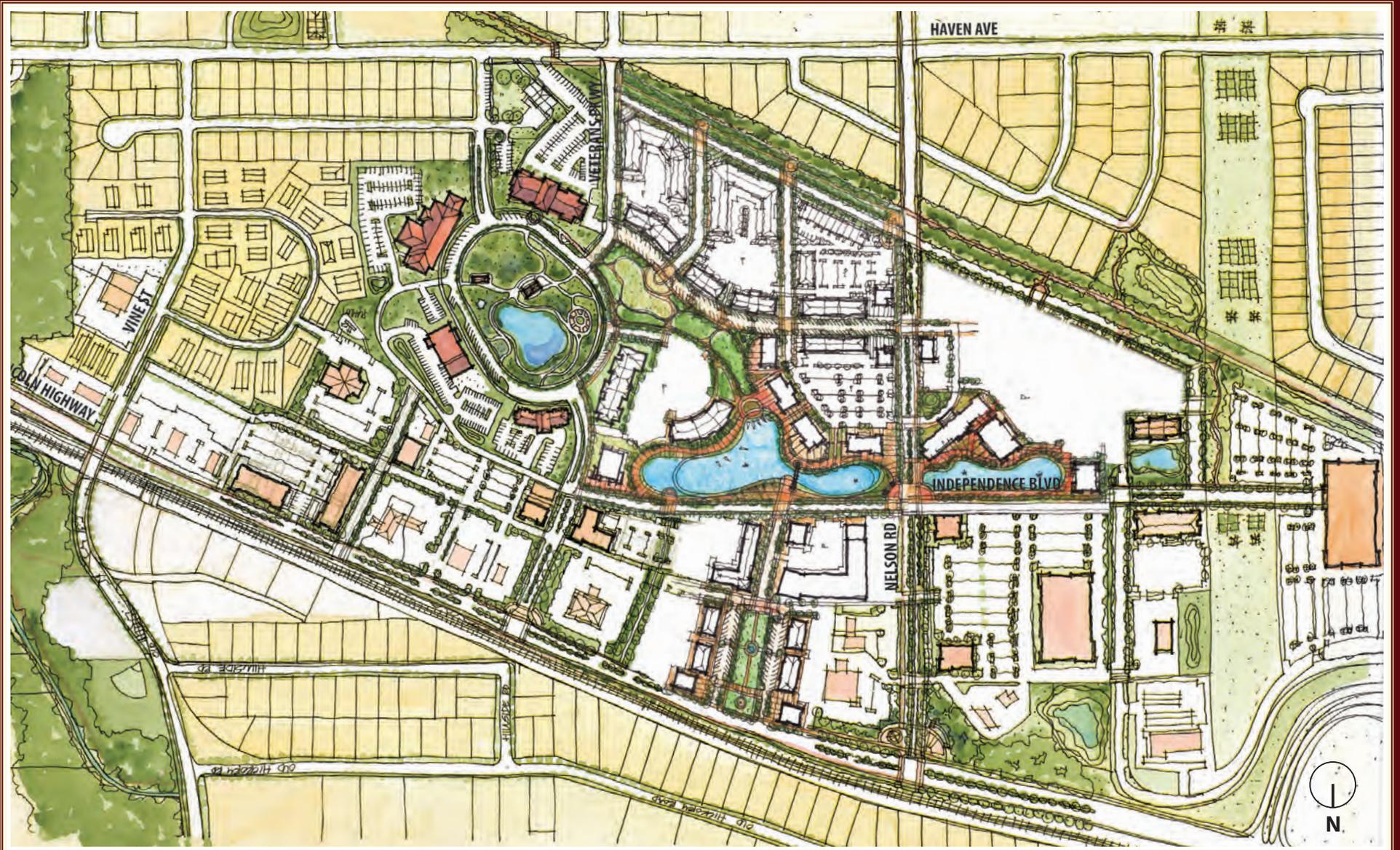
NELSON ROAD IMPROVEMENTS



- Street Sections showcasing possibilities of for the improving Nelson Road with a landscaped median
- Improvements do not require any additional R.O.W.
- Street section assumes four lanes of traffic, landscaped medians, parkway landscaping, sidewalks, and bike trail along the west edge.

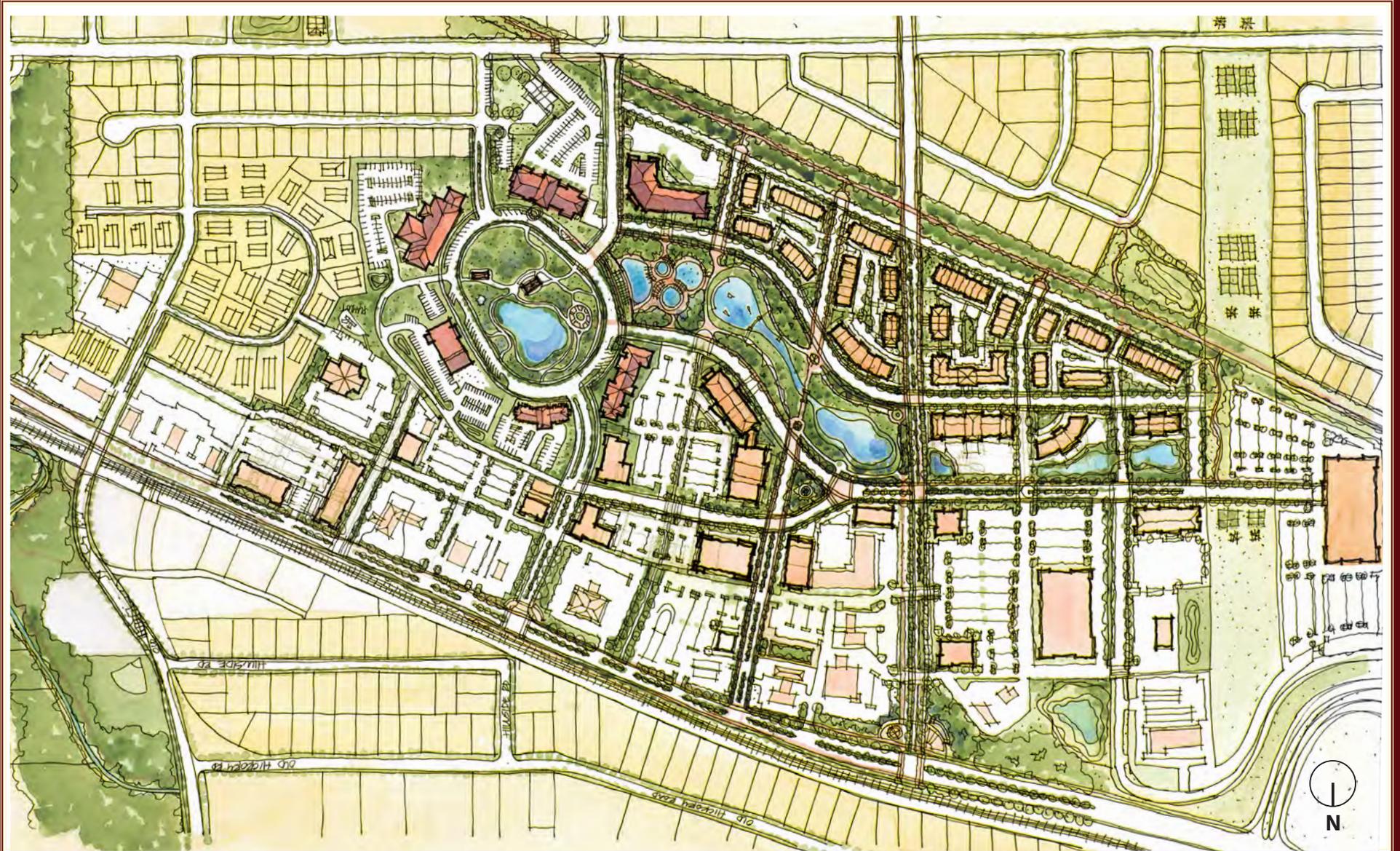
NEW LENOX COMMONS MASTER PLAN

Earlier Concepts: Illustrative Master Plan



NEW LENOX COMMONS MASTER PLAN

Earlier Concepts: Illustrative Master Plan



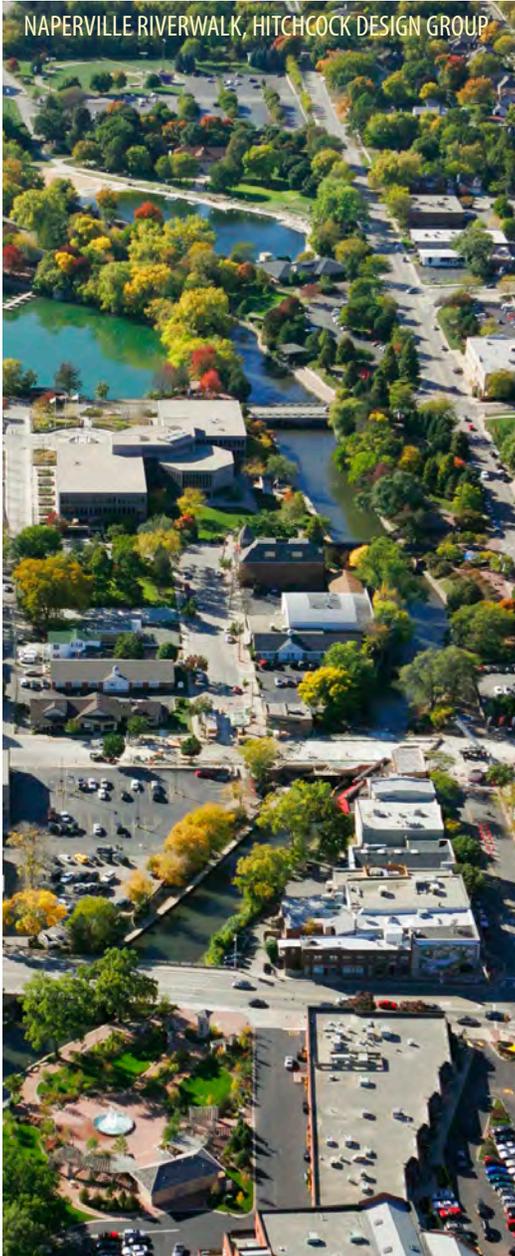
CREATING A UNIQUE LEGACY FOR FUTURE GENERATIONS TO ENJOY





showcasing Possibilities

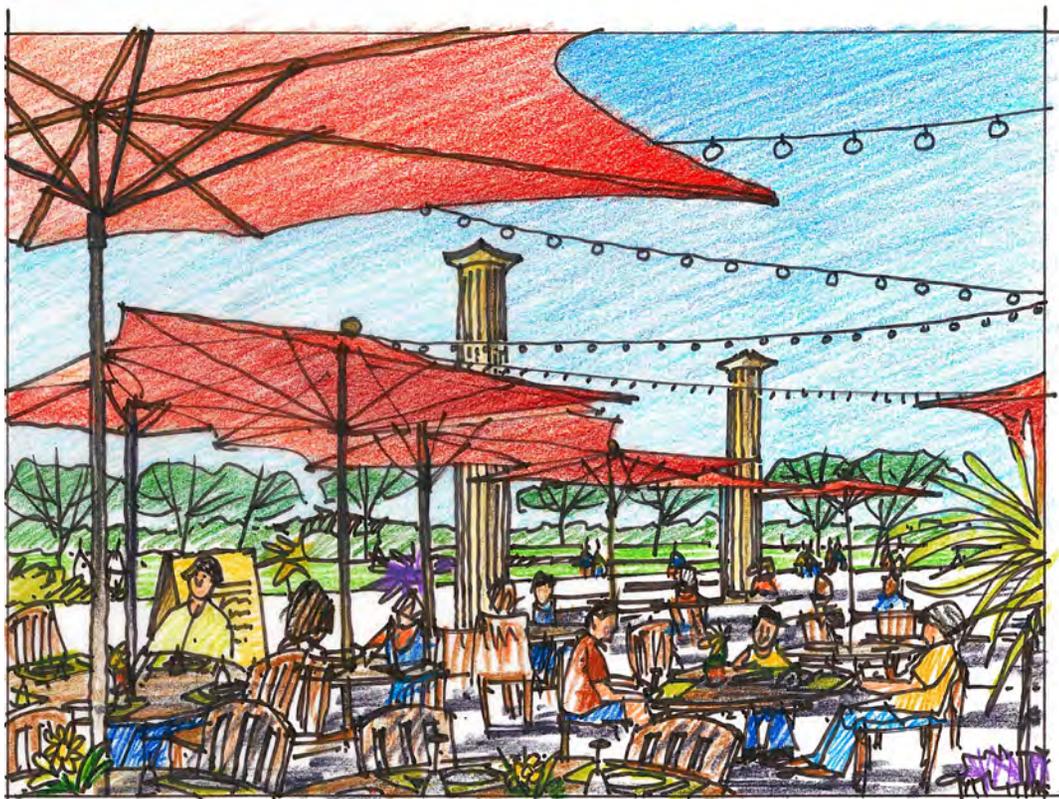
Possibilities
Promenade & Pond



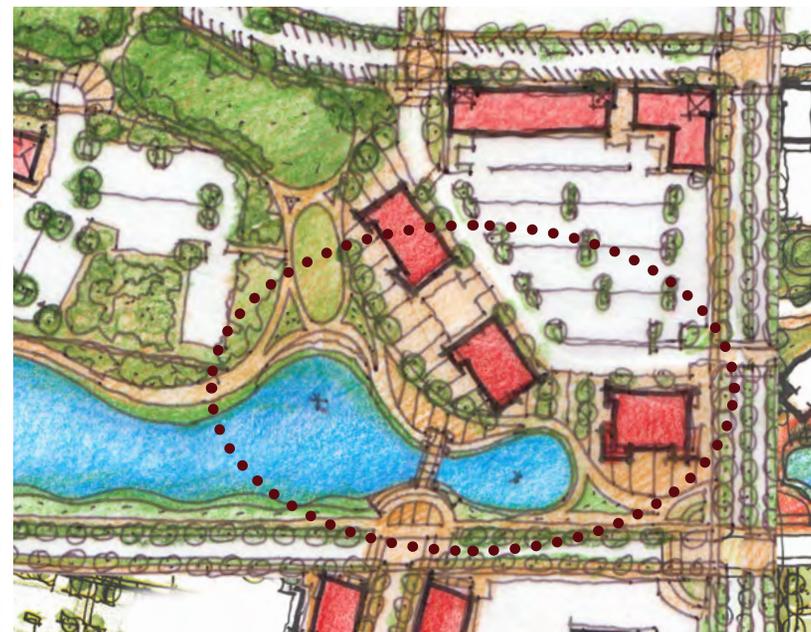
Pedestrian bridge over pond, paths, overlooks, seating areas, landscaping, outdoor art, lighting, and more.



Promenade Restaurants with Outdoor Seating



© 2014 Hitchcock Design Group



**Restaurant
Patios,
outdoor
seating,
tents etc.
along the
promenade**

Programming the Park



© 2014 Hitchcock Design Group



Activities for all age groups, daytime and evenings, including NATURE PLAY, Ice Rink, Gardens, Participatory Fountains, Outdoor Art etc.



Possibilities
Connection the
commons to Route 30



What you see when driving west on Route 30 along the study area.

The Village Commons has very limited visibility and presence on Route 30 today.

Connection the commons to Route 30

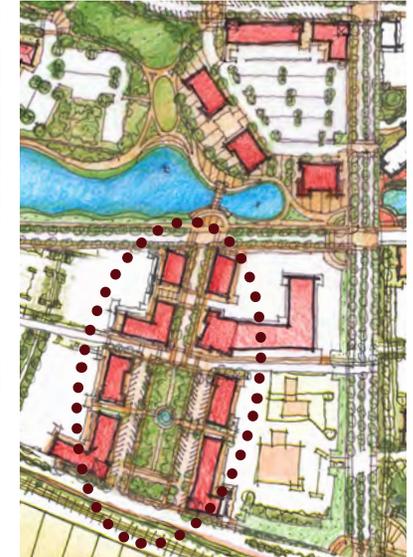


The Commons, new pond and promenade can be connected to Route 30 by creating a new road connection by eliminating the west portion of the vacant FIM building, and meeting the proposed extension of Independence Boulevard.



Market Square to connect Commons to Route 30

MARKET SQUARE, LAKE FOREST, IL



Small Linear Square lined with shops

An attractive visual connection to the pond, promenade, restaurants and the commons

Can be developed in incremental phases



Columbian Exposition Columns as Focal Point



● Possible locations for columns as focal points



Project Sample Woodland Texas

Example of Water, Promenade & Park



- A mixed use master-planned development
- Population of 93,847 in 2010, 68.6% growth since 2000
- 32 miles north of Houston along Interstate 45.
- 1994 Award for Excellence, Urban Land Institute.



RESTAURANTS & SHOPS
HOTEL
CONFERENCE CENTER
OFFICES
KAYAKING
PARKS



Project Sample
Lincoln Park Ponds

Example of Water, Restaurants & Park



CAFE BRAUER, LINCOLN PARK, CHICAGO

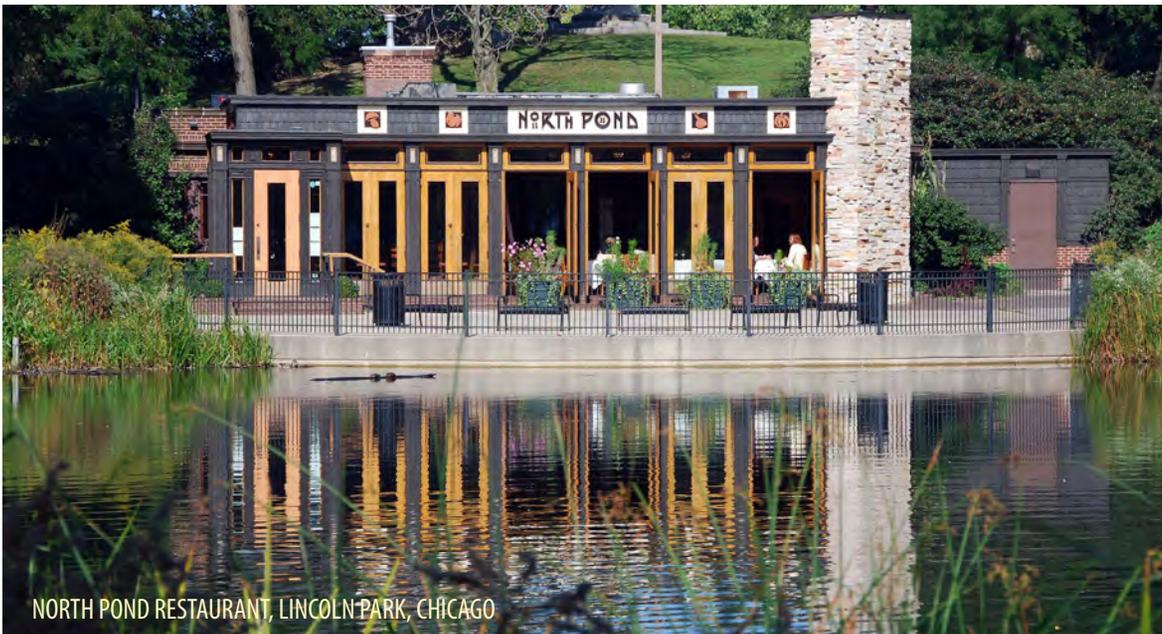


Restaurants with outdoor seating facing water

Boardwalks, overlooks, trails

Paddle boating

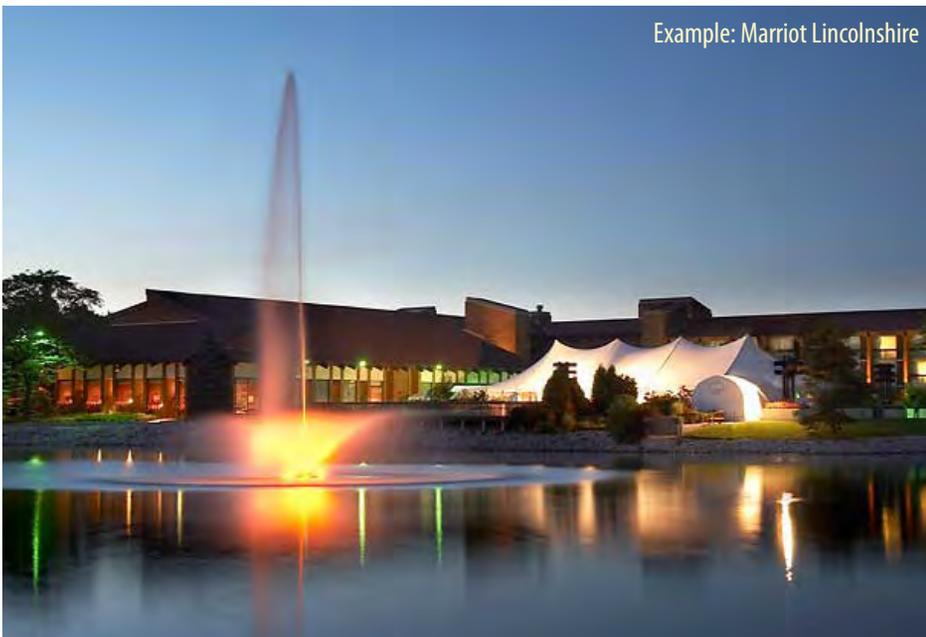
Events



NORTH POND RESTAURANT, LINCOLN PARK, CHICAGO



Hotel, Banquet Hall, Restaurant & Pond



Example: Marriot Lincolnshire



Market the assets of the land to the west of Nelson along Independence Boulevard :

- **Large acreage available**
- **Proximity to I-80**
- **Close to a major movie theater complex**
- **Right across from the Village Commons and future promenade**

Possibilities
Unique Events to
Attract People



WATERFIRE, PROVIDENCE

**AN EVENING DESTINATION,
DAILY FESTIVAL OF LIGHTS
AND ART**

