RENEWED CORRIDORS

L
STATION 8

Goal #1: Strengthen retail development in the Village's major commercial corridors to diversify the commercial uses along Buckley Road (Illinois Route 137), Milwaukee Avenue (Illinois Route 21) and Park Avenue (Illinois Route 176).

Objective #1: Support development for convenience and neighborhood-serving retail along Route-137.

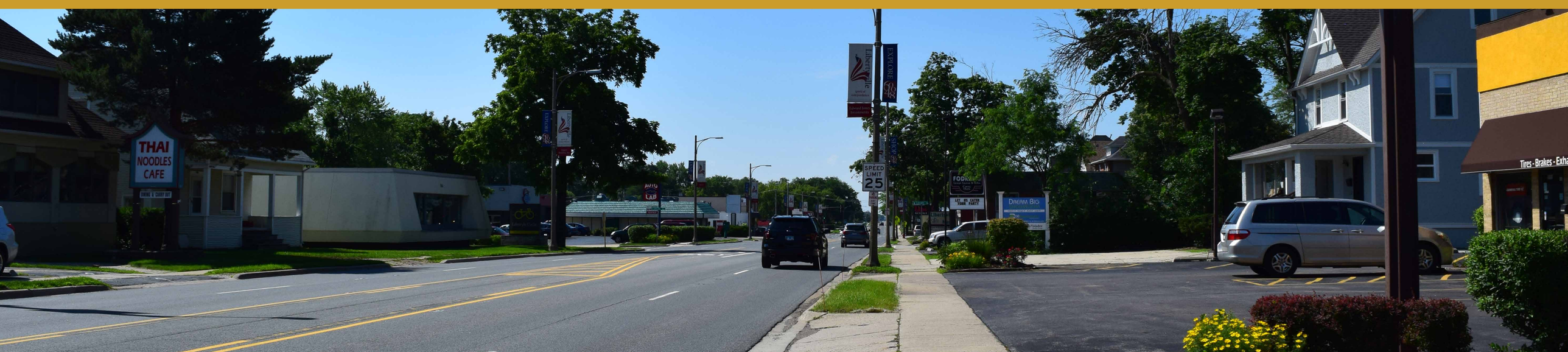
Objective #2: Encourage transition of retail uses to higher intensity commercial and mixed uses along "transitional areas" along Milwaukee Avenue.

Goal #2: Enhance the visual environment and pedestrian safety along major corridors to create visually appealing gateways.

Objective #1: Implement gateway, wayfinding, landscaping and other placemaking treatments.

Objective #2: Consider zoning overlays or other changes to accommodate desired uses and character.

Objective #3: Develop an access management plan for major corridors to reduce traffic congestion and pedestrian-automobile conflicts.



MILWAUKEE AVENUE – TRANSITIONAL COMMERCIAL DEVELOPMENT CONCEPTS

L STATION 8

Existing Conditions

MILWAUKEE AVENUE – TRANSITIONAL COMMERCIAL DEVELOPMENT CONCEPTS

L STATION 8

Concept A

Features: Retain existing 2-story commercial building, new 1-2 story commercial buildings at north and south end of site, streetscape enhancements.

Benefits: More intensive commercial uses, enhanced streetscape appearance.

NOTES

A NEW COMMERCIAL USE (1 TO 3-STORIES)
- 3,000 sf of ground-floor commercial or service use (total)
- Potential upper-story office or residential use
- Rear surface parking lot (10 spaces)

B EXISTING 2-STORY BUILDING
- 5,250 sf of ground floor commercial space
- Upper-story office or residential use
- Incorporate facade improvements
- Reorganized, shared parking (14 spaces)

C NEW COMMERCIAL BUILDING
- 5,000 sf footprint
- 1 to 2 stories depending on use
- Medical office or corner retail
- Reorganized, shared parking lot (24 spaces)
- Incorporate streetscape improvements on corner

D ENHANCED ROCKLAND AND MILWAUKEE INTERSECTION
- Incorporate pedestrian crossing enhancements

E GATEWAY ELEMENT

F PLANTED ROADWAY MEDIAN
- Introduce new raised median in select areas where curb cuts have been removed

G ENHANCED MILWAUKEE AVENUE STREETSCAPE
- New planted buffer between sidewalk and roadway
- Reduced number of curb cuts
- Additional parking lot screening

MILWAUKEE AVENUE – TRANSITIONAL COMMERCIAL DEVELOPMENT CONCEPTS

L STATION 8

Concept B

Features: Added multi-family development at north end, mixed-use development at south end, retain existing commercial use with added townhomes.

Benefits: Added residential uses near Condell Medical Center and downtown, retain building for local convenience commercial or office.

NOTES

A CORNER MULTI-FAMILY
- 4 to 6 duplex units
- 3-stories
- Tuck-under parking and utilization of rear surface lot (2 spaces per unit)

B TOWNHOUSES WITH ATTACHED FIRST FLOOR GARAGE
- 2,500 sf unit (typical)
- 2 to 3-stories
- Incorporate rear surface parking lot as ancillary or guest parking

C EXISTING BUILDING REUSE
- 5,250 sf of ground floor commercial space
- Upper-story office or residential use
- Incorporate facade improvements
- Reorganized, shared parking (14 spaces)

D MULTI-FAMILY WITH CORNER RETAIL
- 10-15 walk-up units
- 2 to 3-stories
- 2,000 sf of ground floor corner retail
- Rear surface lot with 32 spaces
- Incorporate streetscape improvements on corner

E PLANTED ROADWAY MEDIAN
- Introduce new raised median in select areas where curb cuts have been removed
- Incorporate gateway signange or public art

F ENHANCED MILWAUKEE AVENUE STREETSCAPE
- New planted buffer between sidewalk and roadway
- Reduced number of curb cuts
- Additional parking lot screening

G ENHANCED ROCKLAND AND MILWAUKEE INTERSECTION
- Incorporate pedestrian crossing enhancements

CORRIDOR DESIGN CONCEPTS

L
STATION 8

South Milwaukee Avenue (IL-21)

- A Median Planting Bed/Bioswale
- B Parkway Landscape Plantings
- C Facade Improvements
- D Ornamental Street Lights
- E Pedestrian Sidewalk
- F Street Trees
- G Maintain Libertyville Banners
- H Ornamental Fence

CORRIDOR DESIGN CONCEPTS

STATION 8

Route 137

Benefits: Calm traffic, encourage pedestrian and cycling activity, improved corridor aesthetics.

- A Median Planting Bed/Bioswale
- B Parkway Landscape Plantings
- C Landscape Buffer
- D Ornamental Street Lights
- E Pedestrian Sidewalk
- F Street Trees
- G Maintain Libertyville Banners
- H Multi-use Trail

CORRIDOR DESIGN CONCEPTS

STATION 8

Route 21 Gateway

Benefits: Encourage pedestrian activity, improved corridor aesthetics

BEFORE

STONE PIER

ORNAMENTAL COMBO LIGHTS

A Gateway Stone Pier

B Gateway Landscape Plantings at Key Intersections

C Parkway Trees

D Ornamental Street Lights

E Existing Pedestrian Sidewalk

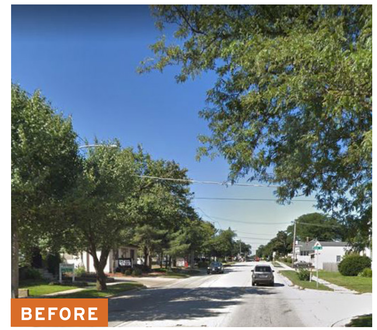
F Maintain Libertyville banners

CORRIDOR DESIGN CONCEPTS

L
STATION 8

Route 176

Benefits: Encourage pedestrian activity, enhanced pedestrian comfort, improved corridor aesthetics.



- A High visibility pedestrian signage/ safety measures
- B Street corner decorative landscape beds
- C High visibility pedestrian crossing
- D Decorative pavers or tactile elements to calm traffic
- E Pedestrian refuges/planted medians at key crossings
- F Parking lot landscape buffers
- G Continuous street trees
- H Pedestrian-scale branding elements