

Suggested Goal	Development Parameters (Policy Ideas)
The Village may consider the redevelopment of Subarea 1.	Redevelopment scenarios include: <ul style="list-style-type: none"> A. Allow redevelopment under the existing industrial zoning regulations B. Retail
Redevelopment is compatible with adjacent uses through site and building design.	Identify appropriate range of uses to compliment adjacent retail.
	Identify appropriate uses adjacent to existing rail.
	Consideration of appropriate landscaped setback buffers from railroad.
	Incorporation of open space elements throughout the redevelopment.
Redevelopment provides opportunities to improve on-site and off-site conditions.	Potential improvements could include: <ul style="list-style-type: none"> • Require roadway and sidewalk improvements to improve circulation (i.e. intersection improvements with a dual left turn lane for northbound Old Willow Rd traffic; alignment of curb cut access into site directly adjacent to the Willow Creek Retail curb cut along Old Willow). • Allow and provide for future cross access with parcel to south.
Notes:	

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<p>Retain existing Industrial land uses north of 1842 and 1904 Lehigh.</p>	<p>Preserve eclectic mix of entrepreneurial industrial space.</p> <p>Redevelopment under the existing zoning regulations shall be compatible with adjacent uses:</p> <ul style="list-style-type: none"> • Establish design guidelines to create a cohesive character along Lehigh street frontage • Limit curb cuts on Lehigh • Consistent with the intent Gallery Park Guide, craft height limitations to preserve the view corridors from Gallery Park • Redevelopment shall be compatible with GNAS Design Guidelines • Redevelopment shall provide setback and landscape buffers adjacent to the existing park
<p>The Village may consider the redevelopment of 1842 and 1904 Lehigh Avenue.</p>	<p>Redevelopment scenarios include:</p> <ol style="list-style-type: none"> A. Allow mixed-use developments consistent with the adjacent B-1 zoning designations B. Townhomes/Rowhomes C. Condos/Apartments D. Senior Housing
<p>Redevelopment is compatible with adjacent uses through site and building design.</p>	<p>Consistent with the intent Gallery Park Guide, craft height limitations to preserve the view corridors from Gallery Park.</p> <p>Redevelopment shall be compatible with GNAS Design Guidelines.</p> <p>Redevelopment shall provide appropriate setback and landscape buffers to the existing park and adjacent industrial uses to the north.</p>
<p>Redevelopment provides opportunities to improve on-site and off-site conditions.</p>	<p>Potential improvements could include:</p> <ul style="list-style-type: none"> • Identify roadway and sidewalk connections on Lehigh Avenue. • Provide and allow for future cross access with parcels to north and south.
<p>Notes:</p>	

Suggested Goal	Development Parameters (Policy Ideas)
<p>The Village may consider the redevelopment of Subarea 5.</p>	<p>Redevelopment scenarios, which shall take into consideration the railroad spur, include:</p> <ul style="list-style-type: none"> A. Single-family Residential B. Townhomes/Rowhomes C. Mix of Single-family and Townhomes/Rowhomes
<p>Redevelopment is compatible with adjacent uses through site and building design.</p>	<p>Residential redevelopment shall be of consistent density, architectural design, and building materials as the adjacent Glen Lake Estates residential development.</p> <p>Height of redevelopment shall be limited to 2-stories and shall not exceed the height of adjacent existing residential.</p> <p>Residential units directly adjacent to the railroad tracks shall include additional soundproofing (e.g. insulation in the walls, sound dampening windows, etc.) to mitigate the impacts of rail noise.</p> <p>Perimeter and internal property line walls shall be minimized where possible.</p> <p>Redevelopment shall provide appropriate landscape setbacks adjacent to existing residential uses, industrial uses and rail lines.</p> <p>Incorporation of open space elements throughout the redevelopment.</p>
<p>Redevelopment provides opportunities to improve on-site and off-site conditions.</p>	<ul style="list-style-type: none"> • Residential redevelopment improvements should include: <ul style="list-style-type: none"> ○ Roadway and sidewalk connections into Glen Lake Estates. • Redevelopment under existing zoning, improvements should include: <ul style="list-style-type: none"> ○ Intersection improvements, reconfiguration of driveways, and modified curb cuts. ○ Roadway connections to Pfingsten or West Lake Avenue may be permitted, if driveways only serve the redevelopment site.
<p>Notes:</p>	

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Retain existing industrial land uses.	Redevelopment scenarios include: <ul style="list-style-type: none"> A. Allow redevelopment under the existing zoning regulations. B. Allow expansion of the existing adjacent properties located to the north or south of the site.
Redevelopment is compatible with adjacent uses through site and building design.	Identify appropriate setback and buffer requirements adjacent to West Park. Identify appropriate parking requirements for existing and proposed uses.
Redevelopment provides opportunities to improve on-site and off-site conditions.	Potential improvements could include: <ul style="list-style-type: none"> • Interior driveway connections leading to Milwaukee Avenue. • Sidewalk connections to West Park and Milwaukee Avenue. • Compliance with the parking lot landscaping standards.
Notes:	

Suggested Goal	Development Parameters (Policy Ideas)
<p>The Village may consider the redevelopment of Subarea 7.</p>	<p>Redevelopment scenarios include:</p> <ul style="list-style-type: none"> A. Retail adjacent to Milwaukee B. Single-family Residential adjacent to The Grove or other residential uses C. Townhomes/Rowhomes adjacent to The Grove or other residential uses D. Consideration of a special area plan outlining the necessary coordination of multiple property owners to achieve the vision for the site prior to any approvals being granted.
<p>Redevelopment is compatible with adjacent uses through site and building design.</p>	<p>Redevelopment shall provide appropriate setbacks and landscape buffers adjacent to existing residential uses and environmentally significant uses.</p> <p>Maximize green space and pedestrian paths throughout the redevelopment.</p> <p>Parking lot lighting shall be kept to minimum levels adjacent to The Grove.</p> <p>Consideration of appropriate protections for Environmentally Sensitive Areas.</p>
<p>Redevelopment provides opportunities to improve on-site and off-site conditions.</p>	<p>Potential improvements should include:</p> <ul style="list-style-type: none"> • Roadway and sidewalk improvements on Milwaukee Avenue. • Cross-access between properties. • New stoplight intersection. • Pedestrian crossing improvements on Milwaukee Avenue.
<p>Notes:</p>	