

Principle 3.

Foster Quality Residential Conservation and Regeneration along the Corridor

The character of the Kishwaukee Street Corridor has been most strongly influenced by the industrial uses that it has supported for over 100 years. The employees who manned these factories and offices, however, were often drawn from the residential neighborhoods that immediately surround these industrial uses. Over the decades, the linkages between Corridor residents and the adjacent industrial employers has steadily weakened. Sustained revitalization of this Corridor cannot be secured without coordinated conservation and reinvestment activities in these residential neighborhoods. A benchmark of success in these efforts will be when local employers can again draw a large segment of their workforce from the local community. The development of infill housing stock will result from, rather than be the driver of, broader change within the Corridor. Residential infill development will be a manifestation of the renewed confidence in the Corridor that will be achieved through coordinated redevelopment activities.

Private reinvestment in these homes will be catalyzed through selected public sector investment in projects that will stabilize the neighborhood, including improved lighting, maintained sidewalks, consistent street cleaning, and landscaping in the public way. Stabilization of the neighborhood can also be achieved through the creation of mixed-income developments, specifically at the Orton Keyes RHA housing site, the deconcentration and re-integration of low-income housing residents into the broader community, and increased access to local job opportunities.

Residential conditions adjacent to Kishwaukee Street have been steadily deteriorating, a pattern which can be expected to continue as traffic volume increases and front yard space in some areas is reduced by the IDOT reconstruction project. Three prototypes for residential infill development along Kishwaukee Street have been developed to depict how multi- and/or single-family attached housing can be sited to provide an effective buffer between heavy traffic on Kishwaukee Street and single-family residential neighborhoods to the east and west. These prototypes are simply concepts for accommodating residential uses within the corridor: actual site plan, site design, layout, landscaping, and access patterns would be determined in the future through a combination of community consensus and market conditions. While redeveloping an entire block face consistently is the most desirable pattern to pursue, a similar pattern could be achieved on just a portion of a block.

As shown in [Figures 6A, 6B, and 6C](#), conceptual single-family attached and multi-family housing infill development is accommodated with landscape buffers fronting on Kishwaukee Street, while vehicular access is restricted to the existing public alley. These concepts have been designed to accommodate townhouse and mid-rise housing types, functional and defensible green space, and parking facilities on typical lots that have been reduced by the IDOT Kishwaukee Street reconstruction project.



Examples of Appropriate Infill Housing Types



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Residential Infill Concepts

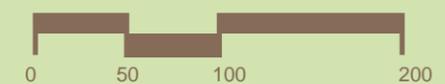


Legend

- New Single-Family Attached
- Multi-Family
- Open Space

Figure 6 A, B, C

Scale: 1" = 100'



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