



LEGACY PLAN FOR DOWNTOWN TINLEY PARK

TRANSIT ORIENTED MASTER PLAN FOR OAK PARK AVENUE CORRIDOR

LEAD PLANNER

Ginkgo Planning & Design, Inc

WITH

Site Design Group, Ltd.
OWP/P
KLOA Inc.
Spaceco Inc.

CLIENT REFERENCE

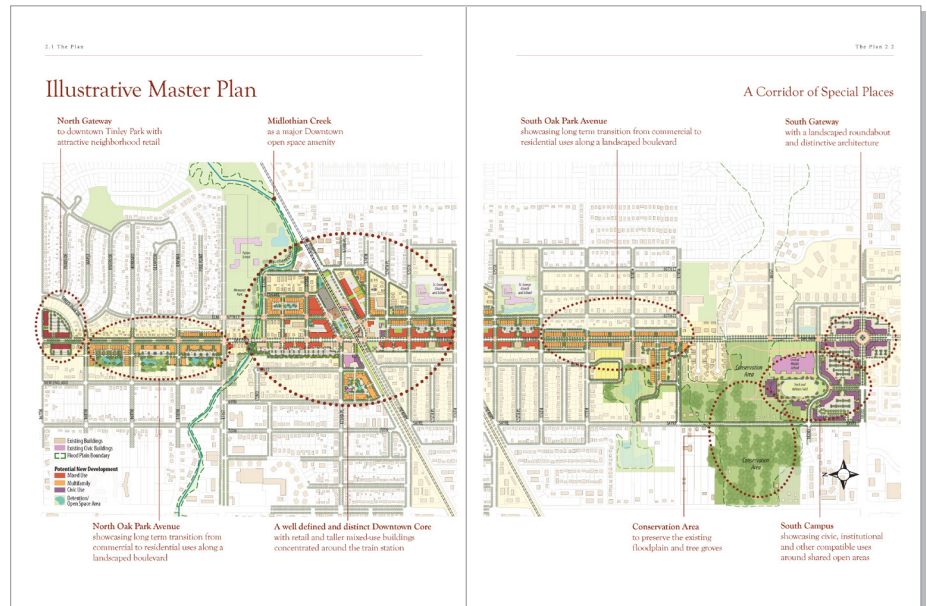
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STATUS

Adopted, Summer 2010

2010 STRATEGIC PLAN AWARD, ILAPA

The 2010 Legacy Plan for Downtown Tinley Park is a blueprint for shaping future development in the Downtown area around the Metra Station while preserving its charming historic character. The plan also looked at the larger Oak Park Avenue Corridor, the historic "Main Street" of Tinley Park. Detailed design concepts were developed for each redevelopment block with great community participation and support to weave together the station, restaurants, shops, outdoor plazas and new mixed use developments. New roadways, trails and creekside parks were designed to bring open space amenities to this charming Downtown.



A Creekside Garden as a Gateway to Downtown



Storefronts

Like many Main Streets of small towns in Illinois, Downtown Tinley Park showed a need to create a more mixed use buildings with storefronts at the street level.

New Mixed Use Buildings are encouraged to incorporate the traditional components of Historic Storefronts, including the following:

- A. ARTICULATED CORNER**
Typical articulated corners are horizontal masonry projections that create a complete building facade. Corners are typically made of stone or brick, and can be articulated with details like ornamental brackets, decorative brackets, and details.
Horizontal lines can be used to create visual interest, and to articulate corners or entrances.
- B. UPPER LEVEL BAND OF WINDOWS**
Smaller residential scaled windows and doors are encouraged for upper floor residential uses to distinguish from the large storefront windows at the street level.
- C. BASE CORNER AND SIGNAGE AREA**
An articulated Base Corner is encouraged to distinguish the storefront base from the upper floors.
A consistent signage area between the Base Corner and the Street Level Windows must be provided for the placement of signs of all commercial tenants.
- D. WINDOW ZONE (see # F for details)**
- E. STOREFRONT WINDOWS**
Blank, windowless walls are unattractive, especially along the street level facades along the sidewalks. Maximum 75% of street level facade must be responsive to allow pedestrian views and daylight.
- F. RICK PANEL**
A rick panel below the window area was a typical feature of traditional storefronts and are encouraged for new storefronts.
Panels must not be more than 2 feet 6 inches in height.

