



# Transit Oriented Development Crystal Lake & Pingree Road Stations Strategic Action Plan Project Review for Planning and Zoning Commission

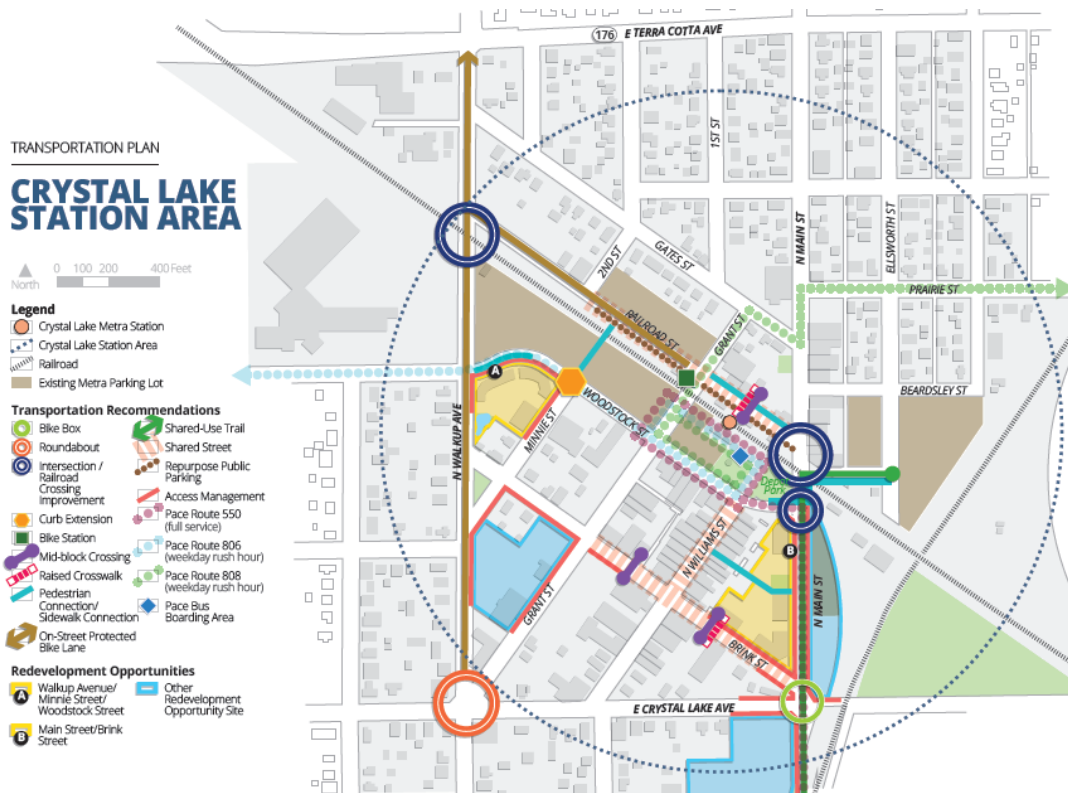
**Meeting Date:** September 1, 2021

**Request:** Adopt the Crystal Lake and Pingree Road Stations Strategic Action Plan.

**Staff Contact:** Elizabeth Maxwell, 815-356-3615

## Background:

- The City was awarded a grant through the Regional Transportation Authority in June of 2020. Through a competitive bidding process, Housel Lavigne with Fish Transportation Group was selected as the consultant for the project.
- Though COVID made gathering feedback more challenging, there were two virtual public presentations, an in-person open house, several stakeholder committee meetings, and a dedicated website to gather comments and Maps.Social feedback.
- The plan is a guiding document and not regulatory. The Strategic Action Plan acts as a guidebook for future development strategies. It also establishes direction for improvement to the pedestrian, bicycle and vehicle infrastructure. Below is the completed strategy example from the Transportation section for the Crystal Lake Station Area.



- The Plan also creates illustrative design concepts. By using the best practices outlined in the plan, example site designs were created for key redevelopment properties. These will help illustrate what development and redevelopment could look like around the stations.



**MAIN STREET/BRINK STREET**

This site is intended to transform an underutilized site in the heart of Downtown Crystal Lake with several mid-rise mixed-use buildings that expand the Downtown's inventory of commercial space while increasing the household base. The site features an approximately 16-foot grade change between Woodstock Street and Brink Street. This provides an opportunity for a building at Brink Street and N Main Street, which is at the lower elevation point, to have additional stories while still conforming to the scale and character of buildings on nearby Williams Street. Retaining walls may be necessary to reconcile the site's downslope and flat topography of N Williams Street's rear alley. A central open space is proposed on North Main Street with a direct pedestrian connection to the existing alleyway on North Williams Street. Full access into the site will be provided at Brink Street, while it is anticipated and access from North Main Street would require right-in/right-out access drives due to proximity to existing intersections.



Character image: (Top & Bottom) Mixed-use building, (Center-left) Outdoor dining space, (Center-right) Public Open Space.



**Recommendation:**

Adopt the Crystal Lake & Pingree Road Stations Strategic Action Plan