

BROADWAY & THEODORE SUBAREA PLAN

LAND USE & DEVELOPMENT

The Broadway/Theodore Subarea includes the Broadway Street corridor from Caton Farm Road to Theodore Street, and the Theodore Street corridor from Broadway Street to Frederick Street. Broadway Street consists primarily of commercial and industrial uses, while Theodore Street is a mix of residences, commercial uses, and community facilities.

Development Opportunity Sites
Development opportunity sites in this subarea focus on Broadway Street due to the significant deterioration of development along this corridor and new opportunities that may be presented by the planned Caton Farm Road bridge project. On Theodore Street, there are several small vacant or underutilized lots that could be considered redevelopment opportunities, but they would require property assembly to create viable parcels. These opportunities are not specifically identified in this subarea plan, but should be monitored over time and acted upon as opportunities arise. In the short-term, Theodore Street is likely to experience incremental improvements to existing development.



1 Broadway and Caton Farm Crossing Site
This site includes parcels at the northwest and southwest corners of Broadway and the existing Caton Farm Road. This site should become a commercial development node, benefiting from increased traffic on Caton Farm Road due to the planned Caton Farm Road bridge and expansion project. Uses in this area will likely include auto-oriented services or small retailers, and should incorporate landscaping and attractive building design in order to serve as the “front door” to Crest Hill for those entering from the north or east.

2 Caton Farm North Site
This site is best suited for industrial redevelopment due to its size, land use context, and the limited potential for commercial development. It is deep enough to accommodate uses similar to those on the south side of Caton Farm Road, and is sited next to an IDOT roadway maintenance facility. Depending on the long-term status of the Stateville Correctional Center, this site could provide access north into a larger industrial development area. On-site access and circulation should be planned accordingly.

3 Caton Farm Road Triangle
This large site could serve as a commercial and/or industrial triangle. It has access to both Caton Farm Road and Broadway Street, which provide connections to I-55 and I-80. And could be served by rail spurs at the south end of the site. An internal circulator street should be constructed to provide efficient access. While the majority of the site will likely be most viable for industrial development, local commercial development could occur along the existing Caton Farm Road just west of opportunity site #1, depending on market demand over time.

4 West Broadway Commercial Model Block
The West Broadway Commercial Model Block could be applied to five full-block development areas along the west side of Broadway from Chaney Avenue to just north of Theodore Street. This portion of Broadway faces significant challenges related to the condition of existing development, the shallow depth of the lots, and their close proximity to residential uses. Since lot-by-lot redevelopment would limit the ability to accommodate contemporary development programs, the most feasible approach to revitalization in this area is full-block redevelopment.

Model Blocks could include small- or medium-box commercial development at the corners with interior parking lots and service areas accessed from the rear drive aisles. On a case-by-case basis, consideration should be given to expanding the depth of the commercial block by redeveloping residential uses east of Hickory Street. When this occurs, substantial screening should be provided along Hickory. An all developments, sidewalks should be provided along Broadway Street and to building entries, while screening and buffers should be installed along residential uses. Development should include attractive building design, parking lot screening, and landscaped islands in parking lots.

5 East Broadway Commercial/Industrial Model Block
This concept should be applied to the east side of Broadway Street and is similar to the Commercial Model Block, with the exception that blocks could also accommodate industrial uses due to the lack of adjacent neighborhoods. Development on this side of Broadway should accommodate a trail along the front property line and screen the corridor from heavy industrial uses located along the Des Plaines River.