

Downtown Plan & Code

Lemont, IL

PROJECT DETAILS

Project Area:	40 acres
Client:	Marquette Companies
Year Adopted:	2005
Website:	loftsoflemont.com

For more information, visit doverkohl.com.



Single family detached houses with a view of the S & S Canal.



A series of live/work units face a linear park along the I & M Canal.



Infill development will complete the street scene, and reflect the style and character of the existing historic buildings.



The Project

Illinois' first comprehensive "town building" effort, the Lemont Downtown District, is a public/private partnership between the town builder, Marquette Companies, and the Village of Lemont. The project sets out to revitalize Downtown with \$250 million in retail, residential and office development, as well as tourist attractions along the I&M Canal, while keeping the historic character intact.

The Dover-Kohl team was invited by Marquette Companies to assist in creating the revitalization plan. The team began its analysis of the site and surrounding areas, documenting important views, special features and buildings that were either historic or contributive to the town's character. The historic buildings were used to shape the design of infill buildings to ensure that the distinct charm of Lemont is preserved. Existing views consisted of clear site lines to buildings such as the old school house and to many of the church steeples in town. Future development will be geared to enhance the urban realm while respecting and maintaining these spectacular street views. The consultant team included Hitchcock Design Group, J Eppink Partners, C.L.U.E. Group, and Robinson & Cole LLP.

The District Plan

The Historic Downtown, Lemont Station, Cultural, Tri-Central West, Canal Quarter and Wharf Districts were designated as individual zones within the Master Plan, characterized by their location and designed according to their roles within the community. Smaller infill development, particularly residential, will increase the sustainability of a more retail-oriented Downtown; Lemont Train Station, which supports area commuters, will provide additional parking garages flanked by "liner" buildings, essentially hiding the garages from view. Buildings may contain service retailers such as a grocery store, pharmacy, or cleaners. A combination of playing fields, a gymnasium, a resource center, and a black box theater in the Cultural District will create a unique hub for residential neighborhoods, while Tri-Central West, located in close proximity to Lemont Station, will offer the greatest volume and range of new housing. The Wharf and Canal Districts will also complement one another; a new, welcoming entrance to the City, with large public green spaces, will be created in the Wharf District to embrace visitors and residents as they cross the drawbridge and enter Downtown. This entry also leads to the Canal Quarter, the key component to the revitalization of the Downtown, which is poised to be an exciting waterfront destination for both residents and visitors alike.

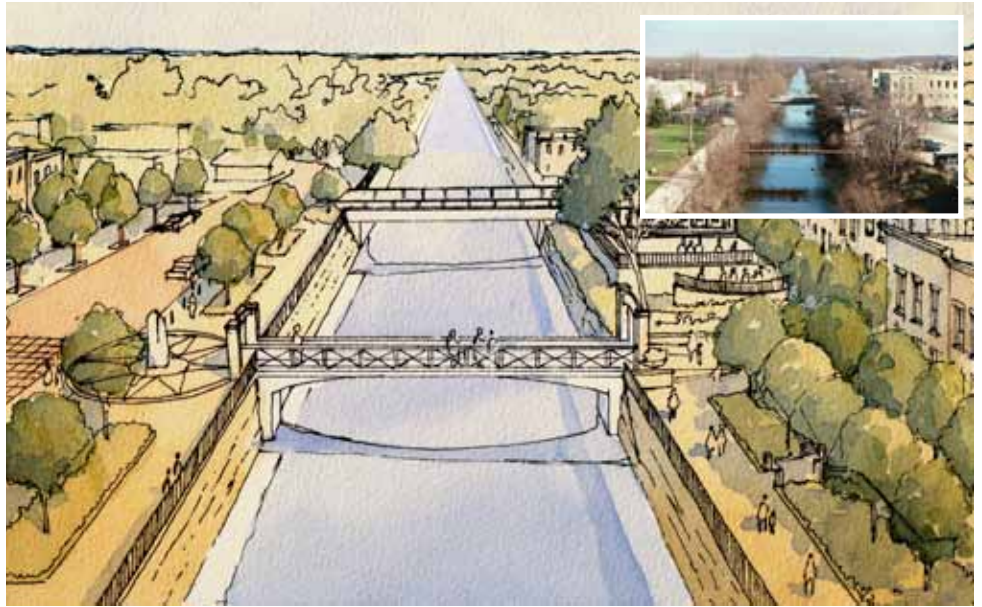
Status

In addition to the Master Plan, Dover-Kohl produced a form-based code to guide new development in the Downtown District. The Code for the Downtown District was adopted in August 2005. Groundbreaking on the first new construction in compliance with the Code took place in October 2007.

A New Life for Lemont's Canals

Lemont's downtown and residential districts grew out of the development of the Illinois & Michigan Canal, constructed in 1848 along the south side of the Des Moines River. Lemont retained its identity as a small but prosperous industrial canal town until the 1970s, when industrial obsolescence, an economic recession, and migration to the suburbs shifted business and daily activities away from downtown.

The Downtown Plan set out to reconnect the two neighborhoods, which were now severed by canal and to reestablish the waterway as a focal point of the city. Bridges were added or improved to encourage walkability and enhance entry into town, while a variety of green spaces created new recreational activities. Mixed-use building types were also designed to create a real destination, completing the waterfront experience.



Proposed drawbridge over the S & S Canal will reconnect Stephen Street to the Tri-Central Parcel's Wharf District as well as the historic downtown. This extension will provide an entrance to Lemont that is more modest than the existing fly bridge. Flanking the bridge on both sides are public green areas that help to ease the transition into the downtown.



Future Canalwalk along the S & S Canal



View of the Wharf District along the S & S Canal