

WELCOME!

ROLLING MEADOWS



KIRCHOFF ROAD
CORRIDOR STUDY

OPEN HOUSE

WELCOME!

ROLLING MEADOWS



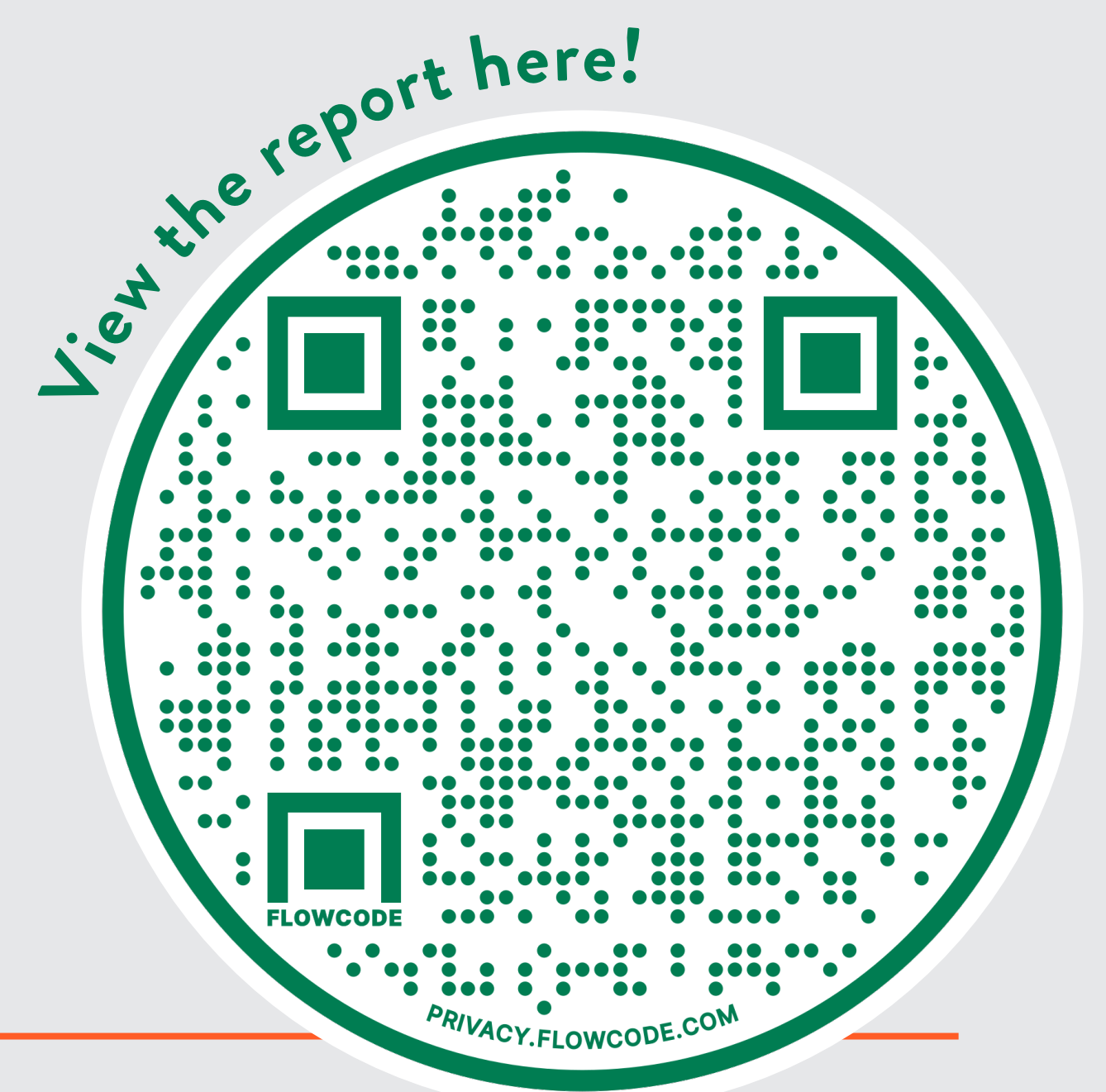
KIRCHOFF ROAD
CORRIDOR STUDY

WELCOME TO THE KIRCHOFF ROAD CORRIDOR STUDY OPEN HOUSE!

The Planning Team is focusing on establishing a community vision for Kirchoff Road, and then designing development concepts and a policy framework that will help guide Kirchoff Road, and Rolling Meadows, into the future. Your input is critical to help prioritize the community's planning and development efforts.

TO PARTICIPATE:

- Sign in, grab a pen, some stickers, and some post-its.
- Review and engage with the open house exhibits.
- Scan the QR code! This leads to the full Existing Conditions Report, which provides additional information.



VISIT US AT

PlanRollingMeadows.com

PROJECT OVERVIEW

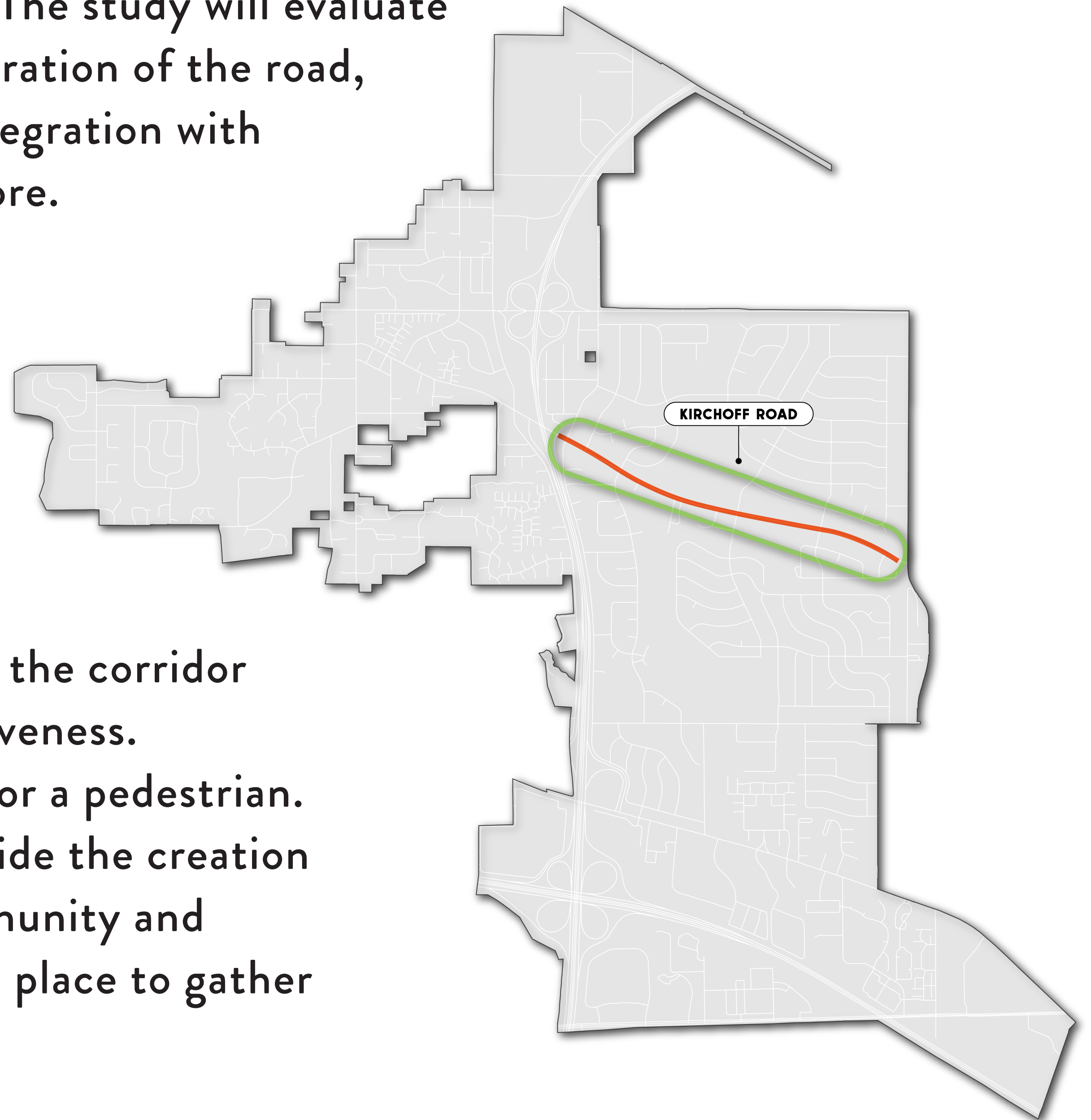
ABOUT THE KIRCHOFF ROAD CORRIDOR STUDY

The City of Rolling Meadows is adding to the citywide Comprehensive Plan, completed in 2019, to include further detail on key study areas that will impact the city's future development landscape. One of the planning study areas is the Kirchoff Road Corridor - the focus of our Open House today.

The study will establish a community-led vision for Kirchoff Road as an intentional "center of town". The study will evaluate mixed-use development, slight reconfiguration of the road, public parking, wayfinding strategies, integration with Kimball Hill Park and Salt Creek, and more.

WHY IS THIS IMPORTANT?

Kirchoff Road plays an important role in Rolling Meadows. The corridor is lined with retail, restaurants, services, recreational opportunities, schools, the public library, and much more. However, the corridor currently lacks a sense of place or cohesiveness. It is also difficult to navigate as a cyclist or a pedestrian. This study is important because it will guide the creation of a town center that will serve the community and provide both residents and visitors with a place to gather and spend time.



PROJECT PHASES



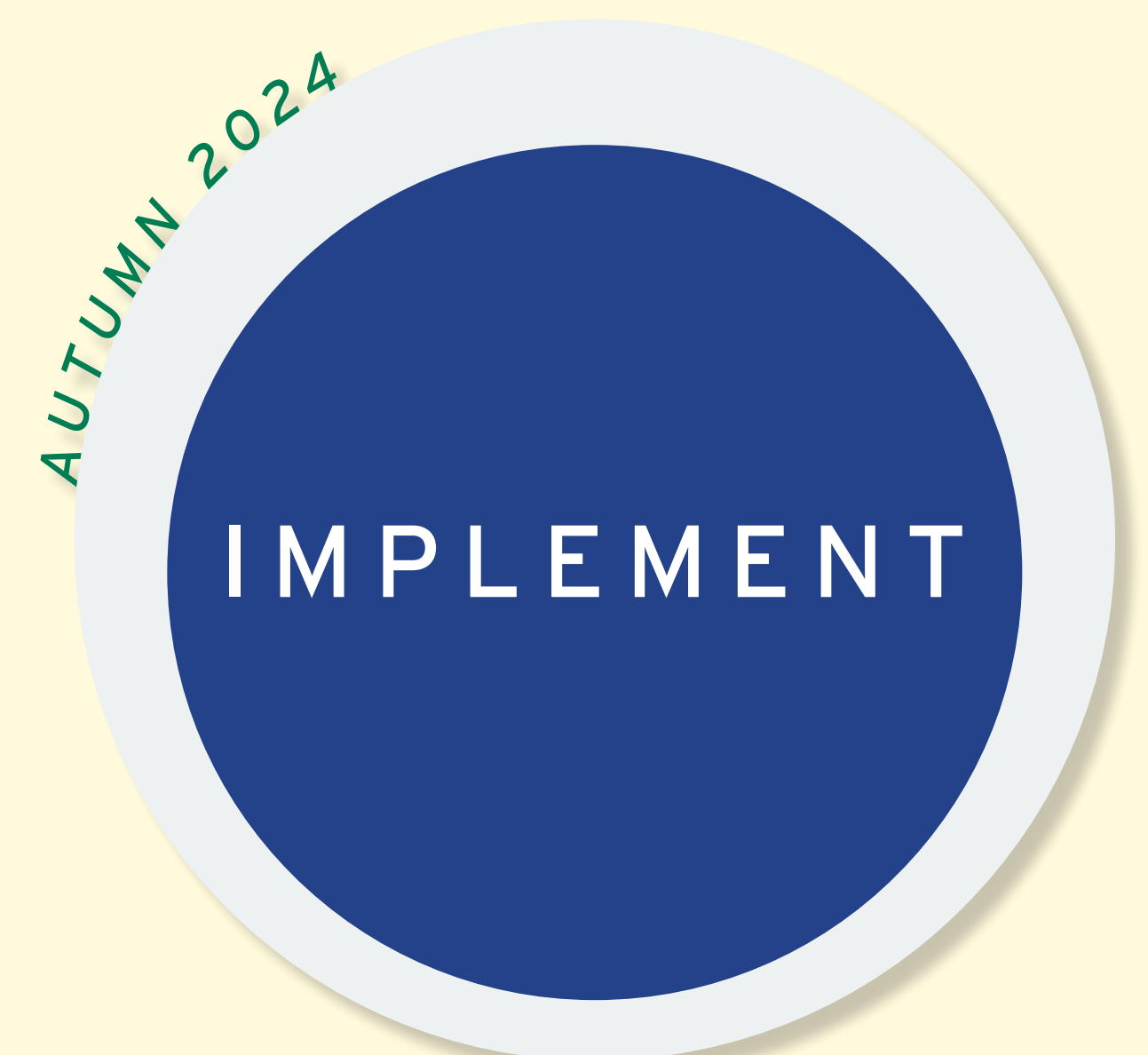
PHASE 1

Analyze existing conditions, opportunities, and constraints; engage local stakeholders; and create a solid foundation for the next phase



PHASE 2

Explore a range of options to enhance the built environment and develop alternative concepts for improvements and strategies for economic development



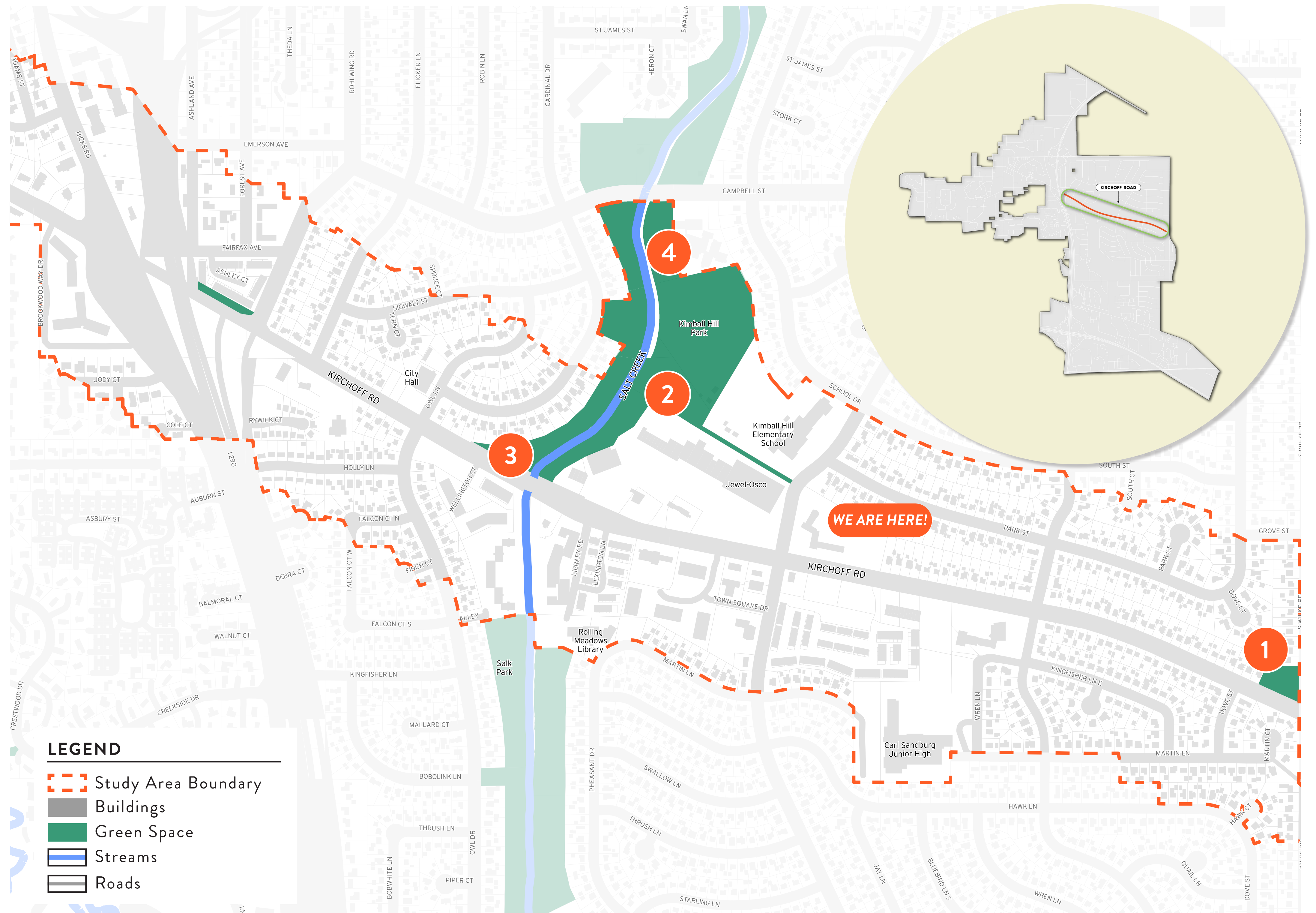
PHASE 3

Develop the Kirchoff Corridor Plan and create implementation strategies, prioritizing improvement along the corridor

STATION 2: EXISTING CONDITIONS

KIRCHOFF ROAD STUDY AREA

The Kirchoff Road study area is home to a variety of uses, including restaurants, shopping, offices, single- and multi-family residential, city facilities, and recreational facilities. The recent Rolling Meadows Comprehensive Plan envisions this district as a central gathering place for the whole city. Take a look at the maps below to see the Kirchoff Road Study Area.



WHAT ARE YOUR FAVORITE ASPECTS OF THE KIRCHOFF ROAD CORRIDOR?

Use a sticky-note to share your thoughts.

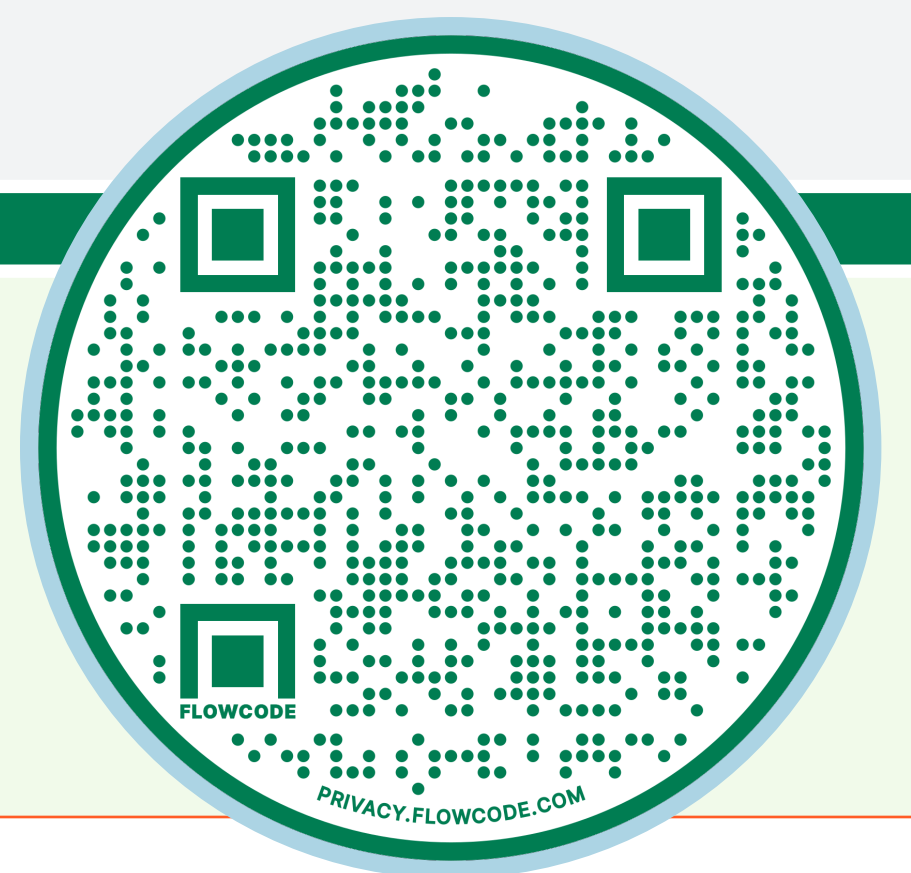
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ABOUT ROLLING MEADOWS

The following is a sample of Rolling Meadows demographic information. The Kirchoff Road corridor is impacted by overall city demographics and trends. View the table below for more information. Scan the QR code to learn even more in the report.

ROLLING MEADOWS FACTS	WHAT IT MEANS FOR KIRCHOFF ROAD
POPULATION	
<p>23,993</p> <p>POPULATION, 2023</p> <p>↓ EXPECTED TO DECREASE BY 2028</p>	<p>The slight but continuous population decline could impact long-term economic growth. Efforts to attract and retain residents, particularly younger families and professionals, are essential. Kirchoff Road amenities, businesses, and activities can play a role in attracting and maintaining population.</p>
DIVERSITY	
<p>ROLLING MEADOWS IS VERY DIVERSE COMPARED TO THE NATIONAL AVERAGE</p> <p>75.6</p> <p>DIVERSITY INDEX, 2023</p>	<p>The diverse population presents opportunities to create culturally inclusive community spaces and events that celebrate the varied backgrounds of residents.</p>
INCOME	
<p>\$83K</p> <p>MEDIAN HOUSEHOLD INCOME, 2023</p> <p>↑ THIS IS LOWER THAN SURROUNDING COMMUNITIES.</p> <p>↑ THE GAP BETWEEN LOW-EARNERS (<\$35,000) AND HIGH-EARNERS (>\$100,000) IS GROWING</p>	<p>While high-income households are increasing, there remains a significant portion of the population earning less than \$35,000 annually, which could lead to economic disparity and affect local spending patterns.</p> <p>With high-income households on the rise and strong local spending potential, there is an opportunity to attract upscale retail and dining establishments to Kirchoff Road.</p>

SCAN THE QR CODE TO DOWNLOAD THE FULL DOCUMENT AND VIEW MORE INFO ABOUT DEMOGRAPHICS AND MARKET CONDITIONS IN ROLLING MEADOWS! →

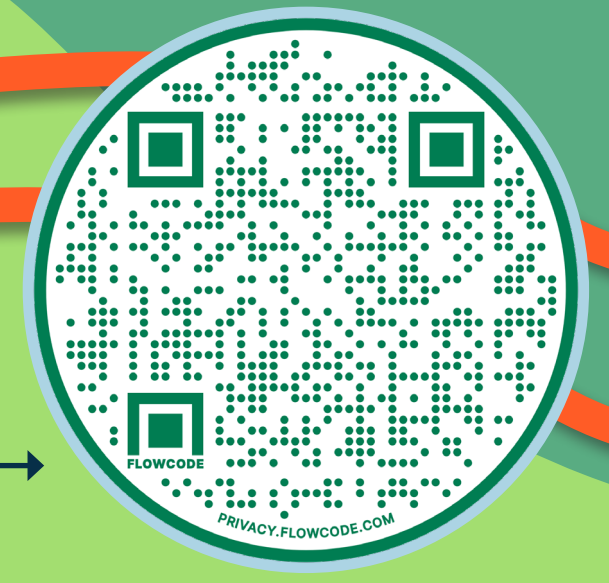


IS THERE ANYTHING THAT SURPRISES YOU ABOUT THE INFORMATION ABOVE? Use a sticky-note to share your thoughts.

PLACE STICKY NOTE HERE

COMMUNITY ENGAGEMENT

SCAN THE QR CODE TO
DOWNLOAD THE FULL
DOCUMENT AND FIND
MORE INFO!



A series of public engagement activities were held as part of this planning study. The purpose was to speak with Rolling Meadows residents and stakeholders to determine what qualities make a place special and desirable, as well as what would encourage them to spend time in a town center. View the details below.

COMMUNITY ENGAGEMENT BY THE NUMBERS



KEY ENGAGEMENT THEMES



ACTIVATION AND PROGRAMMING

Residents are eager for more recreation opportunities, entertainment, and events. Many expressed their desire to experience more family-friendly activities and facilities. Ideas included farmers markets, art nights, and more. Activities for school-age children and teens are desired by the community, as many young people go to school nearby.



ECONOMIC DEVELOPMENT

There was interest in diversifying the restaurant mix in the corridor, especially with locally-owned businesses. For example, the junior high school's student population is eager for food and entertainment options during the school week. Affordability of current restaurant options in the corridor was discussed by some residents as a barrier to dining out frequently.



OPEN SPACE & RECREATION

Residents generally feel like the corridor is missing a central gathering place. While Kimball Hill Park may provide that in some capacity, many feel like it's disconnected from Kirchoff Road. The Community Church is helpful in allowing use of their parking lot for the Bites and Beats event, but it would be difficult to locate the event on Kirchoff Road if that space were not available.

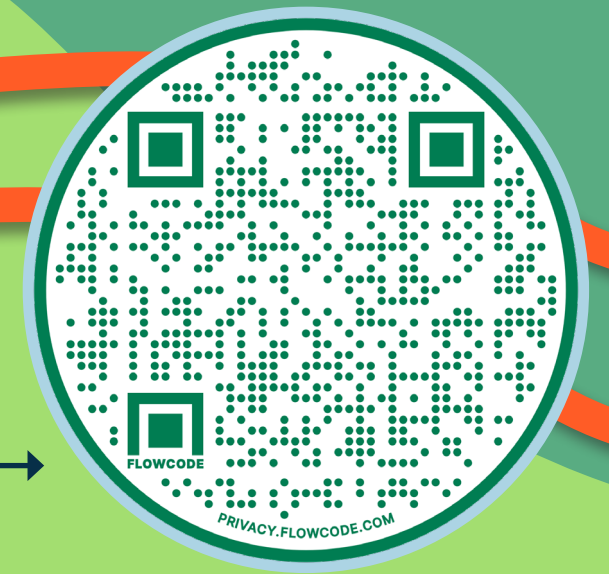


MOBILITY IMPROVEMENTS

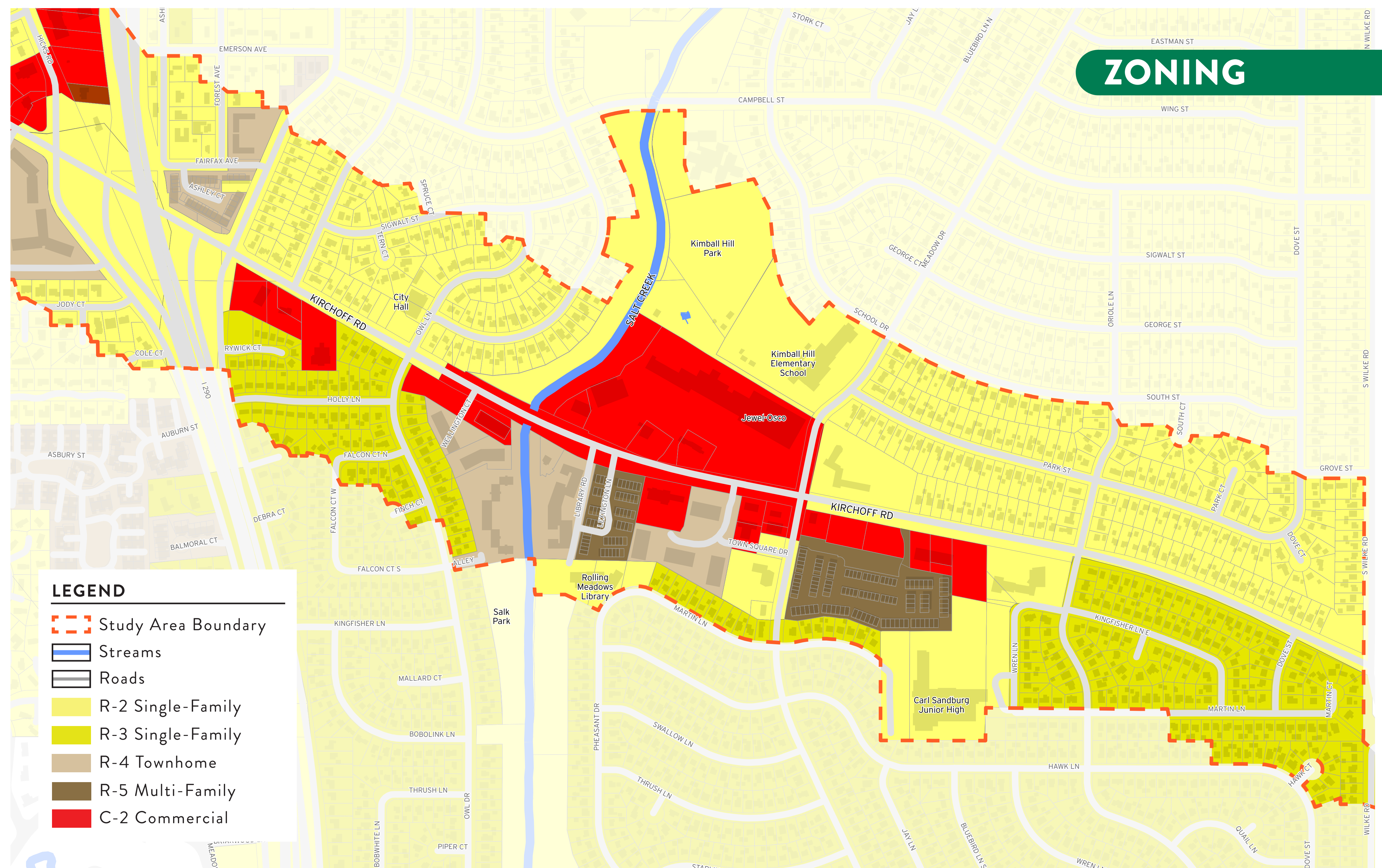
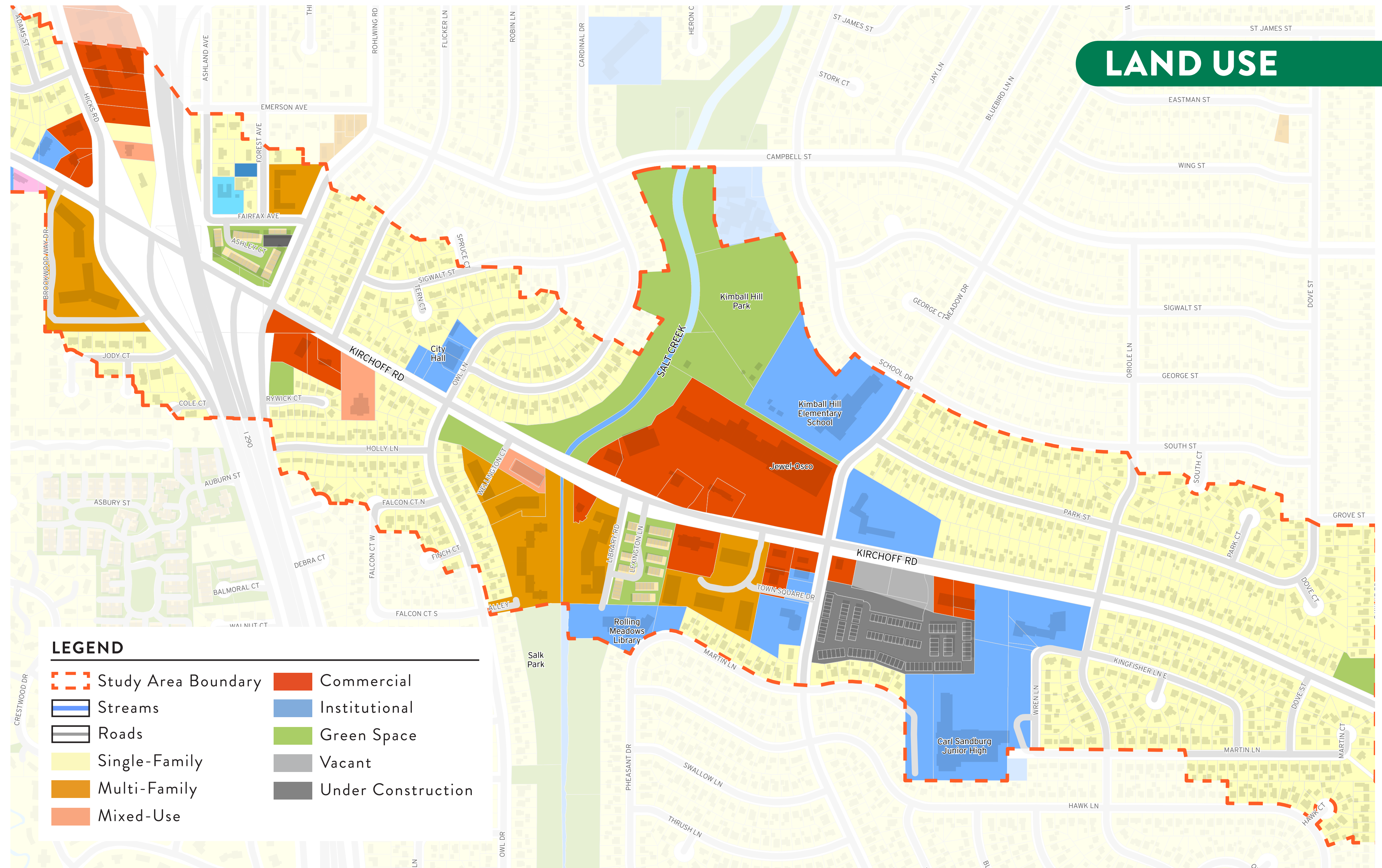
Residents do not view Kirchoff Road as a pedestrian-oriented corridor. While safe sidewalks are there, they do not feel safe crossing the four-lane roadway or using a bicycle on it because vehicle speeds are too high. Further, there are few convenient and safe locations to park bicycles.

LAND USE AND ZONING

SCAN THE QR CODE TO
DOWNLOAD THE FULL
DOCUMENT AND FIND
MORE INFO!



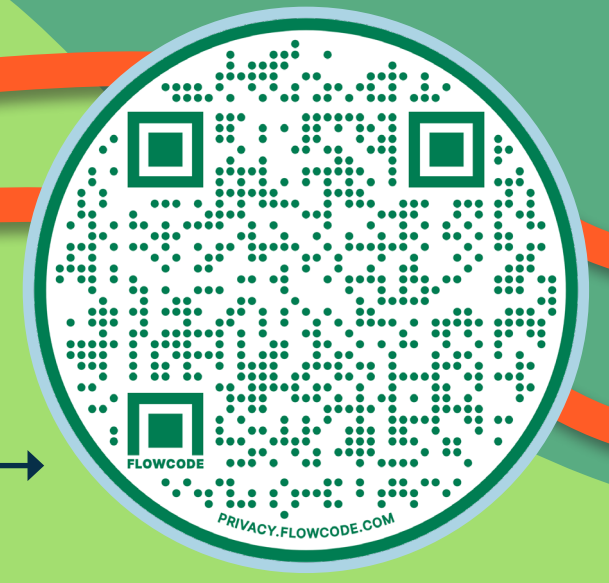
LAND USE refers to the way land is currently utilized, such as residential, commercial, agricultural, or industrial. **ZONING** is the regulatory framework established by Rolling Meadows that dictates how land can be used in specific areas, setting rules for what types of buildings and activities are allowed. Land use and zoning are not always the same. Check out the maps and download the full document to learn more. Does anything surprise you?



STATION 2: EXISTING CONDITIONS

TRANSPORTATION & MOBILITY

SCAN THE QR CODE TO
DOWNLOAD THE FULL
DOCUMENT AND FIND
MORE INFO!

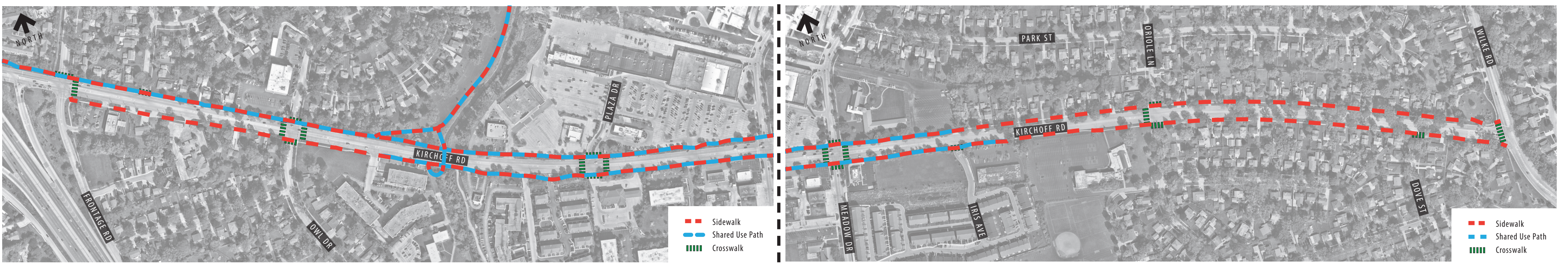


Kirchoff Road can be difficult to safely navigate as a pedestrian, cyclist, or driver. Some drivers exceed the posted speed limits, which can serve as a deterrent to pedestrians and cyclists, while also leading to car crashes. In order for Kirchoff Road to transform into a “town center” with a sense of place, these unsafe conditions should be addressed. View the existing conditions below and then let us know what changes you would like to see along the corridor.

KIRCHOFF ROAD TRAFFIC OPERATIONS



BIKE AND PEDESTRIAN OPERATIONS



CRASH VOLUMES AND FATALITIES



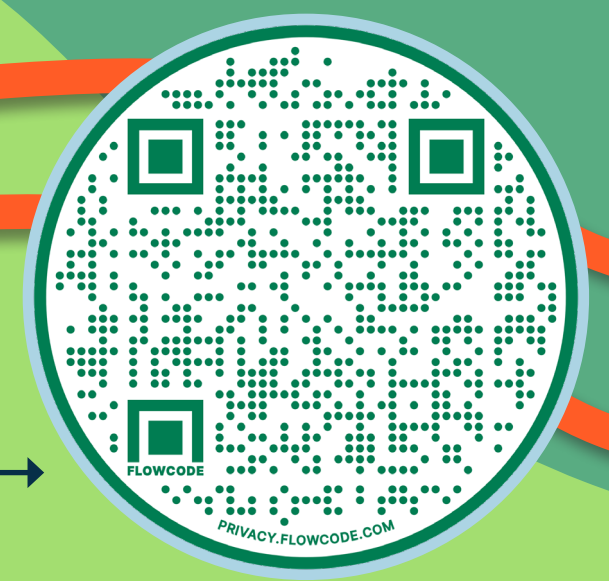
**WHAT
TRANSPORTATION
OR MOBILITY
CHANGES WOULD
YOU LIKE TO
SEE ALONG THE
CORRIDOR?**

Use a sticky-note to
share your thoughts.

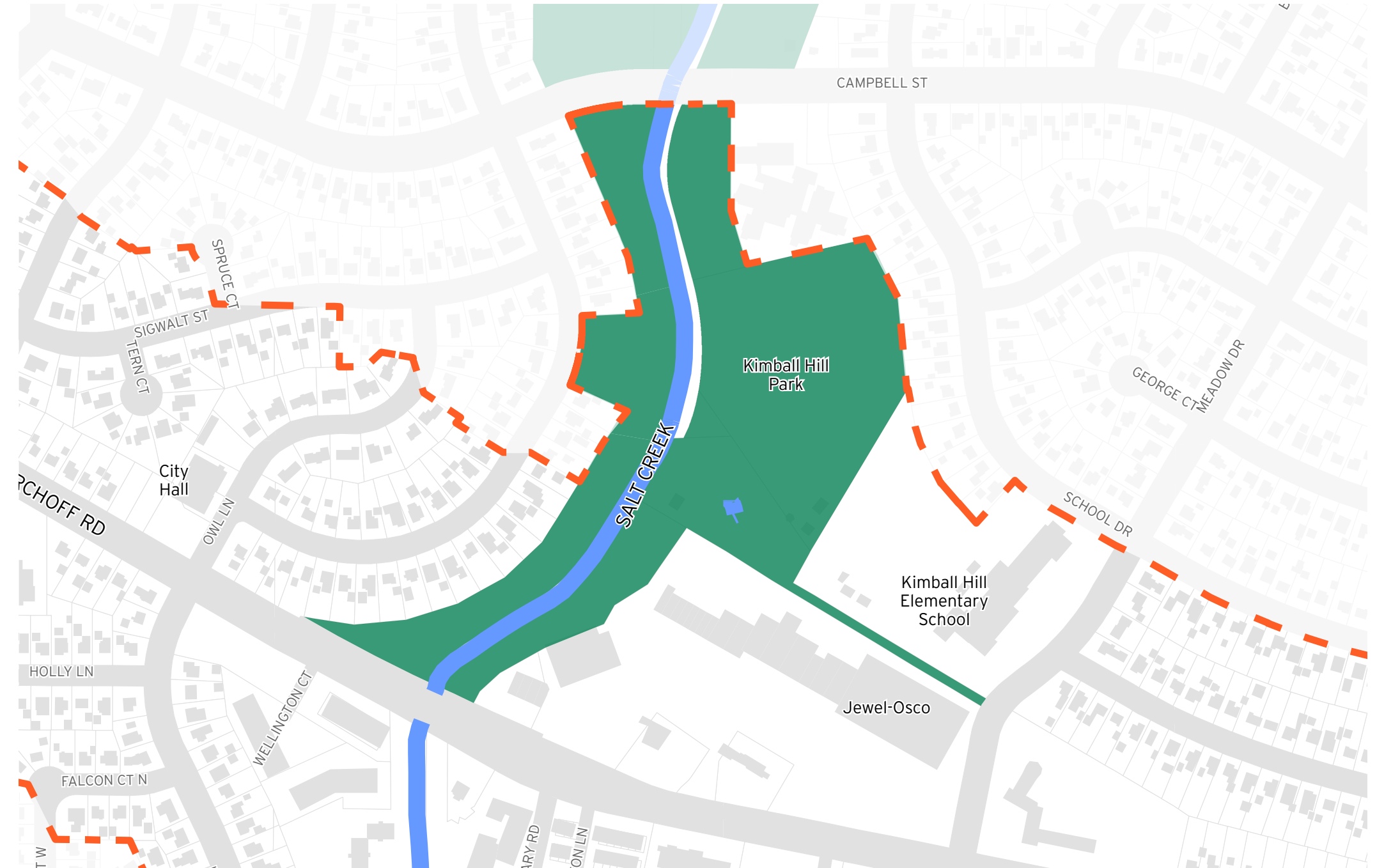
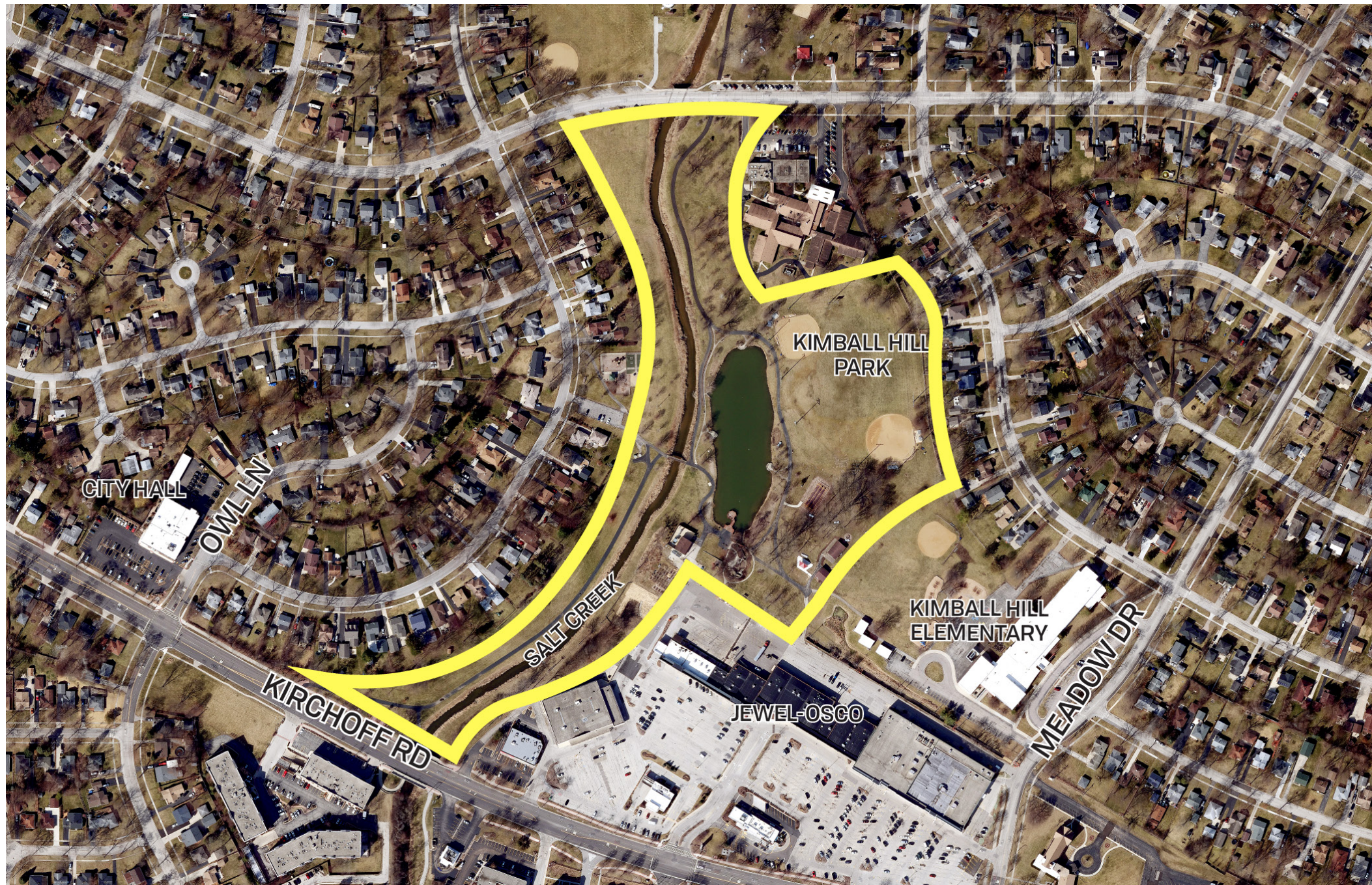
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KIMBALL HILL PARK

SCAN THE QR CODE TO DOWNLOAD THE FULL DOCUMENT AND FIND MORE INFO! →



Kimball Hill Park is directly adjacent to the Kirchoff Road Corridor. The park is a nexus of community gatherings and events, but is it a part of the Kirchoff Road Corridor? Answer the questions below and let us know how we can improve access to Kimball Hill Park.



HOW OFTEN DO YOU GO TO KIMBALL HILL PARK?

Use a sticker to select one.

SEVERAL TIMES A WEEK

ONCE A WEEK

ONCE A MONTH

A COUPLE TIMES A YEAR

NEVER

--	--	--	--	--

WHY DO YOU (OR DON'T YOU) VISIT THE PARK?

Use a post-it to answer.

PLACE STICKY NOTE HERE



HOW DO YOU ACCESS KIMBALL HILL PARK?

Use stickers to select those that apply.

PERSONAL AUTOMOBILE

CAR SHARE

BY BIKE

BY FOOT

I DON'T VISIT THE PARK

--	--	--	--	--

IF YOU HAVE CHALLENGES ACCESSING THE PARK, PLEASE EXPLAIN.

Use a post-it to answer.

PLACE STICKY NOTE HERE



DO YOU CONSIDER THE PARK TO BE A PART OF THE KIRCHOFF ROAD CORRIDOR AND A FUTURE TOWN CENTER?

Use stickers to select one.

YES

I'M NOT SURE

NO

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OPPORTUNITIES & ISSUES

From the Phase 1 analysis, the planning team condensed their findings into a set of key issues and opportunities facing the Kirchoff Road corridor. Preliminary recommendations will build upon opportunities while addressing issues. One of the corridor's most important opportunities or assets is a set of vacant parcels that are possible sites for development or redevelopment.

Opportunity Site 1 – 3500 Wellington Court

- Vacant parcel, approximately an acre, on the western end of Kirchoff Road Corridor
- City-owned and zoned for commercial use within an existing TIF District
- Adjacent to single-family and multifamily residential areas
- Potential limitations on future use intensity due to residential adjacency



Opportunity Site 2 – 3500 Wellington Court

- Approximately half-acre site of a former Rolling Meadows fire station
- Now vacant, City-owned, and currently for sale
- Visible from Kirchoff Road with potential to revitalize the corridor
- Offers unique reuse opportunities
- Small property size presents challenges to redevelopment
- Encumbrances on property present challenges to redevelopment



Opportunity Site 3 – 2835 Kirchoff Road

- 1.5-acre tract, privately owned and for sale
- Has transformative potential for the corridor
- Buildable area limited by large stormwater detention pond and ninety-foot building setback
- Limited land for off-street parking presents redevelopment challenges



KEY OPPORTUNITIES

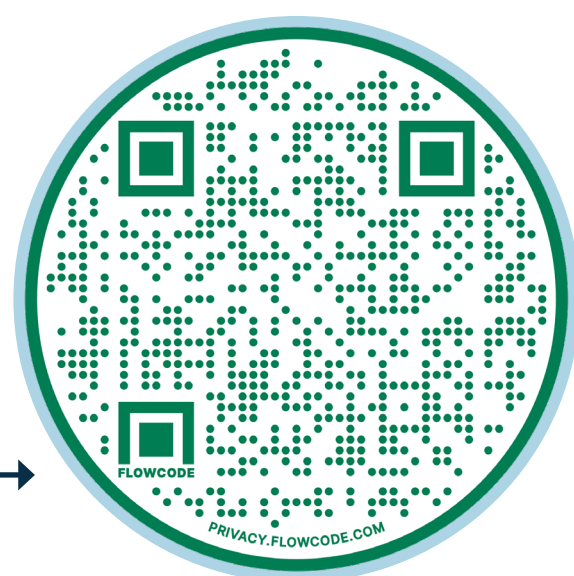
LEADERSHIP

The City leadership is supportive of planning efforts and the changes they have the potential to bring about. Enacting a development moratorium and dedicating City resources to a planning study for the Kirchoff Road Corridor demonstrates their commitment to creating a downtown that reflects the values and vision of the whole community.

FUTURE SITES FOR DEVELOPMENT

The Kirchoff Road Corridor is unique in that it has three vacant properties where future development can be directed or controlled. Two of the properties are in City ownership, which allows a high level of control the municipal organization has over their future. The third site is privately-owned, but will still be subject to zoning regulations and design standards enacted by the City.

SCAN THE QR CODE TO DOWNLOAD THE FULL DOCUMENT AND FIND MORE INFO!



KEY ISSUES

SENSE OF PLACE

Kirchoff Road is well-known in the community as a street that provides access to shopping and restaurants, but it's not meeting its potential as a place. There are many amenities in the vicinity to leverage, as well as tools available to bring excitement and awareness to the corridor as a central gathering spot.

BUILT FOR CARS

Kirchoff Road was designed and built to facilitate automobile traffic. More than 10,000 vehicles travel it every day. If this corridor is to represent a downtown for everyone, however, Kirchoff Road needs to provide more service for pedestrians and non-motorized traffic.

DEVELOPMENT PRESSURES

A 1.5-acre tract of land is for sale and available for development on Kirchoff Road. The City enacted a moratorium on new development along the corridor until a plan can be put in place clarifying the community's vision for Kirchoff Road and establishing a regulatory framework that will help achieve it.



CAN YOU THINK OF ANY ISSUES OR OPPORTUNITIES THAT MAY IMPACT DEVELOPMENT ALONG KIRCHOFF ROAD CORRIDOR?

Use a sticky-note to share your thoughts.

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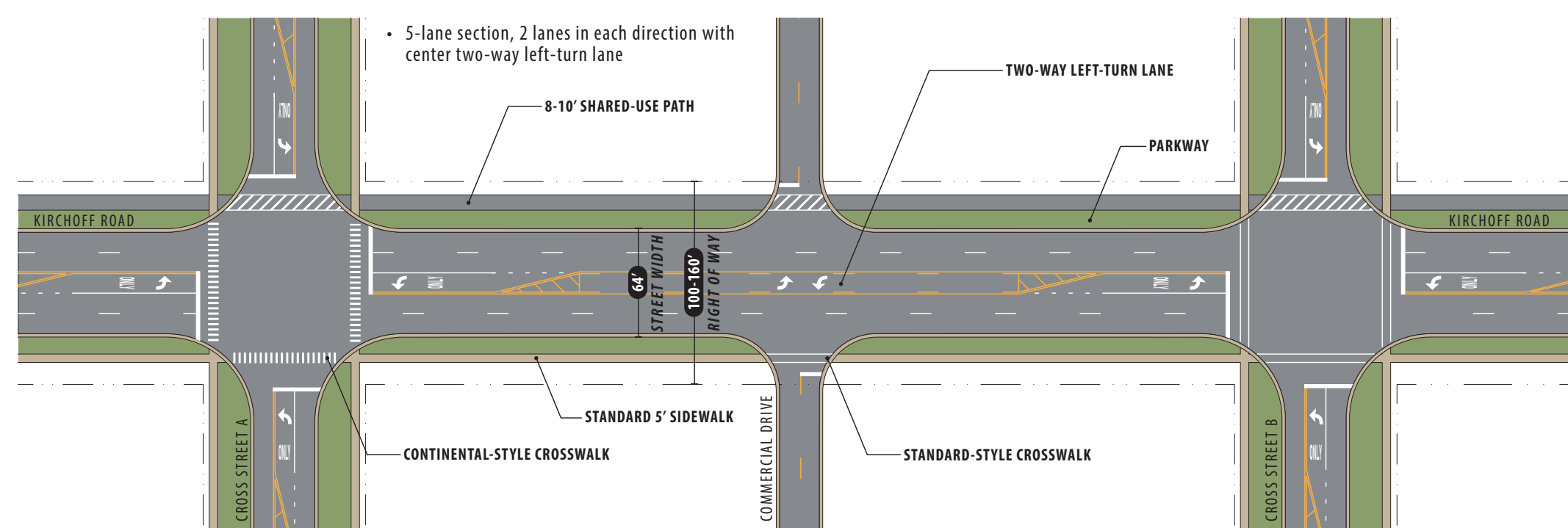
MOBILITY

Through research and discussions with stakeholders, the planning team determined that (1) Traffic on Kirchoff Road consistently exceeds the posted limit of 35 MPH; (2) There is a need and desire to improve bike and pedestrian accommodations; (3) Design changes can “calm traffic” without impacting road capacity. The following recommendations are based on these observations.

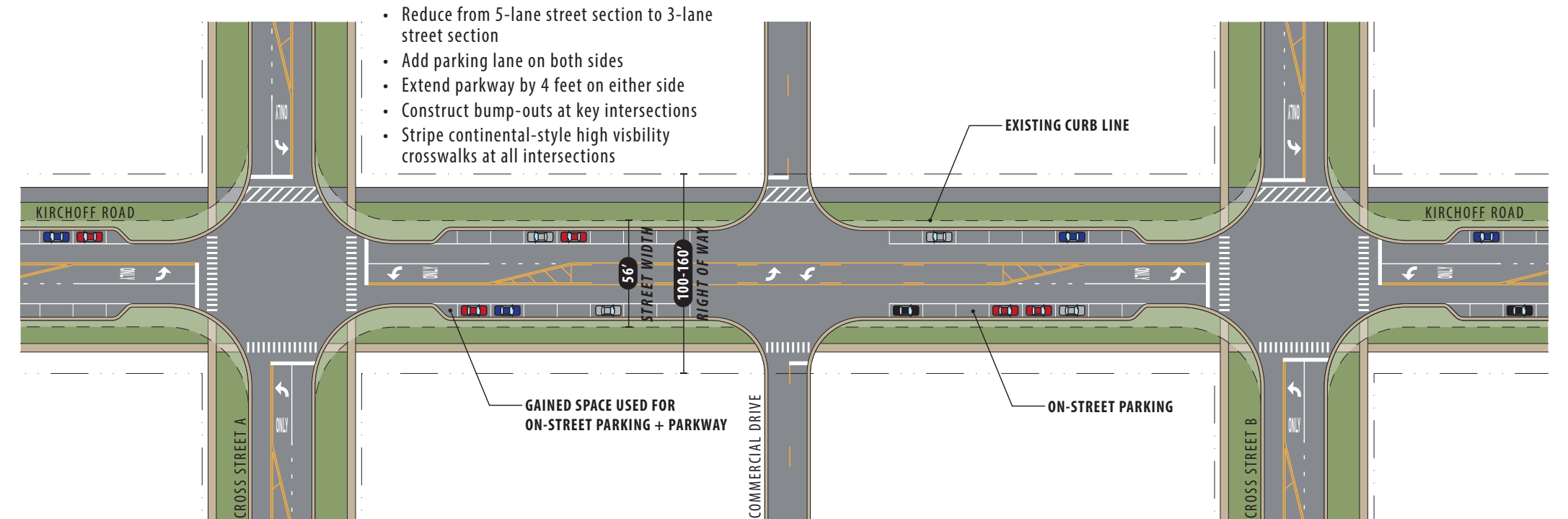
KEY RECOMMENDATIONS	ON A SCALE FROM 1-3, DO YOU AGREE WITH THIS RECOMMENDATION?		
GOAL: IMPROVE MOBILITY AND ROADWAY DESIGN TO TRANSFORM KIRCHOFF ROAD INTO A MORE PEDESTRIAN-FRIENDLY AND BIKE-FRIENDLY ENVIRONMENT.			
<p>RECOMMENDATION 1: Redesign portions of Kirchoff Road to reduce speeds and improve the pedestrian/bike experience.</p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
<p>RECOMMENDATION 2: Introduce a Road Diet on sections of Kirchoff Road. Remove lanes from the roadway and utilize the space for other uses and travel modes.</p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
<p>RECOMMENDATION 3: Redesign lanes to accommodate pedestrians, cyclists, landscape amenities, and/or on-street parking.</p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3

KIRCHOFF ROAD “ROAD DIET” EXAMPLES

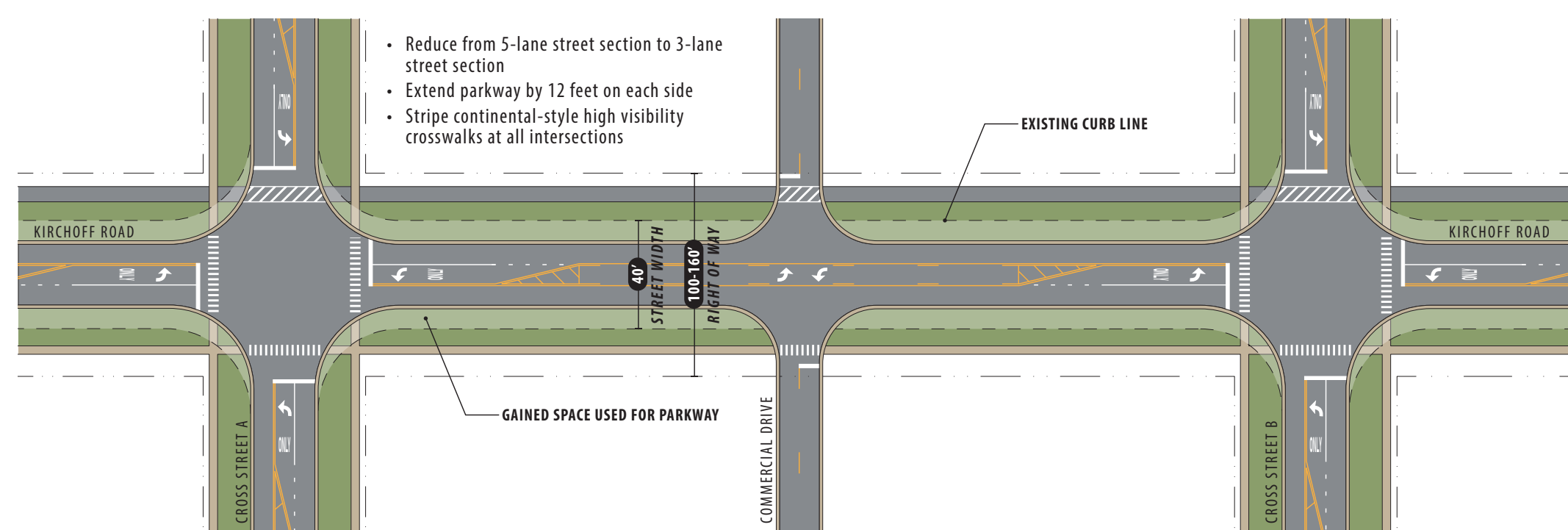
EXISTING CONDITIONS



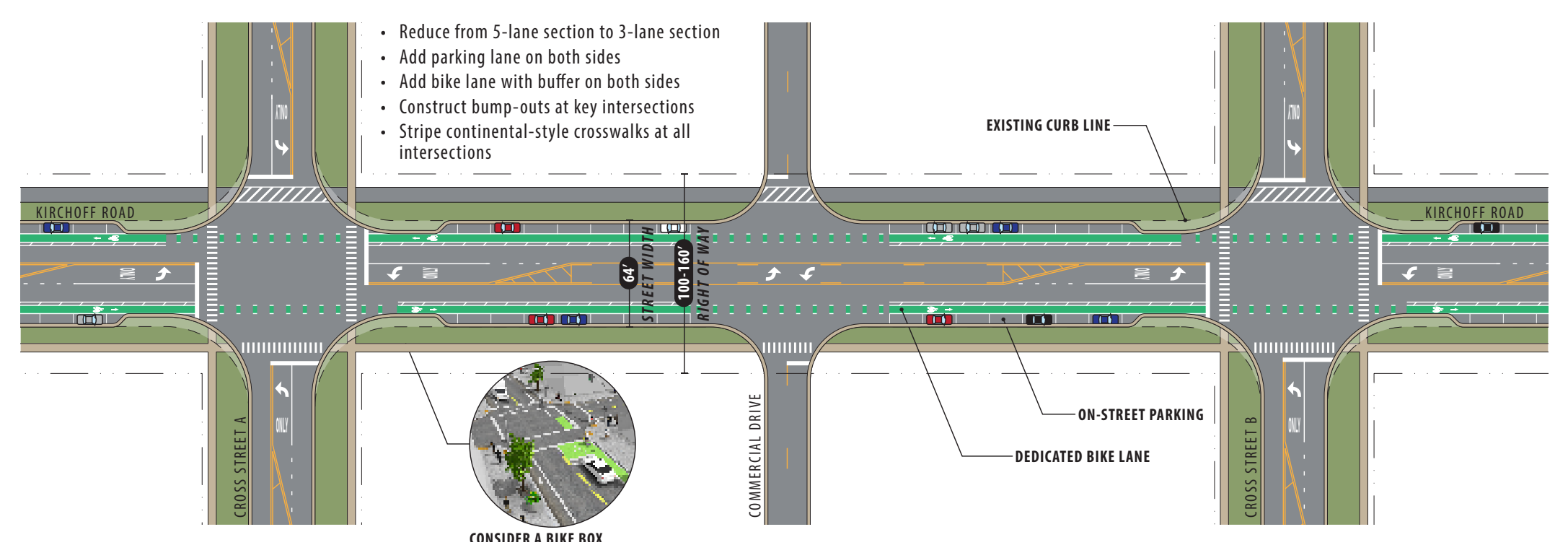
ROAD DIET TYPOLOGY 2 - ON STREET PARKING



ROAD DIET TYPOLOGY 1 - EXTENDED PARKWAY



ROAD DIET TYPOLOGY 3 - ON-STREET PARKING + BIKE LANES



DO YOU HAVE ANY ADDITIONAL THOUGHTS OR RECOMMENDATIONS?

Use a sticky-note to share.

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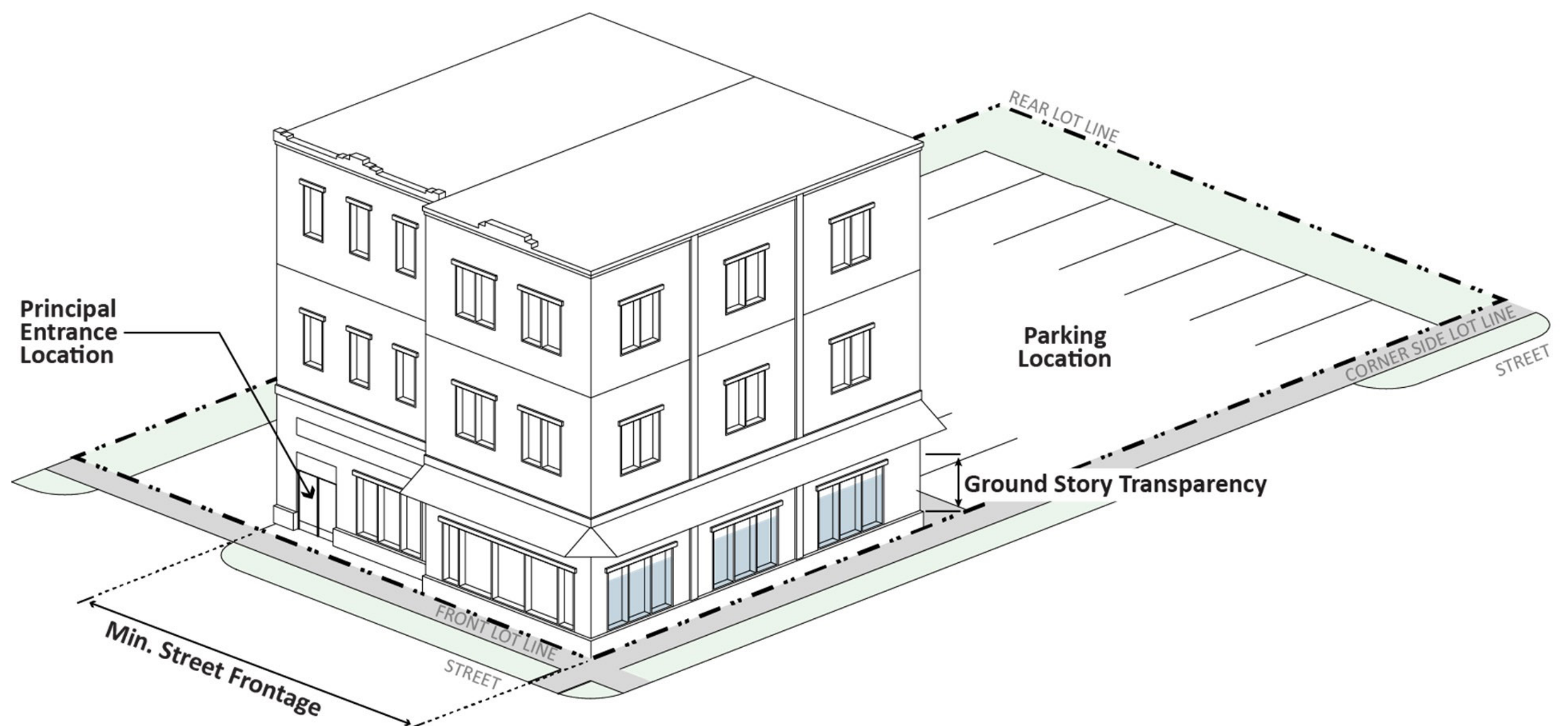
STATION 3: RECOMMENDATIONS

ZONING

Through research and discussions with stakeholders, the planning team determined that (1) The corridor would benefit from design and massing standards that guide the character of development; (2) Mixed-use buildings are not currently allowed or encouraged along the corridor, which is not conducive to a Town Center; (3) Additional off-street parking would enhance development flexibility and encourage new types of development. The following recommendations are based on these observations.

KEY RECOMMENDATIONS	ON A SCALE FROM 1-3, DO YOU AGREE WITH THIS RECOMMENDATION?		
GOAL: UPDATE THE ZONING REGULATIONS WITHIN THE KIRCHOFF ROAD CORRIDOR TO FACILITATE ACTIVE COMMERCIAL AND MIXED-USE DEVELOPMENT.			
RECOMMENDATION 1: Create a new zoning district specifically for the town center area along Kirchoff Road.	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
RECOMMENDATION 2: Introduce design requirements for future development to improve the quality of new buildings in the corridor.	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
RECOMMENDATION 3: Establish land use controls that facilitate active and diverse uses, including restaurants, retail, entertainment, and recreation.	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
RECOMMENDATION 4: Revisit parking requirements to ensure they do not present a barrier to new commercial development in the corridor.	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3

EXAMPLE DESIGN STANDARDS



DO YOU HAVE ANY ADDITIONAL THOUGHTS OR RECOMMENDATIONS?

Use a sticky-note to share.

PLACE STICKY NOTE HERE

STATION 3: RECOMMENDATIONS

ECONOMIC DEVELOPMENT

Through research and discussions with stakeholders, the planning team determined that (1) Rolling Meadows has the spending potential to support additional restaurant and retail development along Kirchoff Road; (2) There is a need for businesses and services that are open after normal work hours on nights and weekends; (3) There is a need to attract new businesses to the corridor. The following recommendations are based on these observations.

KEY RECOMMENDATIONS	ON A SCALE FROM 1-3, DO YOU AGREE WITH THIS RECOMMENDATION?		
GOAL: CREATE AN APPROACH TO ECONOMIC DEVELOPMENT IN THE KIRCHOFF ROAD CORRIDOR FOCUSED ON DINING, RECREATION, AND ENTERTAINMENT.			
<p>RECOMMENDATION 1: Look for ways to differentiate the Kirchoff Road Corridor from commercial areas in neighboring communities.</p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
<p>RECOMMENDATION 2: Include a focus on experience-based economic development, which are businesses or services centered on activities beyond eating and drinking (examples include movies, concerts, archery, rock climb, indoor golf).</p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3
<p>RECOMMENDATION 3: Attract businesses that fit within the following market growth areas: mid-scale franchise restaurants, natural foods, fitness, beauty, and wellness-centered businesses.</p>	NOT AT ALL 1/3	NEUTRAL 2/3	DEFINITELY 3/3



DO YOU HAVE ANY ADDITIONAL THOUGHTS OR RECOMMENDATIONS?

Use a sticky-note to share.

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