

OLDE PALOS DEVELOPMENT PLAN

PROJECT KICKOFF - NOVEMBER 17, 2025

MKSK

DEVELOPMENT STRATEGIES®

TYI in

TODAY'S AGENDA

Welcome & Introductions

Project Phases & Timeline

Planning Priorities

Discussion

Site Walk



PROJECT TEAM

City Of Palos Heights

Palos Heights Community



Relevant Stakeholders,
Businesses, City Staff & Departments



Brett Weidl, PLA, ASLA
Principal in Charge
Urban Designer/Landscape Architect



Nick Kalogeresis, AICP
Associate Principal, Project Manager
Project Planner, Land Use Planning



Jenny Connolly-Bowen
Senior Associate
Economic Development & Market Strategy



Mark Bennett, AICP
Senior Planner & Designer
Transportation, Mobility, & Parking

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ROLES + RESPONSIBILITIES

Steering Committee

- Meet bi-monthly between December 2025 and July 2026
- Review and comment on draft Master Plans to shape specific planning strategies
- Convey the community's ideas and perspectives about Old Palos' future to the City of Palos Heights
- Attend community engagement events

City

- Provide relevant planning data and information
- Coordinate meetings and community engagement activities
- Review and comment on draft Master Plans to shape specific planning strategies

Residents and Stakeholders

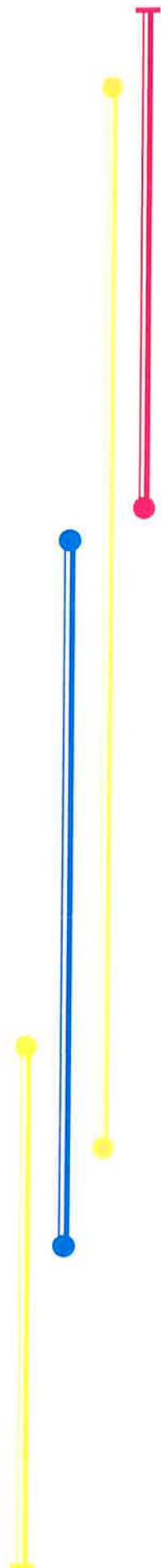
- Participate in meetings, open houses, and surveys
- Convey ideas, perspectives, and concerns regarding Old Palos' future



PROJECT PHASES



MID-NOVEMBER



PHASE 1: DISCOVER

Overview Of Project/ Analysis Of Project Area
3 MONTHS

Tasks

- Conduct Project Kickoff Meeting & Site Walkshop
- Review Existing Data Analysis & Reports
- Market Analysis
- Traffic, Transportation, Parking & Wayfinding
- Precedent Studies

Deliverables

- Finalized Work Plan
- Study Area Base Mapping
- Existing Conditions Inventory & Analysis
- Market Scan
- Parking Analysis Summary



PHASE 2: ENGAGE

Public Participation

6 MONTHS

Tasks

- Stakeholder Meetings
- Pop-Up
- Online Survey
- Community Engagement Workshop/ Meetings
- City Council Presentation
- Community Education

Deliverables

- Public Involvement Strategy
- Stakeholder Meeting content
- Stakeholder Meeting summaries
- Community Engagement content
- Community Engagement Workshop/ Meeting summaries



PHASE 3: VISION

Proposed Solutions/
Recommendations & Alternatives

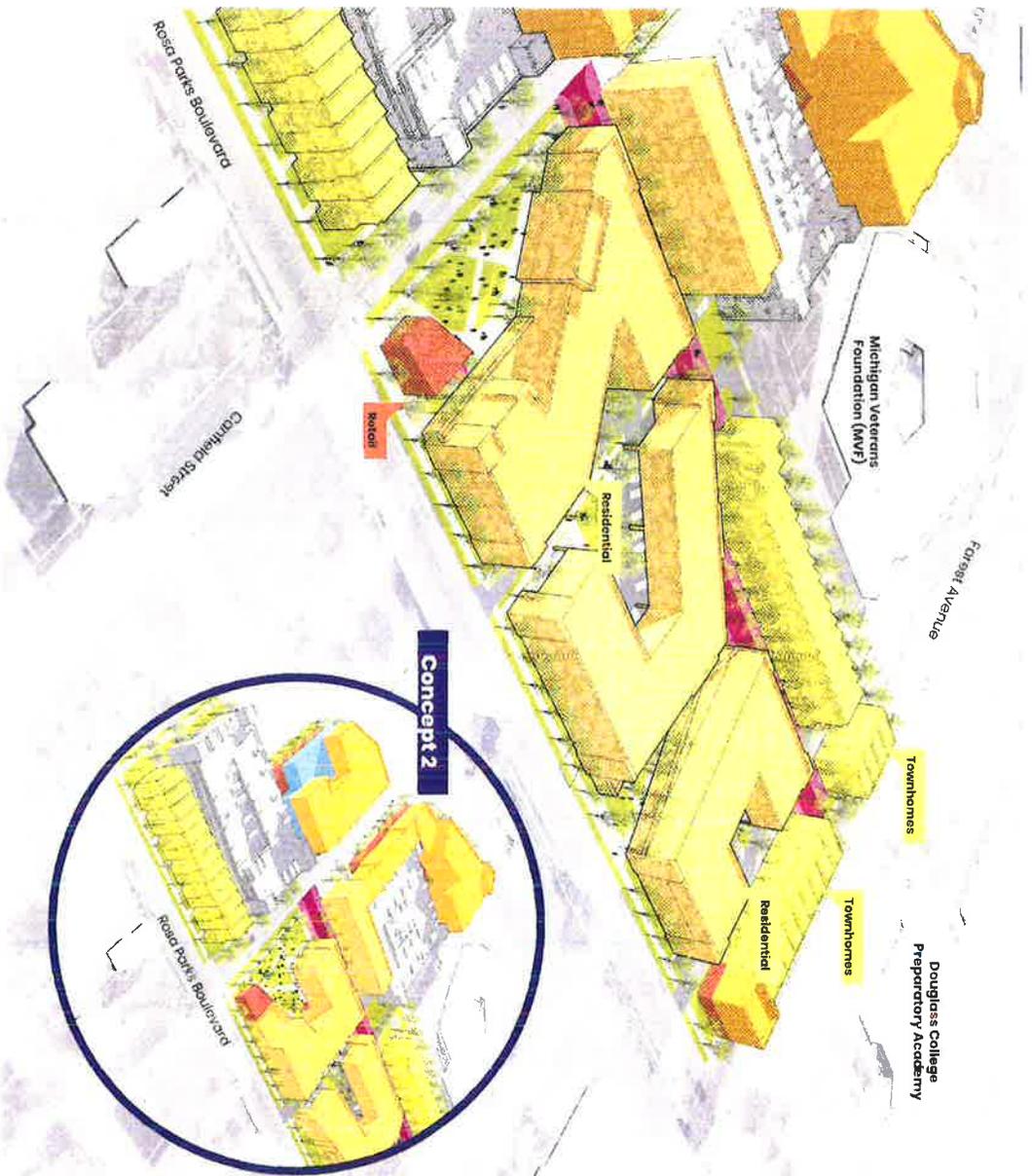
3-4 MONTHS

Tasks

- Market Vision
- Traffic, Transportation, Parking & Wayfinding Vision
- Design Vision
- Draft Plan Creation

Deliverables

- Market Vision & Recommendations
- Parking Plan Summary
- Circulation Improvement Summary
- IDOT/SRA Considerations Brief
- 3-5 Urban Design Scenario Sketches
- 1 Preferred Urban Design Scenario
- Advisory Committee Presentation Materials
- Draft Olde Palos Development Plan



PHASE 4: ACTION

Implementation Plan

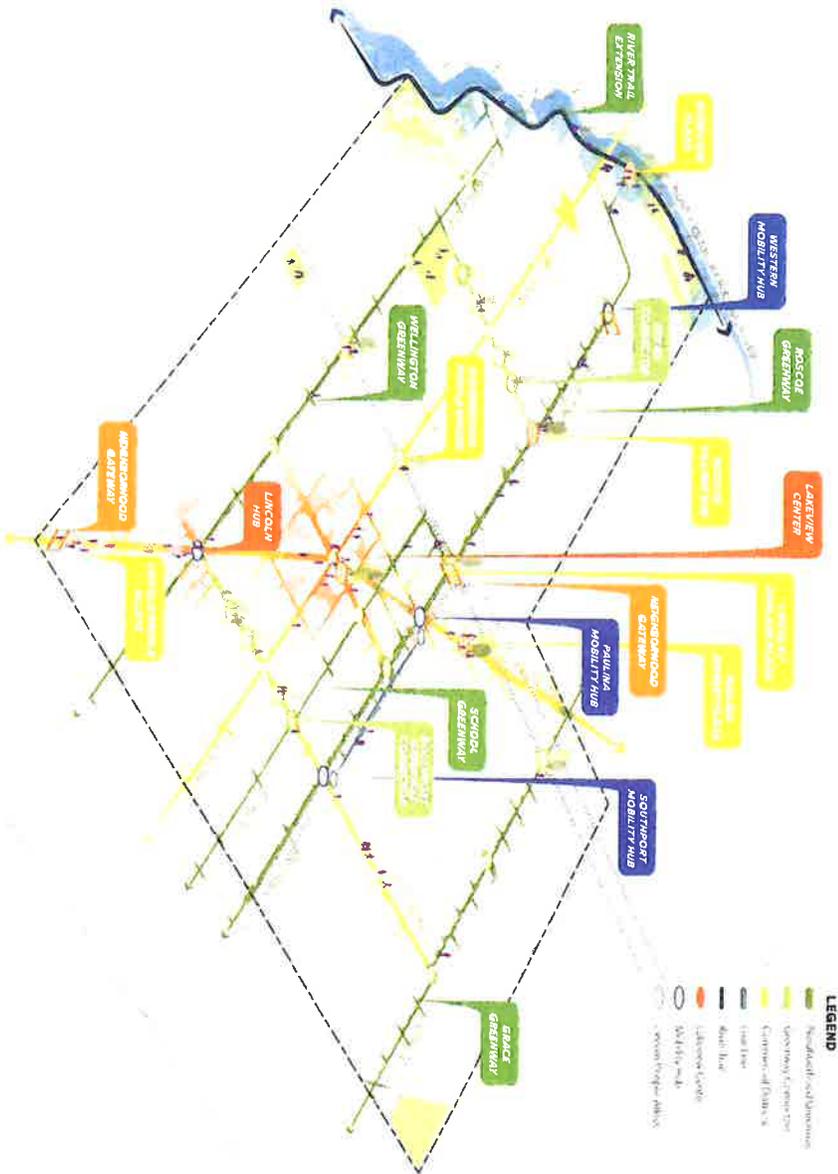
2-3 MONTHS

Tasks

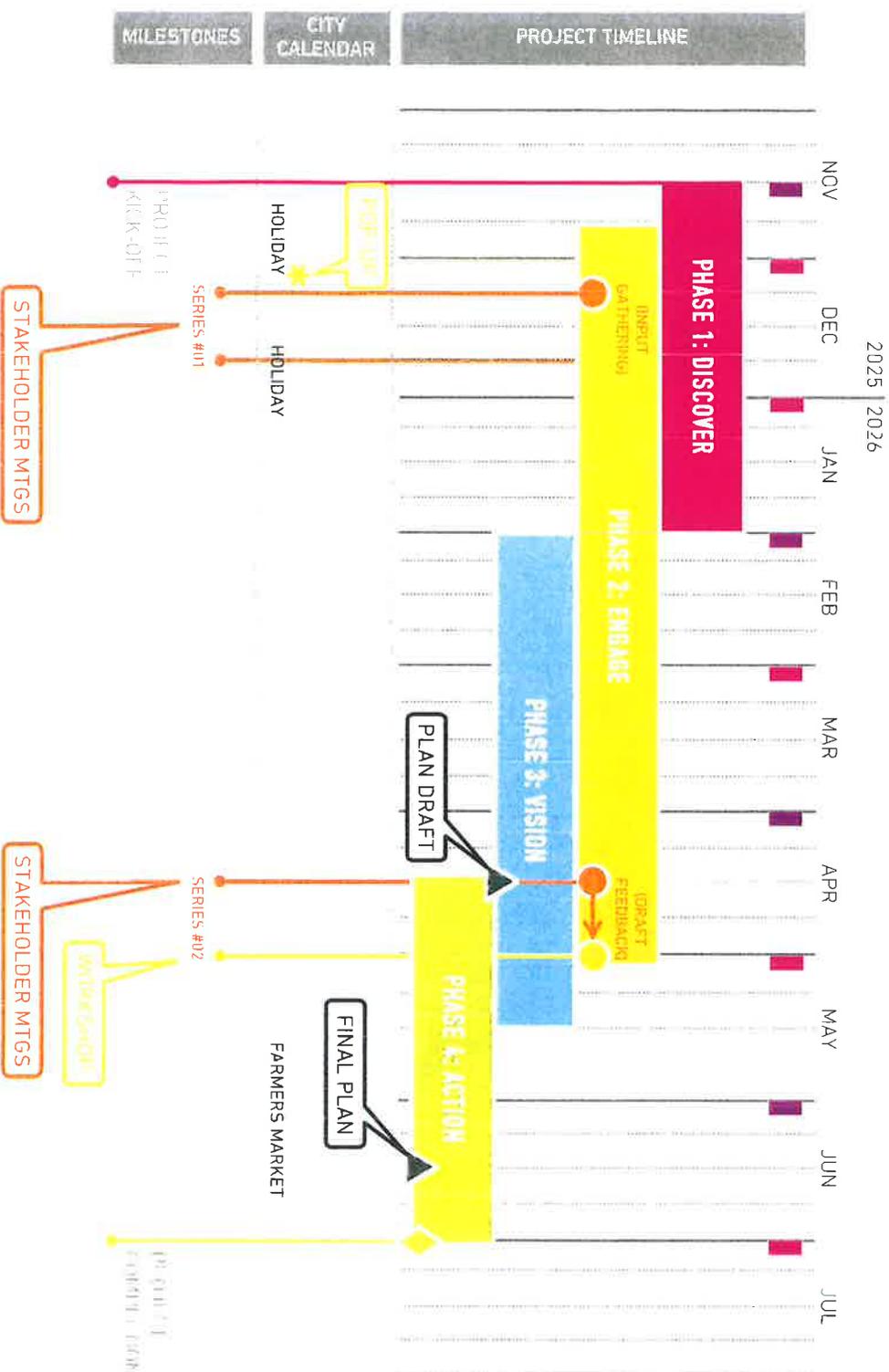
- Preferred Design Vision
- Final Olde Palos Development Plan

Deliverables

- Advisory Committee Presentation Materials
- Final Olde Palos Development Plan, Implementation Plan, & Technical Appendix:
 - Twenty (20) bound hard copies
 - One (1) unbound hard copy
 - One (1) electronic copy in Microsoft Word format
 - One (1) electronic copy in Adobe Acrobat format
- Executive Summary:
 - Twenty-five (25) bound hard copies
 - One (1) unbound hard copy
 - One (1) electronic copy in Microsoft Word format
 - One (1) electronic copy in Adobe Acrobat format

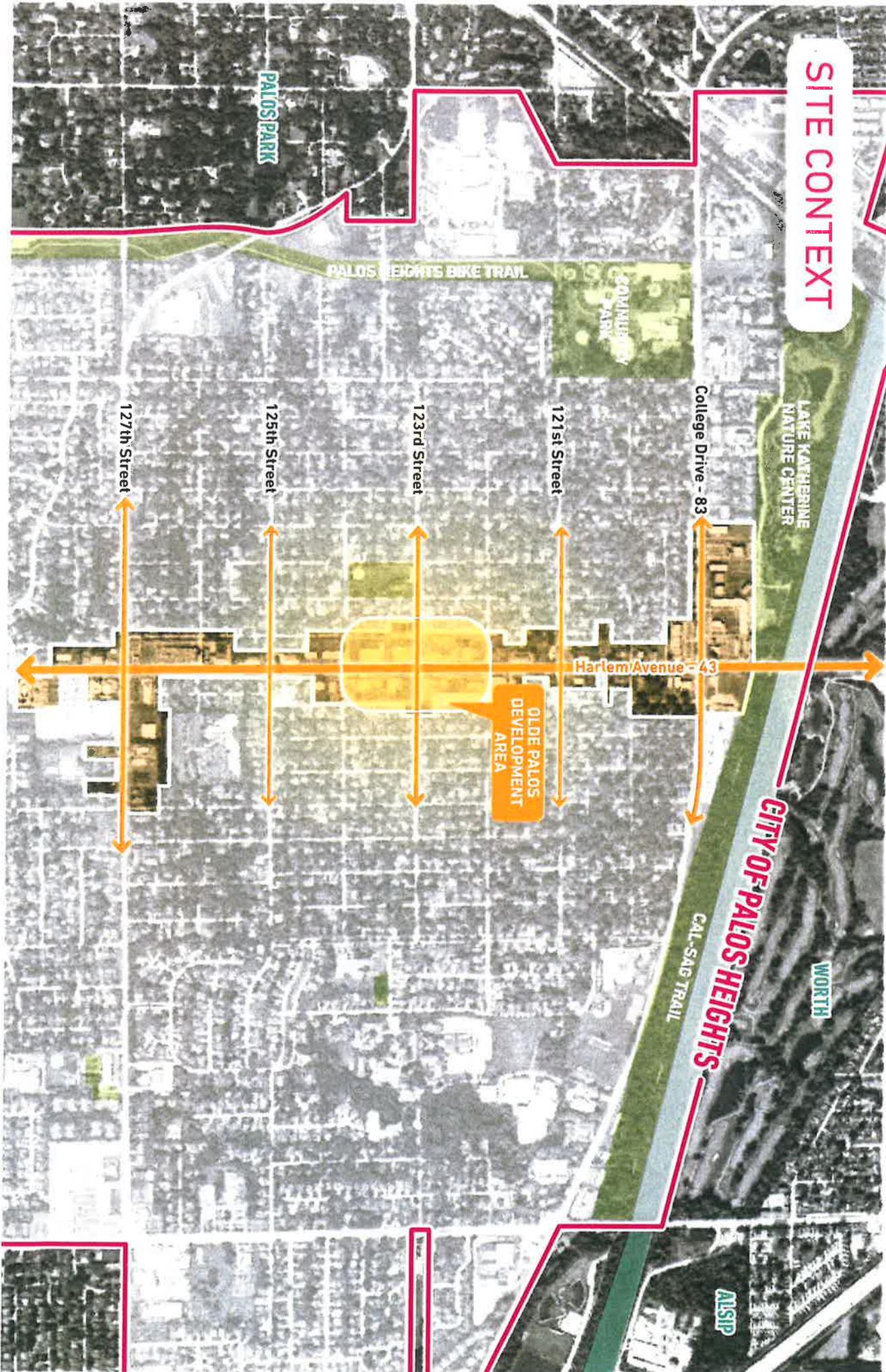


PROJECT SCHEDULE



- LEGEND**
- ▲ - Project Deliverable
 - - Stakeholder Engagement
 - ★ - Pop-Up at Farmers Market
 - - Community Workshop
 - - City Council Meeting
 - - Client Team Meetings
 - - Advisory Committee Meetings

SITE CONTEXT



PALOS PARK

PALOS HEIGHTS BIKE TRAIL

SONNENBERG PARK

LAKE KATHERINE NATURE CENTER

College Drive - 83

121st Street

123rd Street

125th Street

127th Street

Harlem Avenue - 43

OLDE PALOS DEVELOPMENT AREA

CITY OF PALOS HEIGHTS

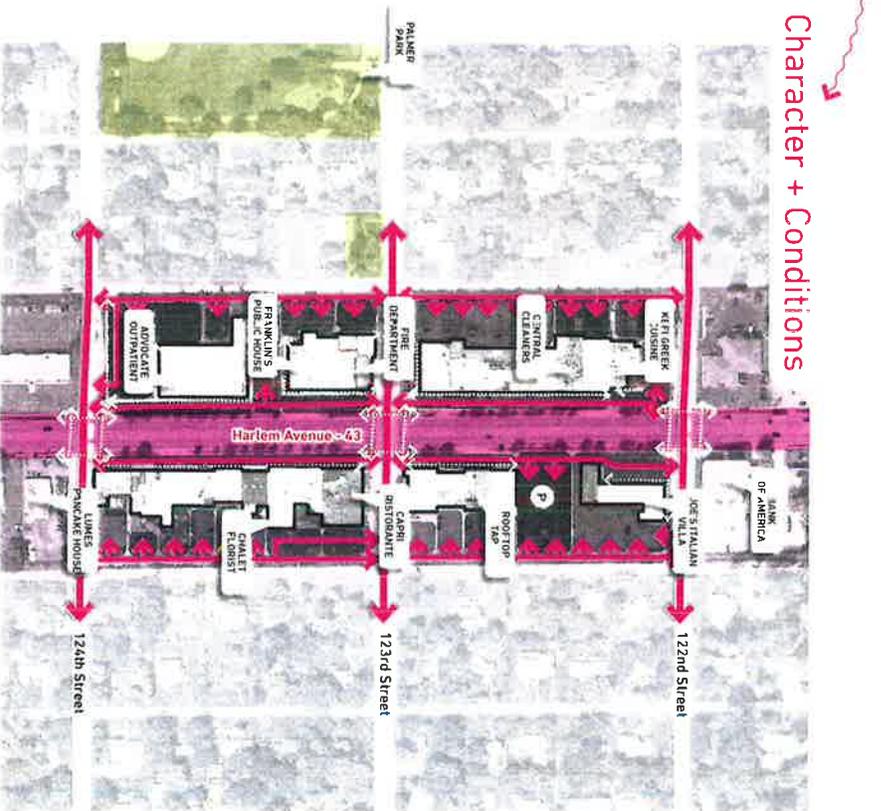
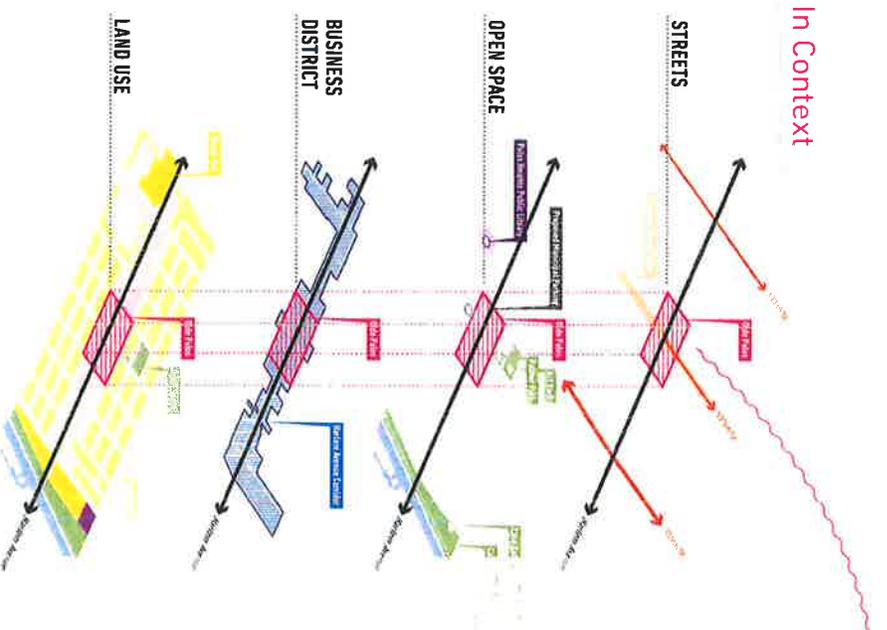
CAL-SAG TRAIL

WORTH

ALSP

CONTEXT, CHARACTER, & CONDITIONS

Old Palos, a four-block area along Harlem Avenue, serves as the historic and continuing commercial center of Palos Heights, featuring a mix of restaurants, shops, offices, and medical facilities.



- LEGEND**
- Existing Business
 - Parking Lot
 - Vehicular Circulation
 - Pedestrian Circulation

PLAN OBJECTIVES

- Analyzing the Olde Palos Market
- Vehicle Circulation & Access
- Data Driven Parking Strategies
- Pedestrian Circulation & Safety
- Catalytic Site Development Concepts
- Public Space
- Creating 'Place' through Brand Strategy
- Big Ideas, Actionable Steps
- Implementing the Ideas



VISIONING DISCUSSION

“Improve traffic and circulation issues for local businesses”

“Economic Development (draw in businesses which are not present in the City)”

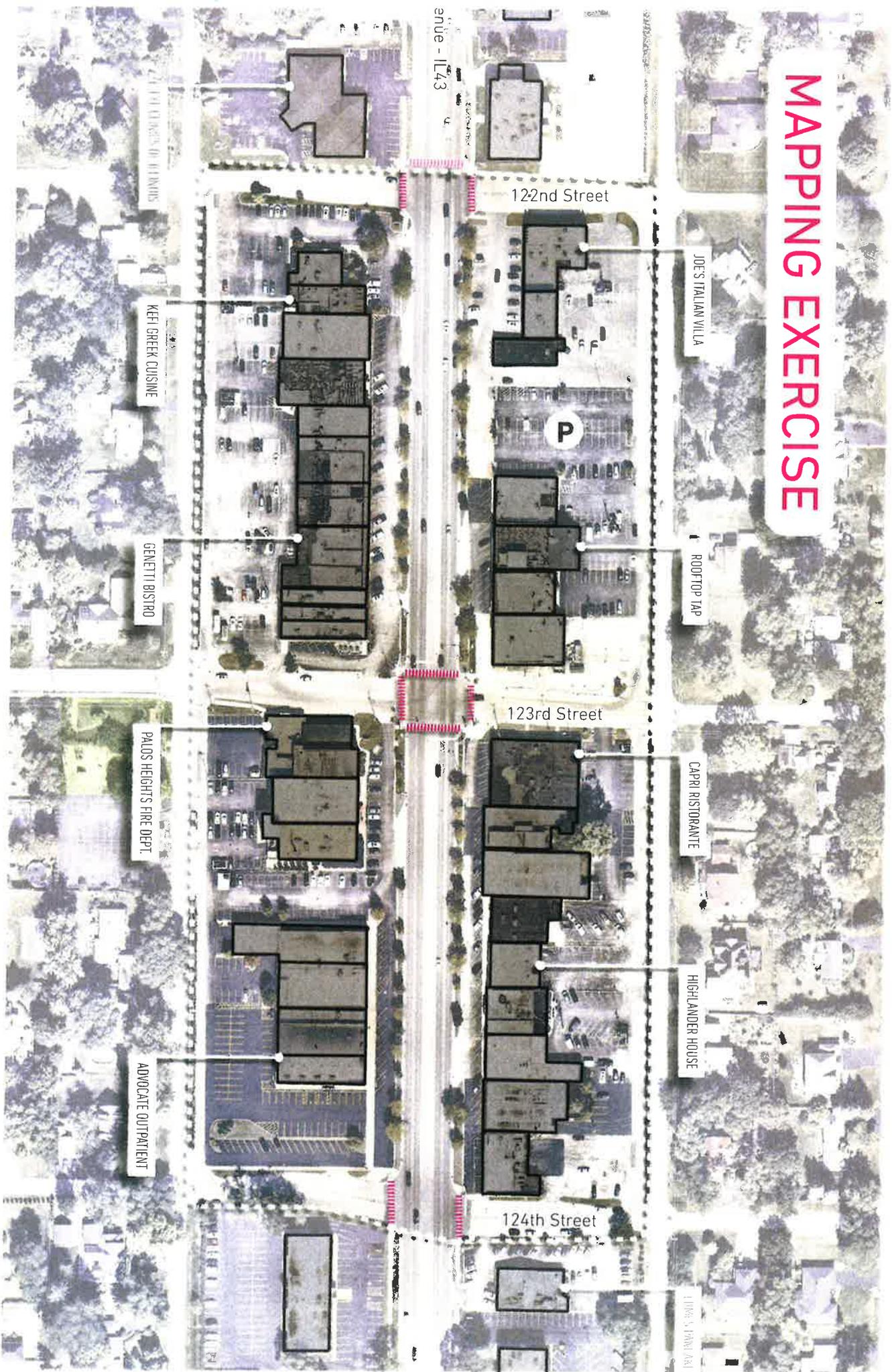
“Address Harlem Avenue vacancies and redevelopment opportunities”

“Create and market an image that will strengthen existing businesses and attract new customers”

“Improve the efficiency and appearance of existing parking areas”

**WHAT DOES SUCCESS
LOOK LIKE TO YOU?**

MAPPING EXERCISE



122nd Street

123rd Street

124th Street

JOE'S ITALIAN VILLA

ROOFTOP TAP

CAPRI RISTORANTE

HIGHLANDER HOUSE

KEH GREEK CUISINE

GENETTI BISTRO

PALOS HEIGHTS FIRE DEPT.

ADVOCATE OUTPATIENT

and - 1143

124th Street