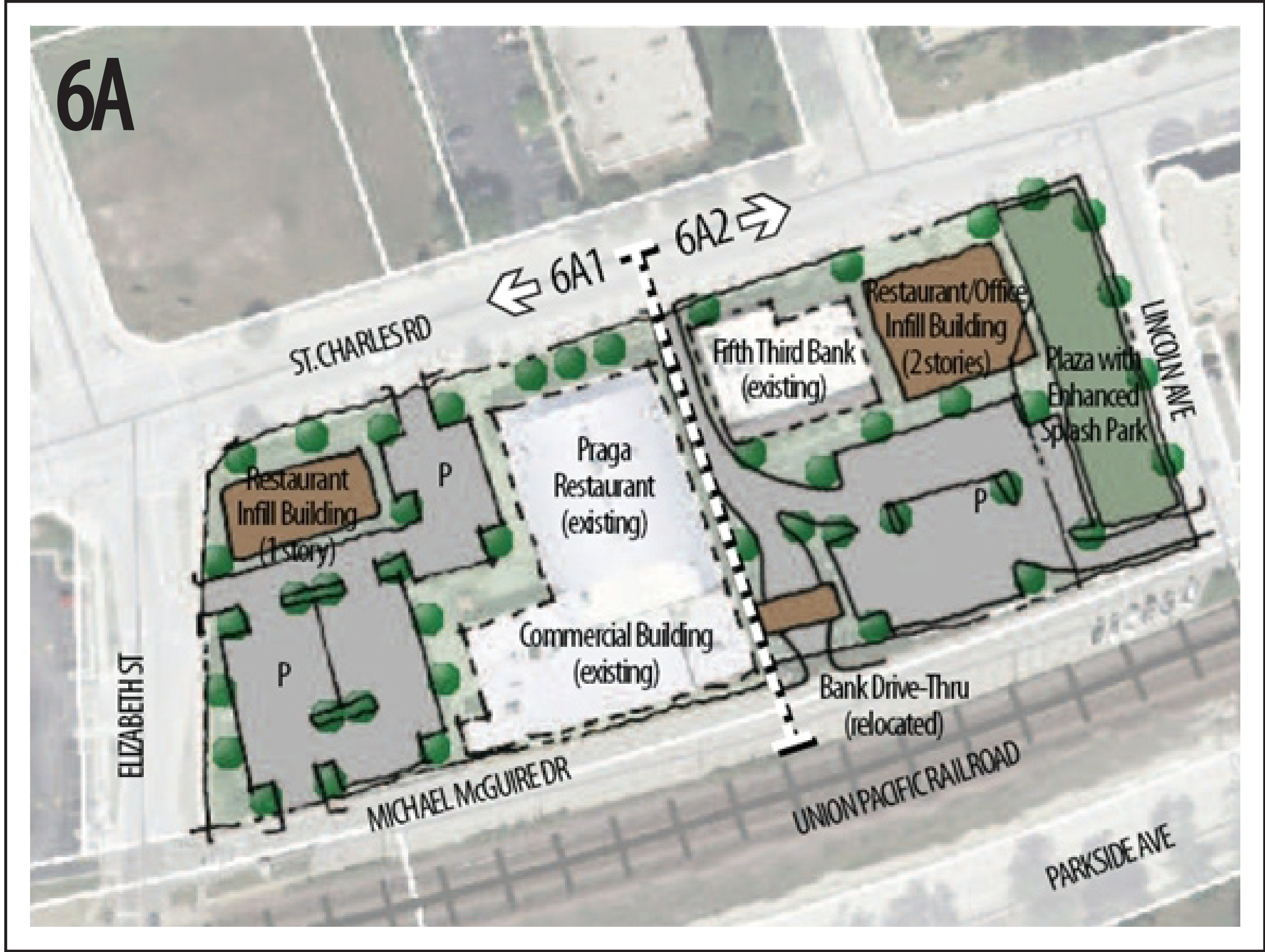


# Site 6: Fifth Third Bank / Praga Site

## » Option 6A

Site Area	121,582 sq ft (2.79 acres)
Parcels	3 parcels
Praga Parcel (6A1)	1-story building (infill; restaurant) 3,200 sq ft (entire infill building) 5,000 sq ft (existing Praga restaurant) 16,000 sq ft (existing retail strip center)
Bank Parcel (6A2)	2-story building (infill; restaurant/office) 4,200 sq ft (restaurant) 3,500 sq ft (office) 6,000 sq ft (existing bank)
Existing Uses	Praga restaurant (6A1) Daycare center (6A1) Mixed retail strip center (6A1) Fifth Third Bank (with drive thru) (6A2) Splash park (6A2) Surface parking (6A1 & 6A2)

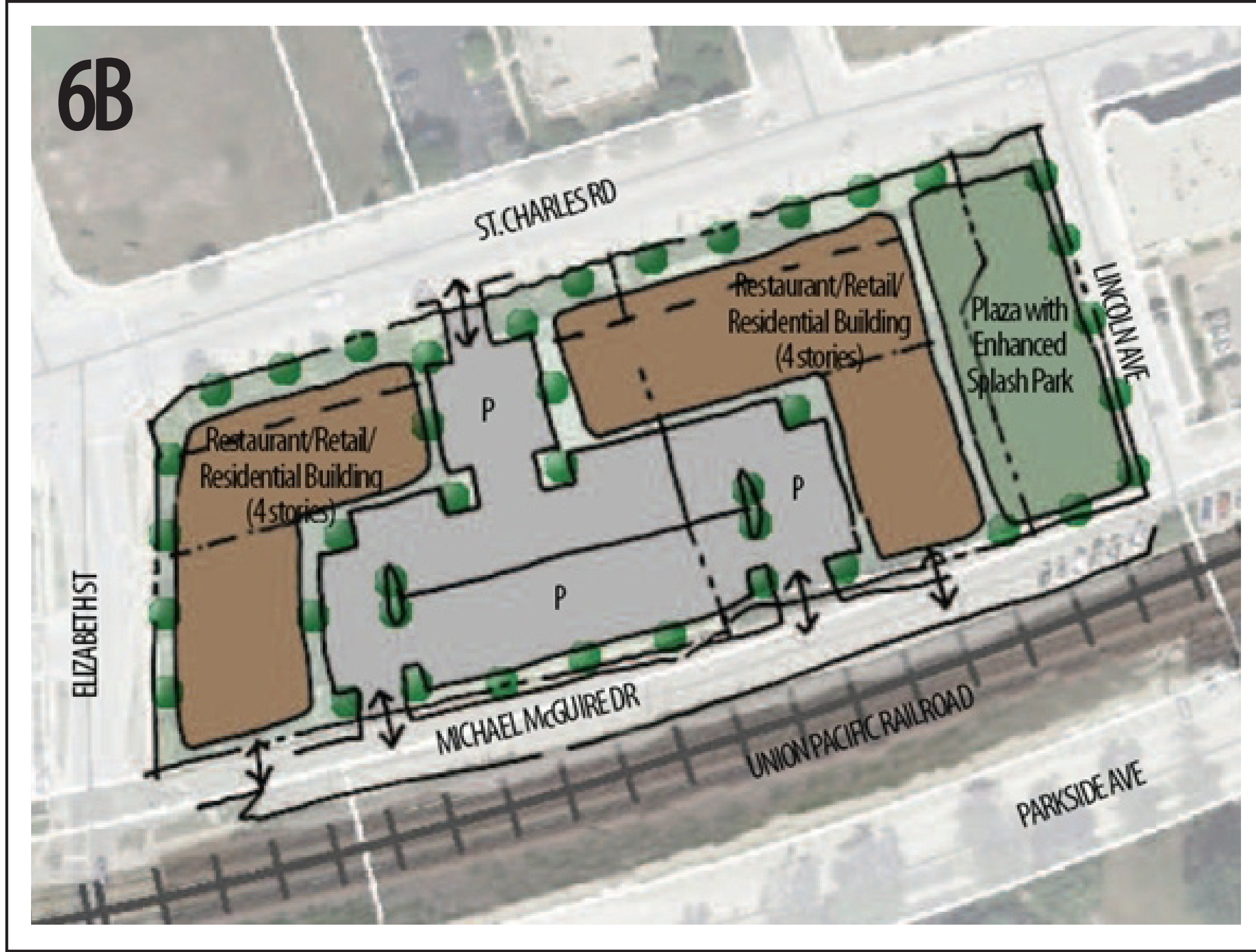


## » Description of Approach

The focus of the enhancement of Site 6 builds on the presence of the Praga and Bonton restaurant/entertainment uses by exploring additional opportunities to strengthen this block as an entertainment destination. Significant inefficiencies in the current configuration of the Fifth Third Bank, bank drive-thru, and municipal parking lot are addressed in this concept through the consolidation and redesign of the parking lots and relocation of the drive-thru banking facility. This redesign allows for the removal of an unattractive drive-thru facility facing St. Charles Road and allows for a 2-story infill commercial building for restaurant and office uses. A third restaurant use is introduced at the corner of St. Charles Road and Elizabeth Street to expand entertainment offerings in the area, provide a more attractive gateway to the downtown, and improve the pedestrian orientation to the area. The splash park is also expanded to include an enhanced facility and plaza.

## » Option 6B

Site Area	121,582 sq ft (2.79 acres)
Parcels	3 parcels
Praga Parcel	4-story building 17,700 sq ft (restaurant/retail) 12,700 sq ft (residential on floors 2, 3 & 4) 36 dwelling units total (residential) @12 du per floor (floors 2, 3 & 4)
Bank Parcel	4-story building 20,600 sq ft (restaurant/retail) 15,800 sq ft (residential on floors 2, 3 & 4) 45 dwelling units total (residential) @15 du per floor (floors 2, 3 & 4)
Existing Uses	Praga restaurant Daycare center Mixed retail strip center Fifth Third Bank (with drive thru) Splash park Surface parking



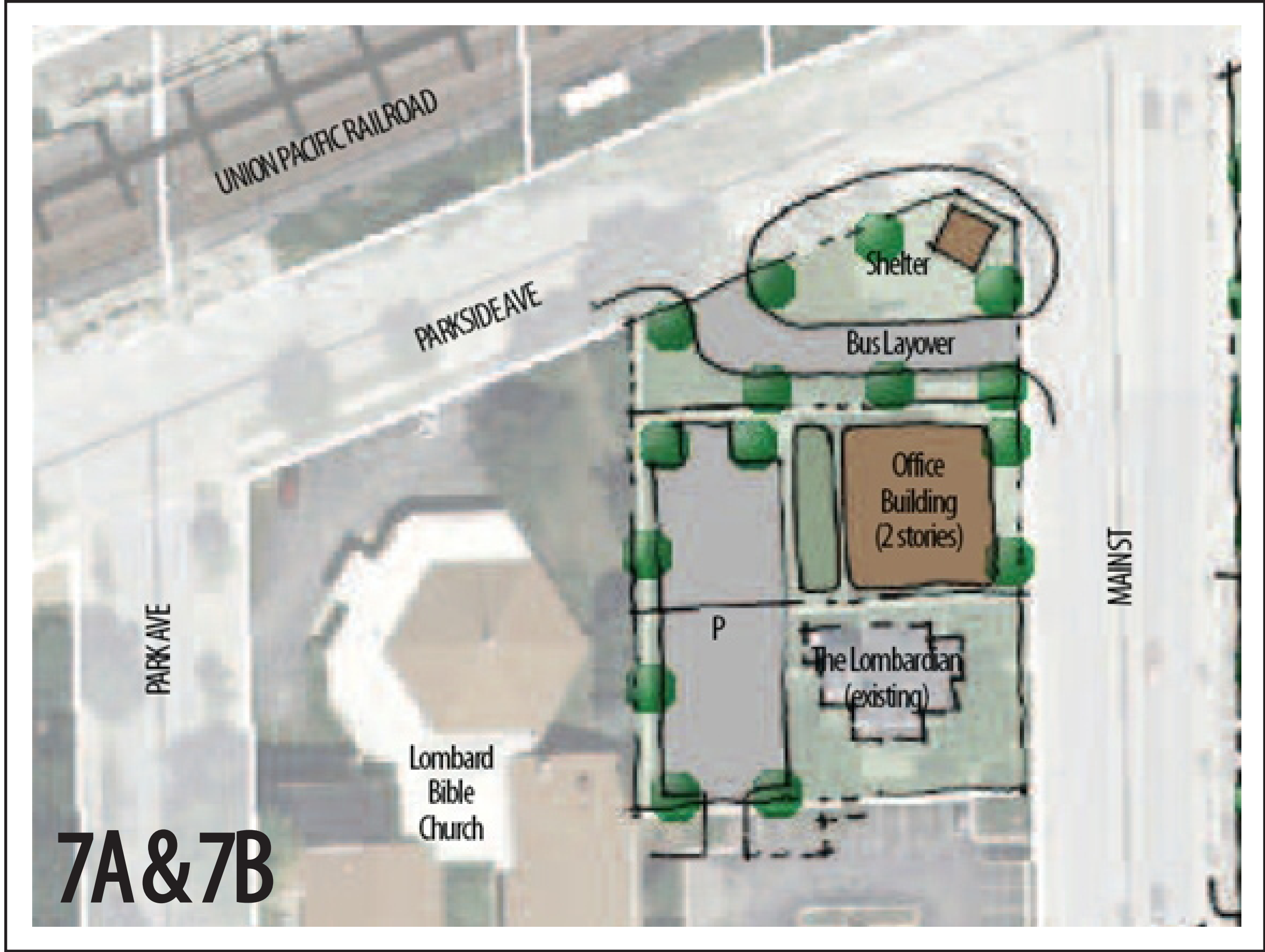
## » Description of Approach

This concept explores potential redevelopment of the entire Praga and bank sites to accommodate a pair of 4-story restaurant/retail/residential mixed use buildings. The western building would anchor the St. Charles Road/Elizabeth Street corner, while the eastern building would be adjacent to an enhanced splash park and public plaza. Parking would be located in the interior space framed by the two buildings, with a consolidated entrance from St. Charles Road. This concept would be completed in phases to ensure Praga and Bonton could remain open for business during site redevelopment.

# Site 7: The Lombardian Site

## » Options 7A & 7B

Site Area	31,192 sq ft (0.72 acres)
Parcels	3 parcels
Site Improvements	Façade enhancements to The Lombardian building
Office (redevelopment)	2-story building 8,400 sq ft (entire building) 4,200 sq ft (per story)
New Transit Facility	Bus layover with concessions shelter
Existing Uses	The Lombardian newspaper Commercial building Surface parking



## » Description of Approach

While preserving the building that presently houses The Lombardian newspaper, this concept redevelops the parcel to the north to provide for a new 2-story office building. The offices could attract medical businesses that might relate to the Elmhurst Memorial Lombard Health Center to the south. Parking is improved and remains consolidated behind The Lombardian building and the new office building. The far north parcel would provide for a bus layover with a concessions shelter, providing convenient access to the adjacent Metra platforms and station.