



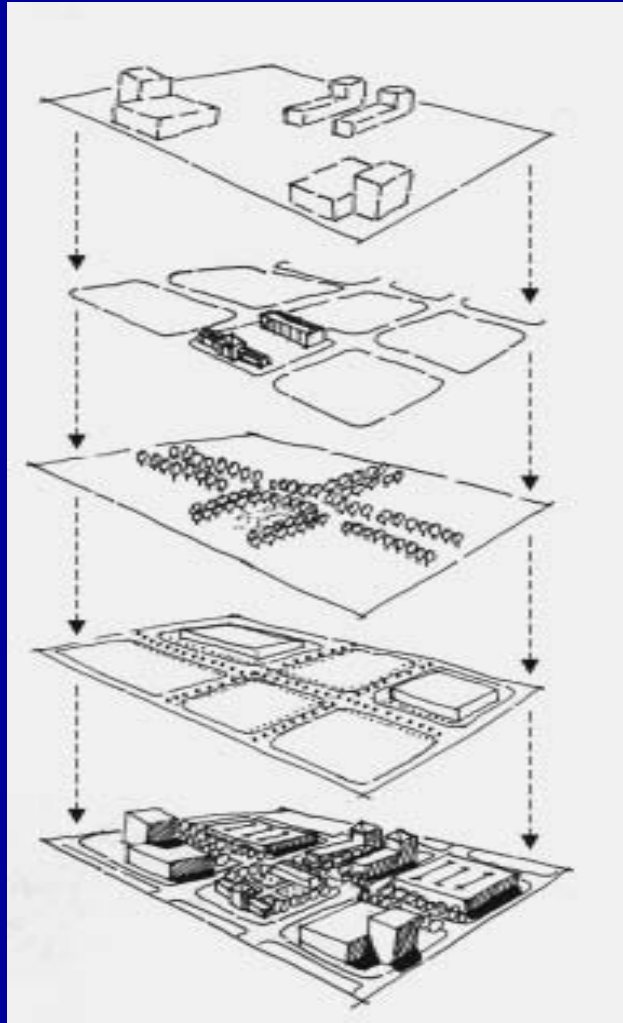
**Welcome to the Mundelein
Transit-Oriented Development Study
Open House
July 20, 2004**

A grayscale photograph of a brick building with a covered walkway. The building has a gabled roof and a series of brick columns supporting the overhang. To the right, a sign reads 'Mundelein' and '← To Chicago'. The text is overlaid on the image in a dark blue font.

Please enjoy this brief 5 minute presentation outlining the work completed on the TOD study to date.

At the conclusion of the presentation, please proceed to a station of your choice at the back of the room for further discussion.

Elements of Transit Oriented Development



- ◆ Traditional Neighborhood Design + Reduced Focus on Cars
 - Parking and circulation in an attractive public realm
 - Interconnected street patterns
 - Variety of housing types
 - Commercial and civic buildings

Benefits of Transit Oriented Development

- ◆ Increased Transit Ridership
- ◆ Urban Revitalization
 - Improved environmental quality
 - Increased property values
 - Return to “Traditional Neighborhood Feel”

TOD Planning Process





Project Initiation

Objectives developed by the Project Team:

- ✓ Objective #1 – Increase density and growth near the train station
- ✓ Objective #2 – Increase utilization of the transit functions and surrounding area
- ✓ Objective #3 – Overcome potential obstacles to redevelopment

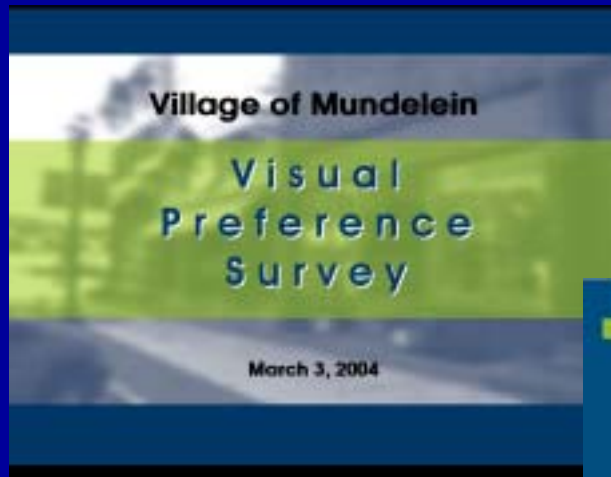
TOD Planning Process





Public Involvement

Visual Preference Survey*



Website



Community Meetings



* The results from the Visual Preference Survey are located on the back table.



Public Involvement

Visual Preference Survey Summary

Urban Design



Transportation



Town Center

* The results from the Visual Preference Survey are located on the back table.

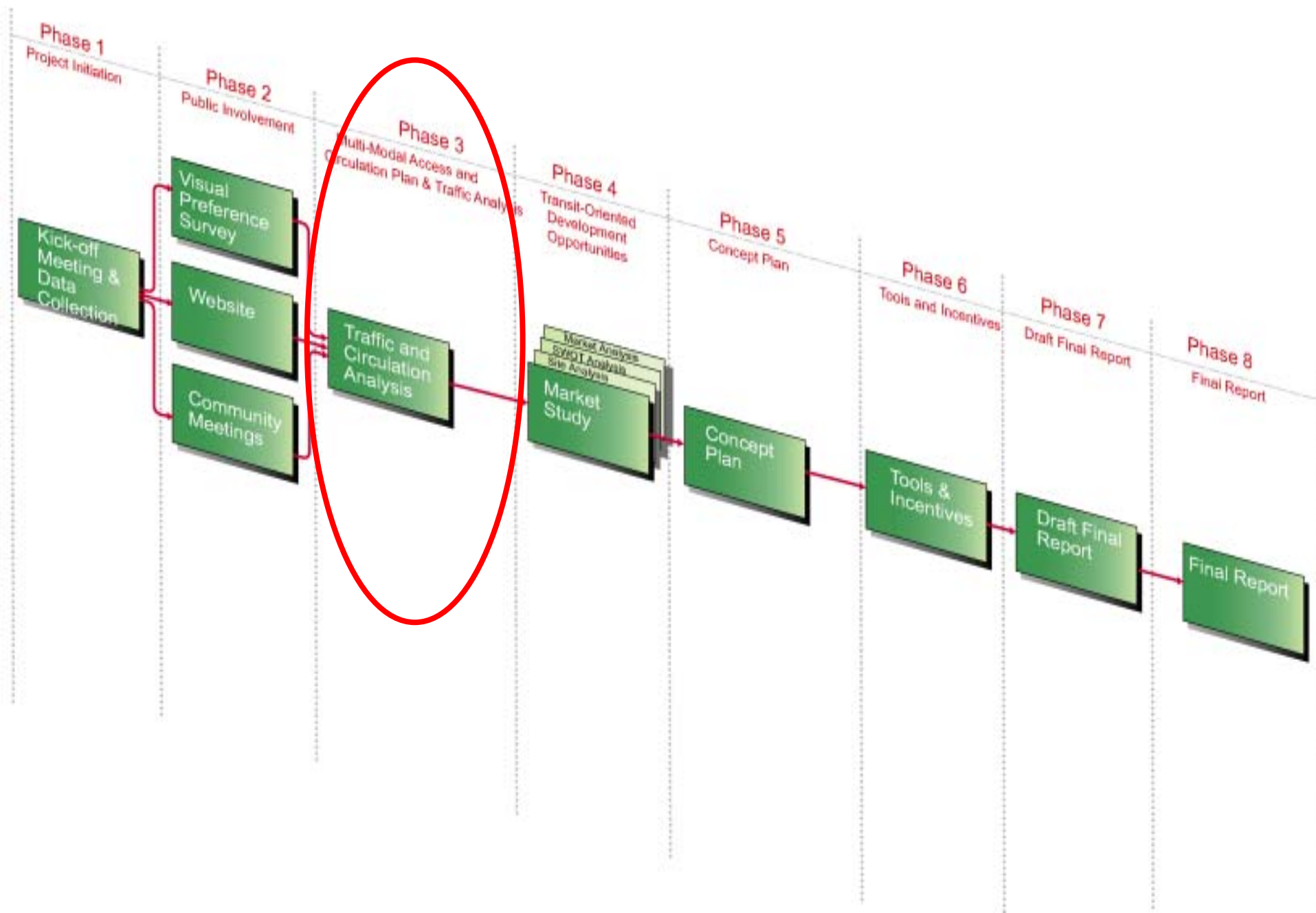


Public Involvement

Based on prior meetings, the community directed the team to incorporate the following into the TOD Plan:

- ✓ High-density mixed-use
 - Residential above retail
- ✓ New Village Hall
- ✓ High density residential
 - Nice condominiums
 - Mid-rise, affordable

TOD Planning Process





Traffic and Circulation Analysis



Intersection is operating at a good level of service



Intersection is operating at an average level of service

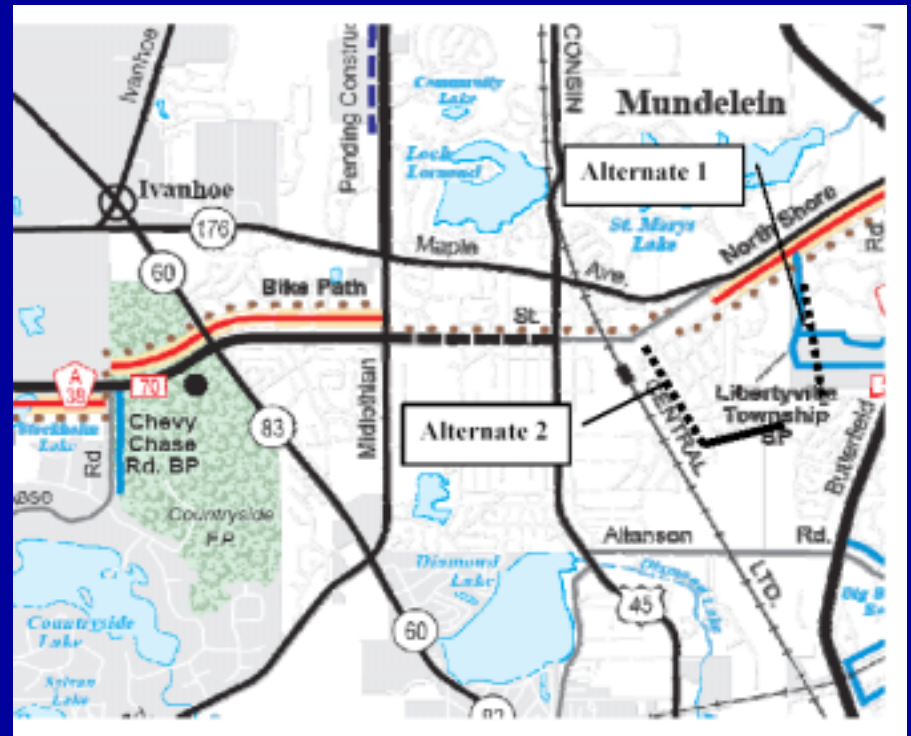


Intersection is failing



Traffic and Circulation Analysis

Bicycle and Pedestrian Connections



TOD Planning Process





TOD opportunities

The Market Analysis revealed the following opportunities:

◆ Civic Buildings

- Village Hall
- Post Office

◆ Retail

- 9,000 to 13,000 square feet of convenience retail
- 100,000 to 150,000 square feet of National / Lifestyle retail

◆ Residential Units

- Townhomes
 - 1,300 to 1,700 square feet
- Condominiums
 - 1,000 to 1,400 square feet

◆ Office Space

- Small businesses
 - 50,000 to 100,000 square feet



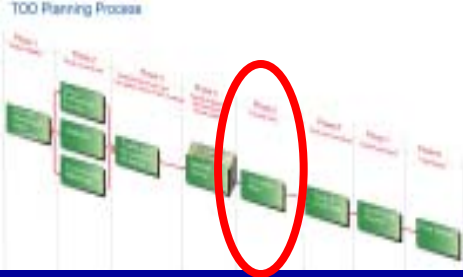
TOD opportunities

Opportunity Sites



TOD Planning Process





Concept Scenarios



Concept
Scenario 1:
Expanded Grid



Concept
Scenario 2:
Village Green



Concept
Scenario 3:
Town Square

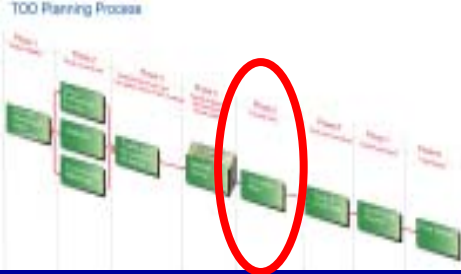


Concept Scenarios

Concept Scenario 1: Expanded Grid



- Relocates the Village Hall to the southwest corner of Seymour and Division
- Connects Chicago Avenue to create a north-south route
- Extends Division Street across the railroad tracks to connect with McKinley Avenue
- Closes the Park Street at-grade crossing

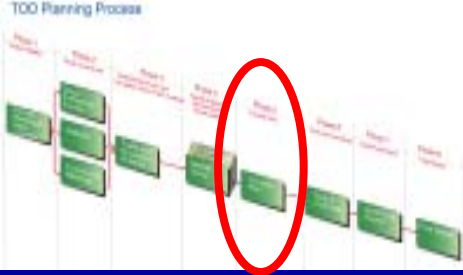


Concept Scenarios

Concept Scenario 2: Village Green



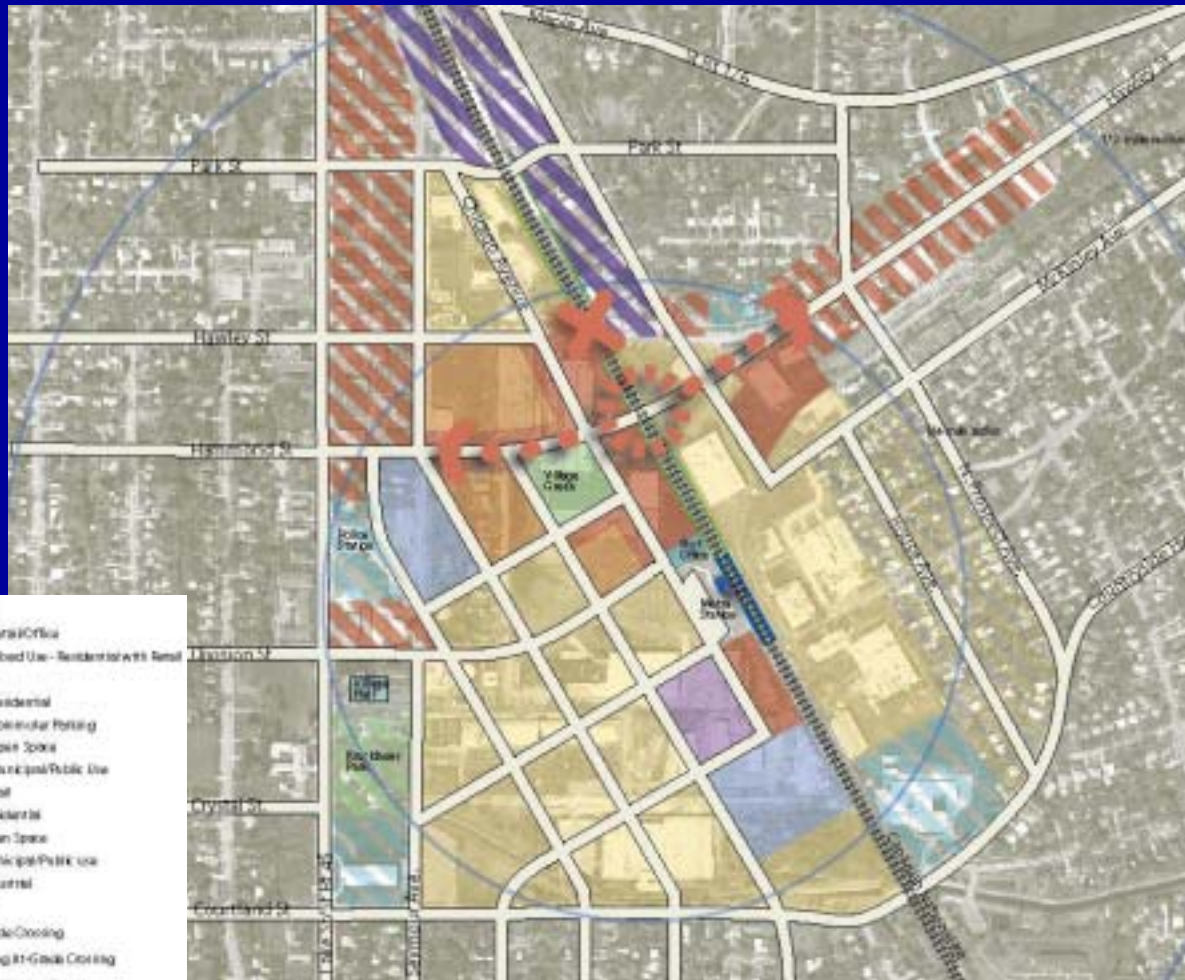
- Establishes a linear Village Green extending from the relocated Village Hall to the Metra Station
- Connects Chicago Avenue to create a north-south route
- Extends Division Street across the railroad tracks to connect with McKinley Avenue
- Closes the Park Street at-grade crossing

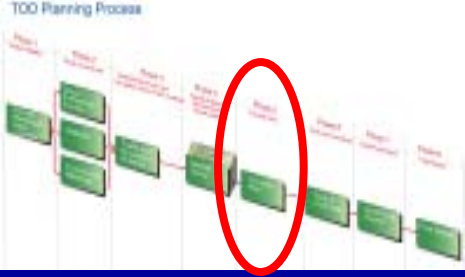


Concept Scenarios

Concept Scenario 3: Town Square

- Realigns Hawley Street to Hammond Street, moving the at-grade crossing south
- Adds a Village Green at the corner of Hammond and Chicago
- Creates a grid pattern





Concept Scenarios



Concept 1



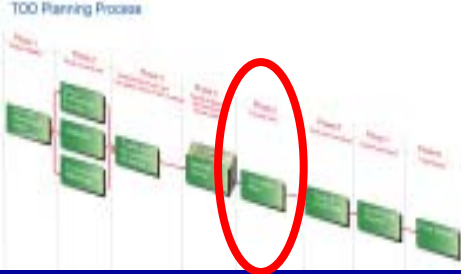
Concept 2



Concept 3



Hybrid Concept



Concept Plan

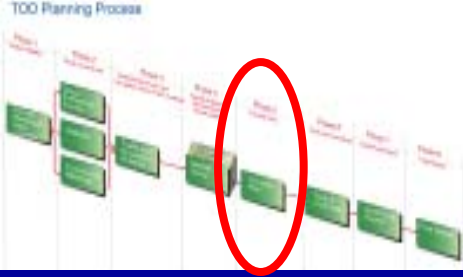
Project Team's Preferred Plan : Hybrid Plan

- Establishes a Village Green
- Extends Kracklauer Park to the north
- Relocates the Village Hall and retail portion of the Post Office to the Village Green
- Connects Chicago Avenue to create a north-south route



LEGEND

	Proposed Retail/Office
	Proposed Mixed Use - Residential with Retail Footage
	Proposed Residential
	Proposed Commercial Parking
	Proposed Cinema/Entertainment
	Proposed Open Space
	Proposed Municipal/Public Use
	Existing Retail
	Existing Residential
	Existing Open Space
	Existing Municipal/Public Use
	Existing Industrial
	Future Trail
	Direction of Traffic
	Redevelopment Link



Concept Plan

Hybrid Plan Rendering



Thank You for coming.

Please proceed to the station of your choice at back of the room with any comments and questions.

www.mundelein.org/TOD