



Land Use Plan

LEGEND

	Proposed Retail/Office
	Proposed Mixed Use - Residential with Retail frontage
	Proposed Residential
	Proposed Commuter 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
	Pedestrian Link

Hybrid Concept Scenario:

Expanded Village Green

- Considerable redevelopment of the downtown area.
- Extends Kracklauer Park to the north.
- Adds a Village Green/public gathering area extending from Lake Street to the railroad.
- Increases the amount of green space in the TOD area to 6.5 acres.
- Establishes a north-south link by connecting Chicago Avenue.
- Concentrates the new retail along Hawley Street and Chicago Avenue to support existing retail.
- Relocates the Village Hall and the retail portion of the Post Office to the Village Green.
- Creates a civic campus with the Village Hall and Post Office on the southeast side of the Village Green and the existing Police Station on the northwest side of the Green.
- Commuter parking is split between a surface lot adjacent to the Station, a small lot on the east side of the tracks, a parking deck located adjacent to the relocated Village Hall and Post Office, and a parking deck located at the southwest corner of Hammond Street and Chicago Avenue.
- Both parking decks will be shared with the neighboring retail, civic, and entertainment uses.
- Construction of a Cinema/Entertainment area fronting the northside of the green.
- This scenario will contain:
 - 12.1 acres of retail space
 - 64.8 acres of residential space
 - 750 Metra parking spaces



Rendered Site Plan

Concept Plan

www.mundelein.org/TOD

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