



Village of Mundelein, Illinois
Visual Preference Survey Results
March 3, 2004

Urban Design Questions

Q1. *What existing views do you think are most appealing to Downtown Mundelein?*

Most frequent answers to this question are below in order of most responses. Comments related to the answers below that were provided by respondents are included. When more than one respondent made the same or similar comment, the number of responses is included.

- Police station (22 responses)
 - Police station architecture
 - The new Police Dept
- Streetscape (15 responses)
 - New sidewalks, lights (2)
 - Brick paved sidewalks (2)
 - New lighting along street
 - Streetlights (2)
 - Planters (3)
 - Benches
 - Landscaping
 - Streetscape throughout (2)
 - Current streetscape improvements (lighting, sidewalks)
 - Street signage and streetscape
 - The antique street lamps and brick inlay alongside Seymour and surrounding
- Village Hall (14 responses)
- Abernathy's (14 responses)
- Park Street (14 responses)
 - East Park Street,
 - East of Route 45
 - Park at Church
 - Rehabbed store-fronts on Park and Lake
 - Park Street to Abernathy's (2)
 - Park Street restaurant (2)
 - North to Abernathy's and Park Street cafe
 - Mix of old buildings and use
 - Park Street buildings – north side
 - NE corner of Park Street and Route 45
 - I like the way the Park Street area looks
 - The Park Ave. area is nice and appeals to shoppers and merchants.
- Area around Park and Seymour Streets (14 responses)
 - Park and Seymour Streets (2)
 - The older area – Park and Seymour (7)
 - Sidewalks and streetscape around Seymour and Park (3)



- Corner of Park and Seymour Streets
- Seymour Street (*11 responses*)
 - Recently improved Seymour Street
 - Mixture of buildings on Seymour Street
 - New buildings on Seymour
 - Small shops on Seymour St with small striped awnings. These are very charming with small town character, which I personally find appealing.
 - Decorations spanning Seymour (at Division)
 - Landscape on Seymour
 - Seymour north of Hawley
 - Seymour across from Burger King
 - Between Park Street and Route 176
 - Seymour Northwest side, north of Park
- Kracklauer park (*10 responses*)
- Train station (*8 responses*)
 - Station parking area
 - Train station, parking area and entrance way
- Walgreen's (*6 responses*)
 - Looking southwest on Route 45
 - Walgreen's if they didn't have that parking lot in front.
- Route 45 (Lake Street) (*4 responses*)
 - Beginning of Route 45 corridor
 - Redoing of Lake Street structures
 - Parts of Lake St.
- Library (*3 responses*)
- Parks (*3 responses*)
 - Parks – Downtown Route 45
 - Park with gazebo
- Hawley Street (*3 responses*)
 - Redoing of Hawley Street structures
 - New buildings on Hawley Street
 - Hawley Street at Route 176
- Brick buildings (*3 responses*)

Responses given by two people include:

- Health food store (*2 responses*)
- Old Fire station (*2 responses*)
- Concert park (*2 responses*)

Responses given by one person include:

- Post Office
- Area around Post Office and Village Hall
- New Courthouse
- Fire station
- Community Center
- Gazebo and monument at 176 and Hawley
- Downtown across from school/church/park
- Round Robin – Bed and Breakfast Inn
- Summer's Carpet building – older/classic
- Central hotel – if revitalized would work



- Cook building
- Anatol building
- Outbuildings on old Jewel revamp
- Campbell wireless
- Like big sidewalks (wide)
- The intersection of Hawley and Route 45
- Seymour and Hawley intersection
- Park Street and Route 45 (Lake Street) corner brick building
- Older buildings such as on Park Street
- JMH Architects
- Rare Find
- Trans-art Café (NE corner of Park Street and Route 45)
- The old bank on either end of park
- New Restaurant
- New Pond
- Downtown redevelopment
- Development area
- Business Friendly
- The Fairhaven pharmacy building
- The traditional, historic buildings & sites: Current Village Hall, Kracklauer Park, Santa Maria Campus, Seymour/Park St. buildings, Fort Hill Museum
- I hate strip centers. The area on North Seymour, north of Park Street -- good beginning.
- Very little; a hodge-podge and white wash...Abernathy's is about the only jewel and down in are park street r.e. is good. We need a defined and style! Look at Deerfield, Elmhurst, Arlington Heights, and the Route 14 corridors so nice and inviting, and a mix of retail, condos or the real gem Downtown. A bulldozer would be a start. Naperville!!!!
- Its potential
- Everything needs improvement
- Would like higher density!
- I provided this information at the meeting. I got there late and did not complete the urban design VPS so I was glad to submit it on-line. Thanks.
- **Northview Bank corner – NW corner of Midlothian and Route 176 (**not in the Downtown project Area)

Q2. *What existing views do you think are least appealing to Downtown Mundelein?*

Most frequent answers to this question are below in order of most responses. Comments related to the answers below that were provided by respondents are included. When more than one respondent made the same or similar comment, the number of responses is included.

- Strip centers (34 responses)
 - Strip centers with parking lots, prefer streetside shops
 - Strip mall by KFC
 - Mundelein Shopping Center (11)
 - Strip mall on opposite side of street from KFC
 - Strip mall by Rogan's shoe store (2)
 - Roller rink, Rogan's strip mall



- Roller-skating rink
 - Skate-rink area
 - Old Pick-Wick
 - Shopping center at Seymour and Courtland
 - Shopping center Rogan's is in
- Old Walgreen's strip mall (12)
- Hawley & Norton strip mall – lit awning
- Shopping Commons on Seymour
- Strip malls on Seymour
- Shopping commons on NW corner of Route 45 and Hawley
- Several of the Route 45 strip malls look very run down and unappealing
- Any strip center
- New Walgreen's parking lot
- **Strip mall south of the old Fire Station (**not in the Downtown Project Area)
- Industrial buildings (13 responses)
 - Industrial buildings around the train tracks (3)
 - On Hawley east of Lake St.
 - Industrial 'unsightly' buildings
 - Hubbell mfg. Company
 - 'Real' factories on Hawley
 - Factories (in the Downtown area)
 - Manufacturing/industrial, commercial
 - Warehouse on Seymour, between Park and Route 176
- Vacant buildings (12 responses)
 - Empty retail space (2)
 - Vacant stores
 - Empty business (bldgs) (2)
 - Empty vacant lots by Prospect and Hawley
 - Whitewash windows
 - Still too many vacant or poorly used buildings
 - Run down and unoccupied buildings
 - Old retail 60's (vacant grocery)
 - Empty spaces
- Route 45 (12 responses)
 - First block south of Route 176, first block north of Hawley
 - Route 45, between Route 176 and Hawley
 - Route 45 (Bill's pub to Division)
 - Route 45 both sides
 - Area 1 block north of Route 176 on Route 45
 - East side of Route 45
 - Ceramic store, etc between Park and Route 176 on west side
 - Route 45 Downtown has no unifying theme, heights, building materials
 - Route 45 and Division Street
 - Buildings along Lake Street (US 45)
 - "Sawed-off" look on Route 45
- Hawley Street (10 responses)
 - Entire Hawley corridor
 - Hawley Street buildings along the road
 - Hawley Street south on railroad tracks to Courtland
 - Hawley from Hubbell east to Brice
 - Railroad crossing at Hawley Street



- Power lines on Hawley/railroad tracks
 - Area just east of railroad tracks on Hawley (2)
 - Lack of landscape on Hawley Street
 - Hawley from Route 45 east (roadway, building, train tracks)
- Recycling plant (9 responses)
 - Josephson recycling
 - Recycle business on Seymour
 - Recycling building on Park near tracks
 - Recycle business across from Abernathy's (2)
- Façades in disrepair (6 responses)
 - Disrepair of some buildings on Route 45
 - Dumpy storefronts on Route 45
 - Poor signage on buildings, run down look (2)
 - Run down apartments
- Gas stations (4 responses)
 - Gas stations on Hawley
- Post Office (3 responses)
 - Post Office area
- Florist on Route 45 (3 responses)
 - Flowerama (2)
- Fairhaven Pharmacy area (3 responses)
 - New Fairhaven Pharmacy
 - Fairhaven Plaza
- Old Hotel building (3 responses)
 - Old hotel on Seymour
- Inconsistency of buildings (3 responses)
 - Inconsistency of overall look and style of buildings
 - Non-uniform buildings

Responses given by two people include:

- Rock-Tenn building (2 responses)
- Sewer company across the street from Abernathy's (2 responses)
- Taco Burrito Express (2 responses)
- Not enough greenery- trees shrubs etc. (2 responses)
- Railroad Easement (2 responses)
 - Land along tracks from 176 to the viaduct (Chicago Ave)
- Sidewalk areas (2 responses)
- Intersection of Routes 45 and 176 (2 responses)
 - Corner of Routes 45 and 176 – Emil's pancake

Responses given by one person include:

- Backs, steel buildings
- Park Street and Morris Ave
- Car lot
- Roofing company
- Waste Management building
- Lumber yard
- Route 176! Hawley to Route 45
- SE corner of Park and Route 45
- NW corner of Hawley and Lake



- Route 176 and Lake
- The area around Hawley and Prospect needs to be cleaned up
- Unstructured Downtown
- No Downtown Town Square
- Unusually wide streets (McKinley, some parts of Hawley)
- Low-rent apartment building south side of Hawley
- Single family homes Downtown
- Antique store and can lot
- Apartment Buildings (colors or brick)
- Eclectic architecture
- Pizza place on Route 45
- The corner with the Burger King and the huge parking lot
- The corner with the Ace Hardware and paint store on it
- Park
- Parking visible on main streets
- Scattered focus of development
- Larger Village Hall
- Old fire Station and car wash
- Blue building by R/R Tracks across the street-white building fenced in
- Lack of Dining places
- Garbage Dump
- Building Supply
- The “silo” system @ Rock-Tenn
- Broken sidewalks
- Land along tracks from 176 to viaduct (Chicago Ave)
- Lumber yard-Seymour Street
- All of Seymour complex
- Roads
- Vacant Howard Green building
- Alan Josephson Garage Recycle
- Townhouses
- Everything else
- The Downtown areas are not tied together
- Franks For the Memories, 300 block of Lake St., 500 block of Lake St., Antique/Junk/Auto building on 176, Bradco
- The area from the fire dept moving south on Seymour, the existing area along this route where the Rogan’s store presently resides. I find this entire area revolting. I am sure it could be greatly improved, with some of the improvements mentioned above.
- The hodge-podge, no parks the area along railroad tracks ...no real attraction
- **NE corner of Rte 45 & 83, strip Mall SE corner Midlothian and 176 (**not in the Downtown Project area)
- ** Routes 60 and 45 – big buildings, no landscape (vacant) (**not in the Downtown project area)

Q3. *Are there any areas within Downtown that you feel would be improved by adding adequate streetscape improvements?*

Most frequent answers to this question are below in order of most responses. Comments



related to the answers below that were provided by respondents are included. When more than one respondent made the same or similar comment, the number of responses is included.

- Route 45 (14 responses)
 - From PD to Route 176
 - Lake Street south of Hawley
 - South of Hawley to Police Station
 - North of Park (2)
 - From Division north to 176
 - North and south
 - Lake Street going north (primarily east side of the street)
- Hawley Street (12 responses)
 - Hawley corridor
 - East Hawley Street
 - Hawley Street – Route 45 to signal at Route 176 east
 - All of Hawley from Carmel High School to Mundelein High School
 - From Village Hall to Seymour
 - East of Route 45 (2)
 - Route 45 to Prospect
 - Route 45 to 176
 - Hawley – Lincoln to Route 176
- Seymour Street (7 responses)
 - Seymour east
 - Park to Route 176
 - Courtland to Hawley
- All areas (7 responses)
 - Everywhere
 - All areas within the transit area would need improvement if they have not already
 - Most of Downtown
 - Most all of Downtown would be improved
- Existing strip malls (6 responses)
 - Uniform façades in a more traditional style
 - Old Walgreen's shopping center (2)
 - Old Jewel store strip mall (2)
 - Skate rink area
- Route 176 (5 responses)
 - East of Route 45
 - Route 176 – Carmel High School to west of Midlothian
- None (5 responses)
 - Not at this time
 - Existing streetscape is fine now
 - Streetscape will not improve existing area
 - Not in its current stage
- Train station (4 responses)
 - Access to Metra Station from east
 - Cannot walk to the train station
 - Street by Metra Station
- Fairhaven Pharmacy area (3 responses)

Responses given by two people include:

- Park Street (2 responses)
- Benches and sidewalk improvements (2 responses)
 - Wood benches key, no wire/mesh
- Landscape (2 responses)
 - Signage for town would benefit from plants

Responses given by one person include:

- Follow through to Police station block – Route 45 and Seymour side
- Division Street between Archer and Route 45
- Central Downtown
- Park and Seymour
- SE corner of Park and Route 45
- Morris Avenue needs help
- Need more sidewalks going south from Hawley
- Land along tracks from 176 to the viaduct (Chicago Ave)
- Anything with the Industrial areas would be better
- More parking on street
- Post Office
- Village Hall
- Bring seating from some restaurants out to street to welcome community
- Park area on Countryside
- Parks
- Gardens
- Coffee shops/Outdoor cafes
- Side streets by Abernathy's
- Economic development – restaurants, retail
- Streetscape on Dr. Raider Parkway
- Need grocery store
- Land along tracks from 176 to viaduct (Chicago Ave)
- Northwest corner
- Finish original Downtown streetscape program
- Continue w/ current Downtown improvement!
- I think major renovation with the building should take place before streetscape projects are enacted.
- The south end of Seymour St. Also the area where the currency exchange now exists on the corner of Lake and Hawley. The floral shop is fine, but the rest needs to be touched up somehow. And the area of Lake St going north out of town where there should also be antique street lamps etc.
- It would be nice if there could be a park setting on Courtland on the west side of the tracks with a walking path to lead to the train station. This would make it easier for residents to get to the train station on foot.
- **Route 60 east of Route 45 (** not in the Downtown project area)
- **Route 45 and Diamond Lake Road (**not in the Downtown project area)

Q4. *What aspects of the existing Downtown do you find most attractive? (*more than one choice possible per survey).*

a) Scale: 29 responses



- b) Materials: 14 responses
- c) Color: 7 responses
- d) Style: 22 responses
- e) Landscape: 21 responses
- f) Other: 17 responses
 - i. Some areas (Park Street & Village Hall maintained their historic look)
 - ii. Village Hall
 - iii. Older styling, brick
 - iv. At least the scale is relatively consistent – 1- and 2-story ok, but could be higher in the future
 - v. None
 - vi. Too mismatched to rate
 - vii. Street appeal
 - viii. Park
 - ix. Sidewalks and lights
 - x. Some varied heights of buildings would be good.
 - xi. Where is Downtown?
 - xii. Streetscape in Seymour
 - xiii. I prefer Mission/Prairie style of architecture although the Victorian look of Park and Seymour is nice
 - xiv. only in newly developed areas.
 - xv. I find all new views equally appealing
 - xvi. none...it is not attractive

Please list the above in order of preference (most desirable to least desirable):

Total:

Most people selected 'A' (scale) as the most desirable aspect of Downtown, in order of preference.

'A' (scale) most desirable	23 responses
'B' (materials) most desirable	5 responses
'C' (color) most desirable	2 responses
'D' (style) most desirable	16 responses
'E' (landscape) most desirable	9 responses

Listed below are the various preference orders given by respondents. When more than one respondent gave the same preference order, the number of respondents is included.

- A,B,C,D
- A,B,D
- A,B,D,C
- A,B,D,E
- A,B,E
- A,B,E,D (3 responses)
- A,C,D
- A,C,D,A
- A,C,D,B
- A,D
- A,D,B,C (3 responses)
- A,D,B,E (2 responses)
- A,D,C,B
- A,D,C,E
- A,D,E,C
- A,E,D
- A,E,B
- B,A,C,D
- B,A,D,E
- B,C,D,E
- B,D,C,E
- B,E,D,C



- C,B,D,A
- C,D,E
- D
- D,A,B
- D,A,B,C
- D,A,B,E (2 responses)
- D,A,E
- D,B
- D,B,A,E (4 responses)
- D,B,E,C
- D,C,E,A
- D,E,A,B (2 responses)
- D,E,A,C
- E
- E,A,B
- E,A,B,C
- E,B,A,D
- E,B,C,A
- E,C,B,A
- E,C,B,D
- E,D,B
- E,F,D,A
- F - least desirable

Q5. *What aspects of the existing Downtown do you find least attractive? (*more than one choice possible per survey)*

- a) Scale: 13 responses
- b) Materials: 18 responses
- c) Color: 12 responses
- d) Style: 22 responses**
- e) Landscape: 15 responses
- f) Other – 11 responses
 - xvii. Industrial businesses Downtown – (3 responses)
 - 1. Old industrial sites
 - 2. On west side of the tracks
 - xviii. Vacant buildings on Route 45 (Old Walgreen’s)
 - xix. It’s too run down in many places
 - xx. Very ugly, needs to be torn down and rebuilt
 - xxi. All
 - xxii. Gas stations
 - xxiii. Lack of continuity
 - xxiv. Currently is a bad mix of 70’s strip malls with traditional streetside shops. Need more landscaping.
 - xxv. Not very green in many areas
 - i. the older strip mall areas....
 - xxvi. Simply the fact that it needs to be extended

Please list the above in order of preference (least desirable to most desirable):

Total:

Most people selected ‘D’ (style) as the least desirable aspect of the Downtown, in order of preference.

‘A’ (scale) least desirable	10 responses
‘B’ (materials) least desirable	8 responses
‘C’ (color) least desirable	4 responses
‘D’ (style) least desirable	15 responses
‘E’ (landscape) least desirable	6 responses



'F' (other) least desirable

1 response

Listed below are the various preference orders given by respondents. When more than one respondent gave the same preference order, the number of respondents is included.

- A,B
- A,B,D
- A,B,D,C
- A,B,E,D
- A,C
- A,C,D,B
- A,D,B
- A,D,B,E
- A,E,D
- A,E,D,C
- B,A,C,D
- B,C,D (2 responses)
- B,D,A
- B,D,A,E
- B,D,C,A
- B,D,E,A
- B,E,C,D
- C,A,D,B
- C,B,D
- C,B,D,A
- C,E
- D
- D,A,B,E (2 responses)
- D,A,C,B
- D,B,A
- D,B,A,C
- D,B,A,E
- D,B,C,A
- D,C
- D,C,A,B
- D,C,B,A
- D,E,B,F
- D,E,C,A
- D,E,C,B
- D,F,F,E
- E
- E,A,B
- E,C
- E,C,B,A (2 responses)
- E,C,D
- F

Q6. *What design elements could be added to the Downtown that would most improve its appearance?*

Most frequent answers to this question are listed below, in order of most responses. Comments related to the answers below that were provided by respondents are included. When more than one respondent made the same or similar comment, the number of responses is included.

- Streetscape (23 responses)
 - Trees/landscaping (16)
 - More of the new lighting (3)
 - Seymour lights
 - Traditional style signposts/lampposts
 - Better signage
 - Crosswalks and seating area
- Sidewalks/pathways (12 responses)
 - Pedestrian walkways (2)
 - Bike paths
 - Lighted bike route
 - Sidewalks (4)



- Better sidewalks that are more clearly separated from the street
 - Walkways to move pedestrians from one set of shops to another
 - Connecting trails to move from one area to another
 - A corridor from one end to the other of Downtown
- Consistency (*11 responses*)
 - More uniform building
 - More uniform look
 - Control signage/fronts/visuals
 - More consistency of architecture
 - Unifying/tied together
 - Homogenous design
 - Continuity of scale
 - Continuity of elements from one building to another
 - New buildings that compliment one another
- Parks (*8 responses*)
 - Park/gathering place as focal point (*2*)
 - Downtown Town Center Park
 - Open spaces/parks/gardens
 - Big trees are great
 - Keep green space
 - More trees (*2*)
- Building presence along the sidewalk/street (*6 responses*)
 - Two- to four-story buildings to frame streets
 - Locating buildings closer to road
 - More structure along the sidewalks
 - Buildings to 'define' Downtown
 - More buildings
 - Large scale multi-use structures
- Updating façades (*5 responses*)
 - Stone, brick façades with traditional features
 - Brick buildings
 - Nicer looking buildings
 - Update the old style
 - Take away the "strip mall" appearance
- New retail (*5 responses*)
 - More restaurants (*2*)
 - More shopping (*3*)
- Mixed-use development (*3 responses*)
 - Residential over retail
 - Mixed Use retail/office/condos (*2*)
- Style (*3 responses*)
 - Classic, traditional look
- Access from both sides of train station (*3 responses*)
 - Path to/ from train station to Downtown along R.R. Tracks
 - Better auto/pedestrian access to train station
- Improved flow (*3 responses*)
 - Route 176 improved traffic flow
 - Traffic control

Responses given by two people include:



- Improving the storefront scale (2 responses)
- Tearing down old buildings (2 responses)
- Color (2 responses)
 - Updated and brighter colors
- Materials (2 responses)
- Brick (2 responses)

Responses given by one person include:

- Razing of industrial businesses
- A clean visual flow, showing that it was not pieced together
- Ambience – a theme
- Increased variation in style
- More fashionable shops
- Better street parking
- Higher density elements
- Increased business-friendly environment
- More centralized business
- Limestone
- Stores/shops near train station
- Curbs on Morris
- Cross-street development (Hawley)
- Purchase existing buildings by tracks
- Renovate central 'hotel'
- Village working with existing store-owners, not against them
- Celebrated cause walks
- New residential
- See Libertyville & Lake Forest
- Code enforcement
- Architect Design
- Function
- More light
- Usage-function
- A half moon structure over Route 45 as a greeting & welcome to Mundelein
- Tie together the separate Downtown areas Quality architecture, strict design standards and enforcement! Higher density, hidden parking areas New Village Hall municipal campus & village green replacing Mundelein Shopping Center, while enhancing old Village Hall for new uses Trail system along the rail corridor connecting all sections of Downtown
- Prairie/Mission, more areas where one could sit down outside and have a coffee with friends, eat, etc. However I would like this to be off the street.
- Interesting architecture, quality building materials, landscaping – upkeep!
- More small town charm added to shops and storefronts that have not already done such.
- I believe it needs to almost be a complete new Mundelein...that is the only hope
- A bulldozer to knock down the older strip malls and older buildings.
- Start over

Q7. *Is an attractive, vibrant Downtown important to you?*

- a) Yes: 79 responses
- b) No: 0 responses
- c) No answer: 6 responses





Transit & Transportation Facilities Questions

Q1. *Is there adequate signage to direct persons traveling to and from the train station or shopping areas within Downtown Mundelein?*

- a) Yes: 12 responses
- b) No: 60 responses
- c) No answer: 10 responses

Q2. *What design features of the existing transit station are most desirable to commuters?(*more than one choice possible per survey)*

- a) Yes: 35 responses
No: 14 responses
- b) Yes: 34 responses
No: 19 responses
- c) Yes: 33 responses
No: 14 responses
- d) Yes: 50 responses
No: 6 responses
- e) Yes: 48 responses
No: 5 responses
- f) Other: Not sure, don't know what it looks like.
Other: have not taken the train from Mundelein.

Please list the above features in order of preference:

Total:

Most people selected 'A' (informational signs) as the most desirable design feature of the existing transit station, in the **order** of preference.

'A' (informational signs) most desirable	11 responses
'B' (posted schedules) most desirable	3 responses
'C' (uniform graphics/text) most desirable	1 response
'D' (parking access/location) most desirable	10 responses
'E' (station depot) most desirable	8 responses

Listed below are the various preference orders given by respondents. When more than one respondent gave the same preference order, the number of respondents is included.

Most Desirable Order:

- A (2 responses)
- A,B,D
- A,C,B
- A,D,B (2 responses)
- A,D,C
- A,D,E
- A,B,D
- A,B,D,E
- A,E,D,B
- B,D
- B,A,D
- B,A,D,E
- C
- D,A,B,E
- D
- D,B,A

- D,B,A,C
- D,C,E
- D,E
- D,E,A,C
- D,E,B
- D,E,B,A (2 responses)
- E,A,B,D
- E,B,A,D
- E,C,A
- E,C,A,B
- E,D,B
- E,D,B,A
- E,D,C,B
- E,D,C,A

Total:

Most people selected 'C' (uniform graphics/text) as the least desirable design feature of the existing transit station, in order of preference.

'A' (informational signs) least desirable	3 responses
'B' (posted schedules) least desirable	6 responses
'C' (uniform graphics/text) least desirable	13 responses
'D' (parking access/location) least desirable	4 responses
'E' (station depot) least desirable	0 responses

Listed below are the various preference orders given by respondents. When more than one respondent gave the same preference order, the number of respondents is included.

Least Desirable Order:

- A
- A,B
- A,C
- B (2 responses)
- B,C (2 responses)
- B,C,D,E
- B,E,C
- C (3 responses)
- C,A,B
- C,A,B,D (2 responses)
- C,A,B,E
- C,A,D,E
- C,B,A,D
- C,D,A
- C,E (2 responses)
- C,E,B,A
- D
- D,B
- D,B,A,C
- D,C,D

Q3. *How do you normally travel to the Downtown? (*more than one choice per survey possible)*

- a) Car: 69 responses
- b) Pace Bus: 0 responses
- c) Metra train: 3 responses
- d) Walk: 8 responses
- e) Bike: 6 responses
- f) No answer: 8 responses

Q4. *When driving to Downtown Mundelein, do you feel there is adequate parking for retail and commercial businesses in the Downtown?*

- a) Yes: 52 responses
- b) No : 21 responses
- c) No answer: 9 responses



Q5. *If no, where do you feel additional parking is needed?*

- Closer to Downtown core
- Route 45 is too busy for parking
- Route 45/Park & Seymour
- Park and Seymour Streets
- At storefronts
- Off-street paved
- Repair first at corner of Seymour and Park
- Yes, public or by meter
- Improving alley parking
- Behind building
- Park street...and if we got a Downtown area going, think of it...there is very little parking anywhere
- **Route 45 and Route 120 (**outside of the Downtown project area)

Q6. *Do you generally prefer to park at:*

- a) Angled off-street parking: 42 responses
- b) Parallel on-street parking: 4 responses
- c) Off-street surface parking: 29 responses
- d) No answer: 13 responses



Town Center Questions

Q1. *What types and mix of uses would you like to see in Downtown Mundelein? (*more than one choice possible per survey).*

Total:

In terms of the selection frequency, the top three uses, by number of responses are retail (64 responses), residential (53 responses), and office (46 responses).

'A' (Residential)	– 53 responses
'B' (Retail)	– 64 responses
'C' (Service)	– 41 responses
'D' (Office)	– 46 responses
'E' (Other)	– 10 responses

The most frequently selected **mix of uses** was the combination of residential (A), retail (B), service (C), and office (D) (22 responses). Listed below is a comprehensive list of mixes of uses given. For mixes given by more than one respondent, the number of responses is included.

- A,B (9 responses)
- A,B,C (5 responses)
- **A,B,C,D (22 responses)**
 - Cigar shop, more family owned restaurants
- A,B,D (8 responses)
- A,B,C,E (other: cultural/entertainment)
- A,B,D,E (other: parks)
- A,B,E (other: Theater, parks)
- A,B,C,D,E (5 responses)
 - (other: small parks)
 - (other: medical arts)
- A,C,D
- B,C
- B,C,D (5 responses)
- B,C,E (other: areas around parks and walkways)
- B,D (4 responses)
- B,D,E (other: parks, public space – concrete, benches)
- E (other: movie theater)
- No Answer (4 responses)

Other responses:

- Industrial- need to increase tax base-need commercial and industrial –ok near the train where it is
- Restaurants (2 responses)
- Starbuck's
- Entertainment
- Government Offices
- Post Office

- Movie Theater (2 responses)
- Boutique
- Antique
- Gift
- High density residential
- Women's Clothing (Chico's)

Q2. What types and mix of uses would you **NOT** like to see in the Downtown? Please List.

Most frequent answers to this question are below in order of most responses. Comments related to the answers below that were provided by respondents are included. When more than one respondent made the same or similar comment, the number of responses is included.

- Industrial (29 responses)
 - Industrial unless office type
 - Industrial unless well-kept buildings like for tool
 - Factories, recycling plants (4)
 - Manufacturing/light manufacturing (5)
 - Industrial and warehouses
 - Industrial – light and heavy (2)
 - Distribution
- Residential (13 responses)
 - High-rise (residential only) (3)
 - High density residential (multi-story) (3)
 - Low income apartments
 - Low cost apartments
- Auto shops/auto-oriented (9 responses)
 - Service stations
 - Oil change shops (2)
 - Car wash type of business – should be in the area
 - Car lots
- Chain restaurants (6 responses)
 - Fast food chains
- Gas stations (4 responses)
- Service (4 responses)
 - We have too much service use now
 - No more service businesses in this town
- Office (4 responses)
 - Large high-rise office buildings
 - Street offices
 - Ok if 1- 3-story building
- High rises (4 responses)
- Large retail (3 responses)
 - Huge chain stores
 - Malls – we are close enough to Townline Road (Rt. 60) – keep Downtown suited for pedestrians

Responses given by two people include:

- Big Parks (2 responses)



- Bars/taverns (2 responses)

Responses given by one person include:

- Stores with high apartment density
- Very dense use buildings, large apartment complex
- High concentration of offices over residential
- Rundown buildings
- I would like to see offices Downtown, but removed from the street
- Limit offices that do not have many employees
- Parking
- Dancehall
- Pool hall
- High-rise parking (didn't work in Des Plaines)
- Laundromat
- Lumber yards
- Bad roads
- Liquor stores
- No more banks
- Strip malls
- Another ultra-modern structure (like the Pharmacy)
- Anything that will attract low income clientele
- Formal Town Square
- Fountain/ Sculpture
- High concentration of service over residential
- Storage facilities
- Roller Rink (not in Downtown)
- Our current mix is fine
- Below Ground or above ground parking
- Mundelein need to reinvent itself a multi use and all kinds of things to make a new Downtown be attractive and work

Q3. *Why do you come to Downtown Mundelein? (*more than one choice possible per survey)*

- Shopping: 46 responses
- Restaurants: 53 responses**
- Services: 29 responses
- Events: 37 responses
- Work: 21 responses
- Other: 13 responses
 - I don't. I go to Libertyville because it has more amenities and feels safer
 - Difficult to compete with Vernon Hills shopping
 - Post office only
 - Social interaction
 - Live in Downtown
 - Governmental
 - The park
 - Train station
 - Post Office, Village Hall
 - Would be nice to have gift type or antique-boutique type Business
 - Only to the post office & summer music evenings in the park



Q4. *What do you feel is the best feature of the existing Downtown?*

Most frequent answers to this question are below in order of most responses. Comments related to the answers below that were provided by respondents are included. When more than one respondent made the same or similar comment, the number of responses is included.

- Streetscape (7 responses)
 - Streetscape – Park Street area
 - New streets, lighting, benches, etc.
- Accessibility (7 responses)
 - Access from major highways (2)
 - Ease of travel
 - Route 45 being 4-lane
 - Traffic flow – basic is there; would be greatly enhanced
- Train station (4 responses)
- Village Hall (4 responses)
- Large area (3 responses)

Responses given by two people include:

- Kracklauer Park (2 responses)
- Police Station (2 responses)
- Park Street (2 responses)
- Hawley and Lake Street area (2 responses)
- Seymour and Park Street area (2 responses)
- Pedestrian scale (2 responses)
- Overall appearance (2 responses)
 - Building design
- No Tall buildings (2 responses)
 - 1- and 2-story buildings

Responses given by one person include:

- Fire station
- Churches
- Concert Park
- Not enough parks
- Nice walks
- Turn of century buildings
- Park area off of Seymour near Santa Maria
- Music evenings in the park
- Latest Main Street programs
- Downtown improvements
- All the improvements made in the last few years
- Main Street area (Park Street)
- It is still fairly low density
- Size and convenience
- Older buildings
- The Howland House



- Restaurants
- Giant shops Close to housing
- Depends on how much money we are going to put in to it
- The more Historical tone of the Village
- Small personal shops
- The newer businesses that have updated their exterior like Park Street, Flowerama & Walgreen's
- Remodeling currently going on
- The Parking is removed and hidden from view of the main street
- Shopping & Governmental Offices
- Sense of community
- Small town feeling
- Abernathy's
- Finally putting it all together and using Downtown for events
- Not much

Q5. *Please list qualities you feel should be maintained/enhanced in the Downtown core.*

Most frequent answers to this question are below in order of most responses. Comments related to the answers below that were provided by respondents are included. When more than one respondent made the same or similar comment, the number of responses is included.

- Streetscape (20 responses)
 - Consistent period streetscape
 - More streetscape improvements
 - Newer streetscape along Route 45
 - Benches and planting
 - Lighting
 - Signage
 - Trees/landscape (10)
 - Parks
 - Trees in parking lots
 - Trees, flowers
- More retail (5 responses)
 - Local retailers (Walgreen's and Jewel ok)
 - Small retail
 - Higher quality retail
- Services (5 responses)
 - Like library
 - Police station/Fire station/Village Hall/Library/Post Office
 - Improved governmental buildings
- Village Hall (5 responses)
 - Keep Village Hall (2)
 - Keep Village Hall Downtown
 - Redevelop Village Hall style
 - Period set Village Hall
- Keep Village atmosphere (5 responses)
 - Small town atmosphere



- Smaller scale
- Rehab some buildings (*4 responses*)
 - Redo façades on aged-looking buildings (like the pharmacy on Prospect and Hawley)
 - Most buildings are old – change the exterior
 - Shops redone for nicer façade
- Sidewalks (*4 responses*)
 - Improved walk/bike trails and sidewalks
 - Pedestrian-friendly/pedestrian scale
 - Pedestrian-friendly areas for R/R Families
- Accessibility (*4 responses*)
 - Transportation
 - Mass transit access
 - Better bus service to all parts of Village
- Events (*3 responses*)
 - See more hometown events-seasonal
 - Fun
- Traditional/attractive designs (*3 responses*)
 - More traditional styles/traditional materials
- Restaurants (*3 responses*)

Responses given by two people include:

- Theme (*2 responses*)
 - Tie the areas together
- Fill in vacancies (*2 responses*)
 - Take down and replace vacant factories
- Improved traffic flow (*2 responses*)
 - Create cross street access
- Pedestrian access to Metra Station (*2 responses*)
 - Walking paths from east to Metra
- History (*2 responses*)

Responses given by one person include:

- Mixing old/new structures that blend
- Scale
- Uniform building size
- Uniformity of exteriors
- Consistent period architecture
- Old look-new materials
- Texture of building materials
- More attractive materials, like those used in Walgreen's and Baskin Robbins
- Mixed façade
- Maintenance of existing Buildings
- Increased economic development
- Overall aesthetics
- Small town curb appeal, with easy access
- Building design
- Kracklauer Park
- Downtown area Park & Seymour
- Adequate parking



- Outside seating
- Formalize core Downtown
- Destination location
- Pride in Village
- Sense of community
- Locally owned business
- Mix of business types
- A population to support the Core Downtown
- Make the Downtown “wanted”
- Downtown currently has an anonymous feel with no real anchor since the library left.
- The rest of it
- Some of the older residential could be enhanced. Also a few of the shops along Lake St. heading north of Hawley.
- Very little...the Downtown of Mundelein is like a lot of other things in Mundelein...no foresight and becoming a urban blight

Q6. *What type of mix of building sizes and heights would you like to see in the Downtown?*

Total:

In terms of the selection frequency, the most-desired building height is two-story buildings (48 responses).

'A' (one-story)	– 24 responses
'B' (two-story)	– 48 responses
'C' (three-story)	– 29 responses
'D' (more)	– 6 responses

The most frequently selected **mix of building heights** was only two-story (B) (21 responses). Other popular mixes of building heights were the combinations of one-story (A), and two-story (B) (9 responses), and the combination of one-story (A), two-story (B), and three-story (C) (9 responses). Listed below is a comprehensive list of mixes of uses given. For mixes given by more than one respondent, the number of responses is included.

- A (3 responses)
- A,B (9 responses)
- A,B,C (9 responses)
 - No higher (than 3-story)
- A,B,C,D (2 responses)
- A,C
- B (21 responses)
- B,C (7 responses)
- C (7 responses)
- C,D (3 responses)
 - 3-4 on commercial streets, 5-6 max. (away from single family residential)
- D

