

# **DOWNTOWN NORTH** IMPLEMENTATION PLAN

# Agenda

**Project Introduction – 15 min**

**Overview of the Three Schemes – 20 min**

**E. Hawley Street Redesign – 10 min**

**Ballot, Discussion and Feedback – 35 min**

**Closing Comments and Next Steps – 3 min**

*\*Periodic Q&A breaks are included!*

# Introductions



# Consultant Team



Farr Associates (Town Planners)



Business Districts, Inc. (Market Analysis)

Sam  
Schwartz  
Engineering  
D.P.C.

Sam Schwartz Engineering (Transportation)

# Steering Committee

**Dawn Abernathy** (Trustee)

**Scott Black** (Planning and Zoning Commission)

**Bill Emmerich** (Village Engineer)

**Mike Flynn** (Assistant Village Administrator)

**Larry Gallas** (Economic Development Commission)

**John Lobaito** (Village Administrator)

**Colleen Malec** (Associate Planner)

**Amanda Orenchuk** (Director of Community Development)

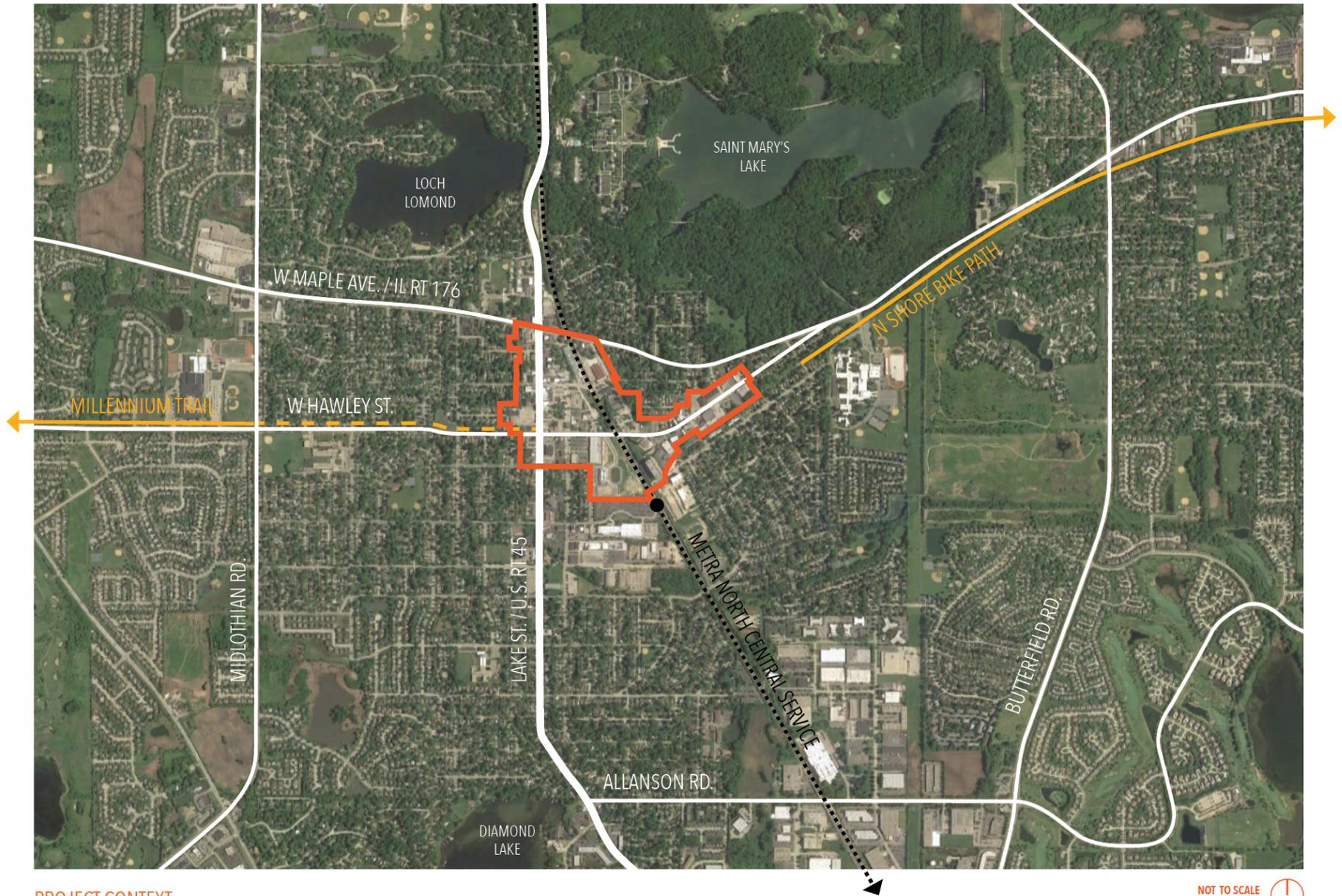
**John Ramer** (Resident)

**Bill Rekus** (Trustee)

# Scope Overview



# Downtown North Context



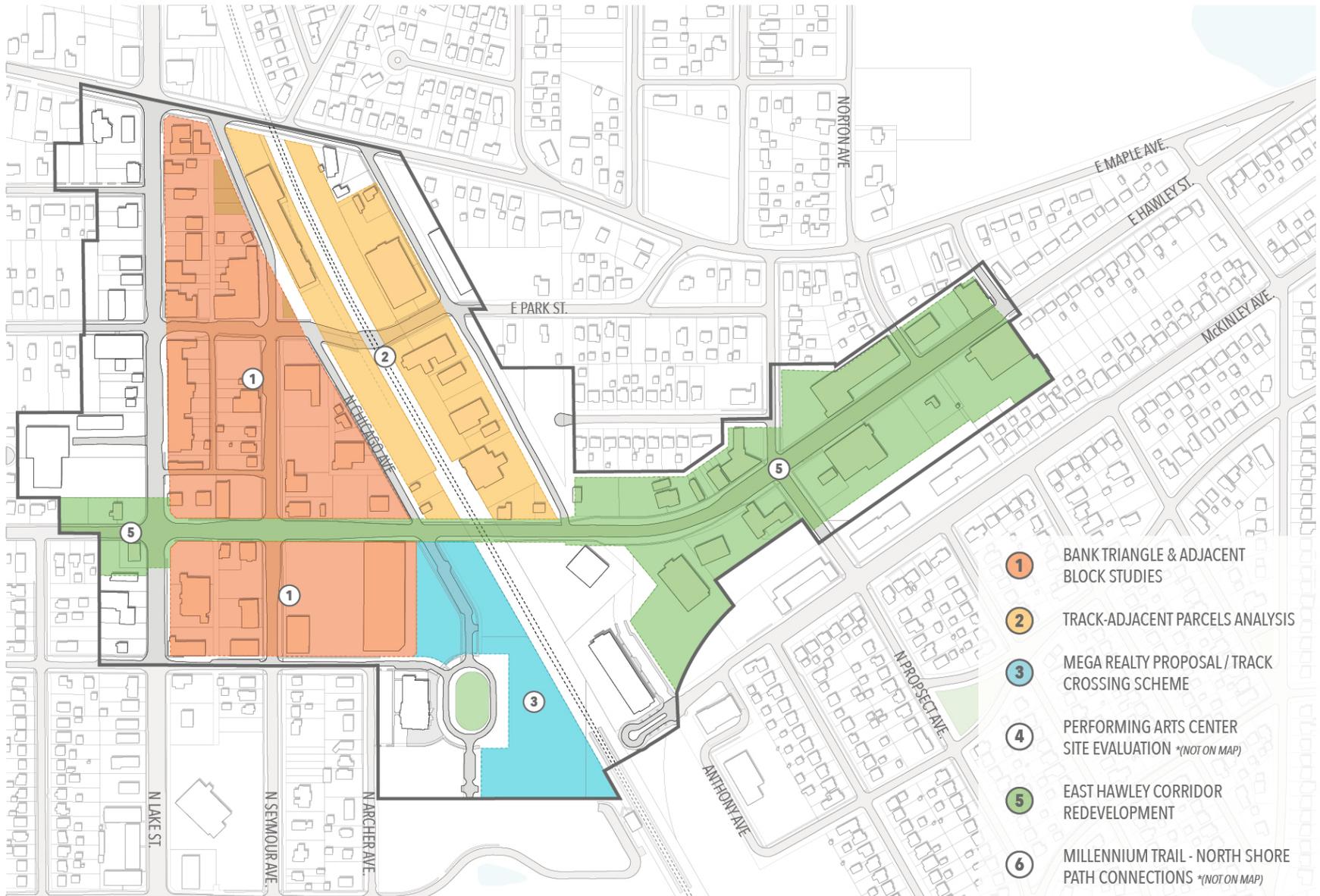
# Downtown North Study Area Boundary



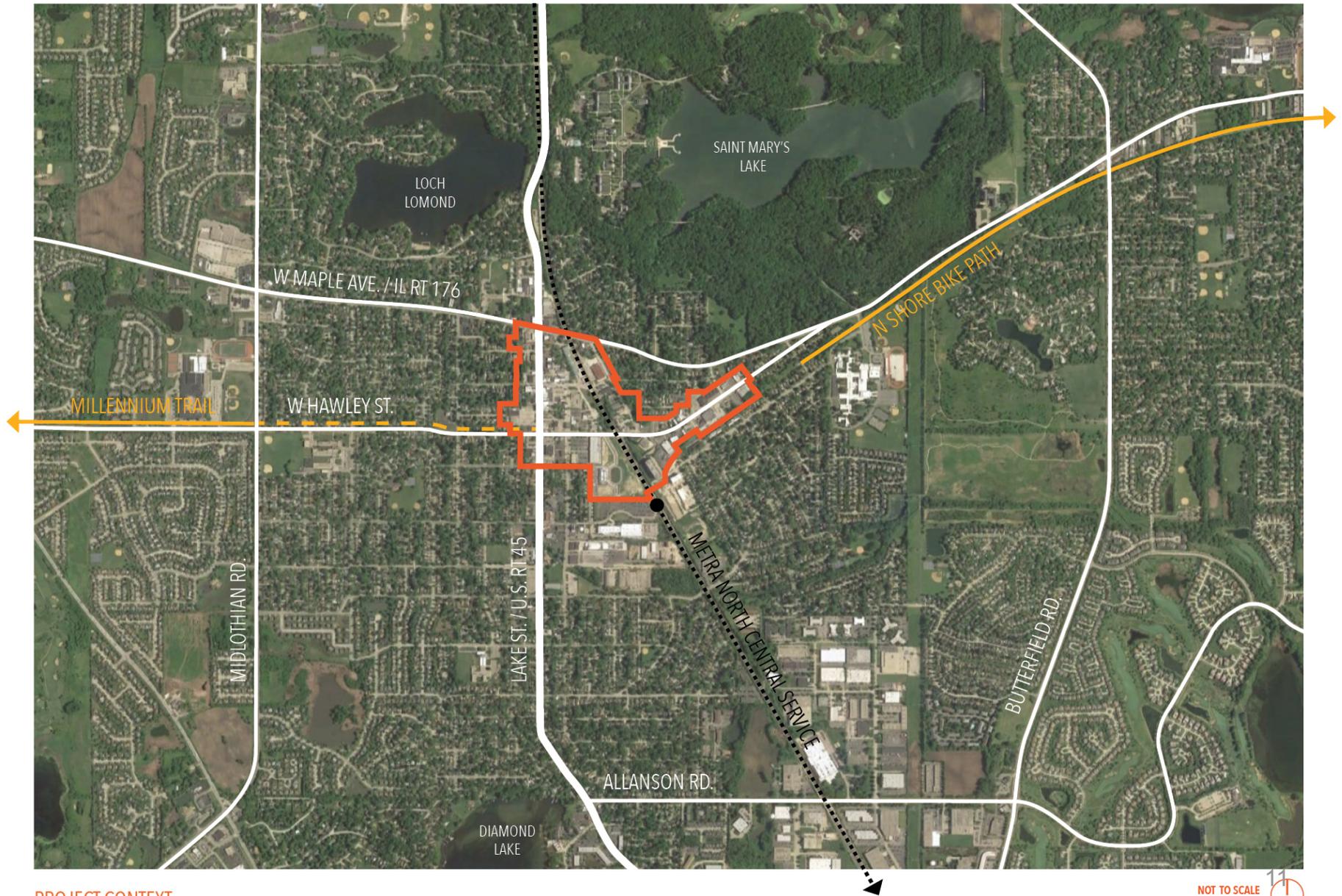
# Downtown North Implementation Plan Scope

1. Bank Triangle & Adjacent Block Studies
2. Track-Adjacent Parcels Analysis
3. Mega Realty Proposal / Track Crossing Scheme
4. Performing Arts Center Site Evaluation
5. East Hawley Corridor Redevelopment
6. Millennium Trail – North Shore Path Connections

# Downtown North Implementation Plan Scope



# Millennium Trail – North Shore Path Connections



# What's Happened So Far?

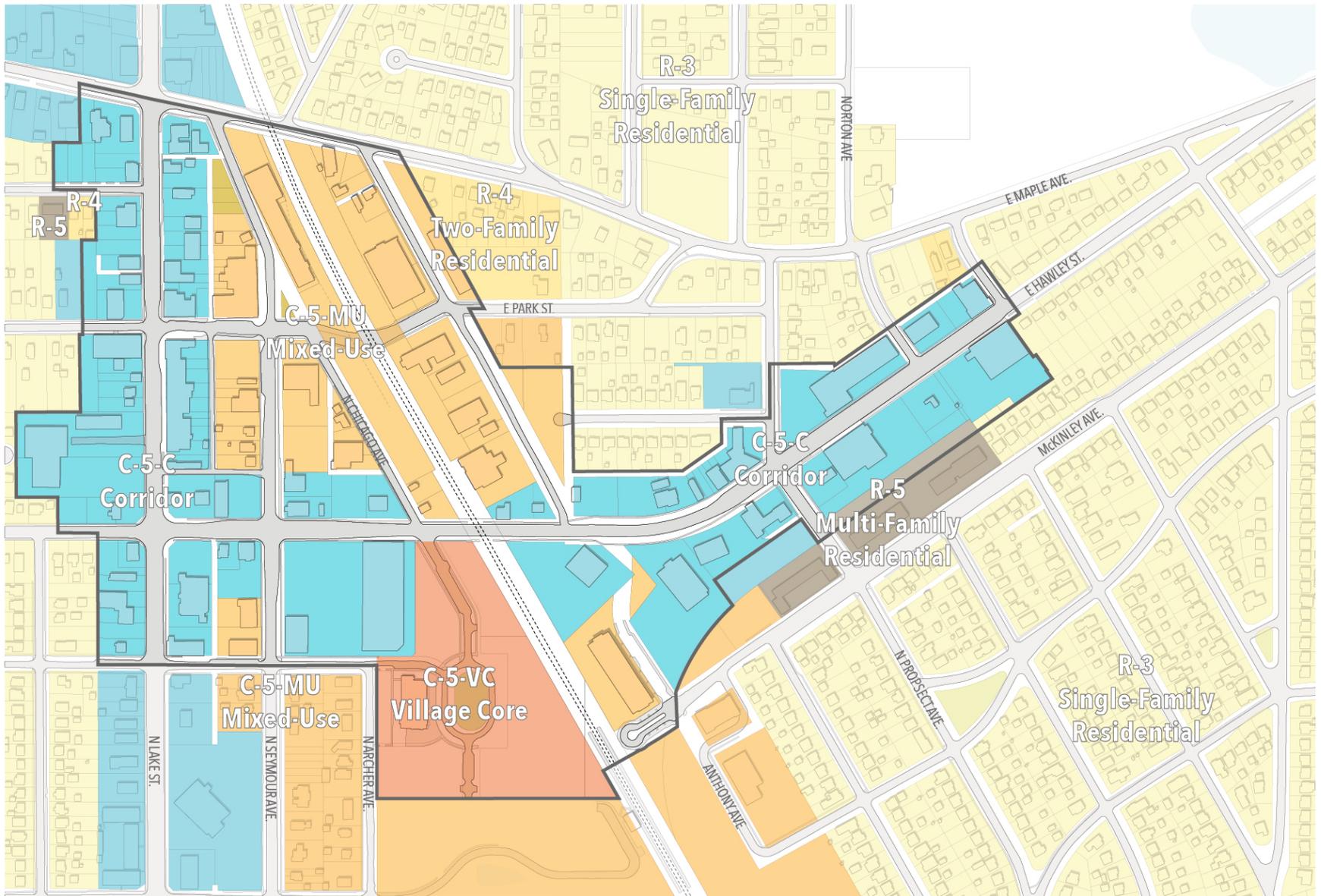
- Project Kick-Off Meeting and Site Documentation
- Stakeholder and Developer Interviews
- Two Steering Committee Meetings
- Preparation of Three Design Schemes
- Coordination with Lake County DOT for E. Hawley Street

*Q & A break*

# Existing Conditions



# Existing Zoning Classifications



## EXISTING ZONING WITH C-5 OVERLAY

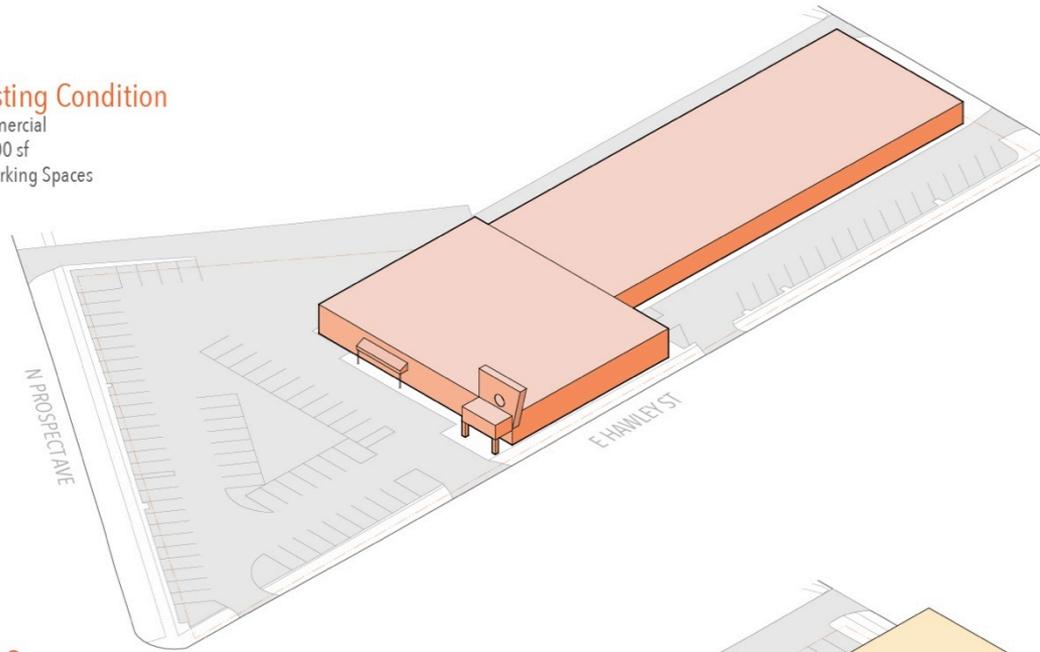
Zoning classifications from the Villae of Mundelein Zoning Ordinance: Title 20 of the Municipal Code (adopted September 2012)



# C-5 Zoning Visualization

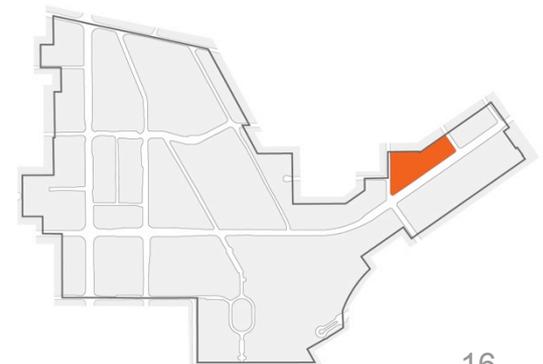
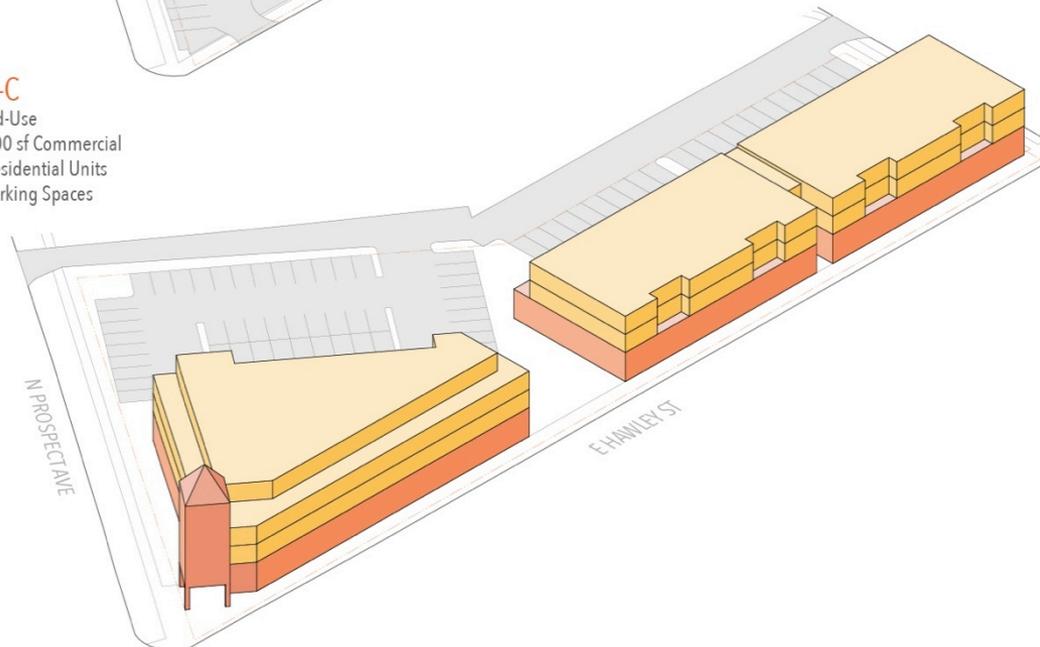
## Existing Condition

Commercial  
29,600 sf  
81 Parking Spaces



## C-5-C

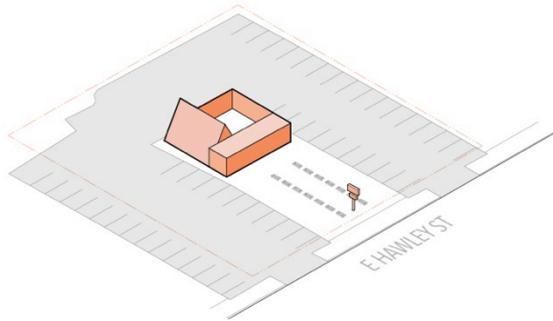
Mixed-Use  
25,500 sf Commercial  
45 Residential Units  
94 Parking Spaces



# C-5 Zoning Visualization

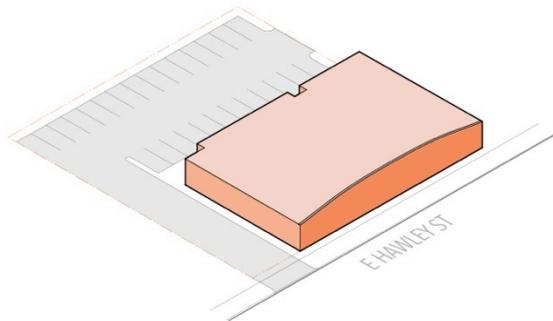
## Existing Condition

Commercial  
950 sf  
54 Parking Spaces



## C-5-C

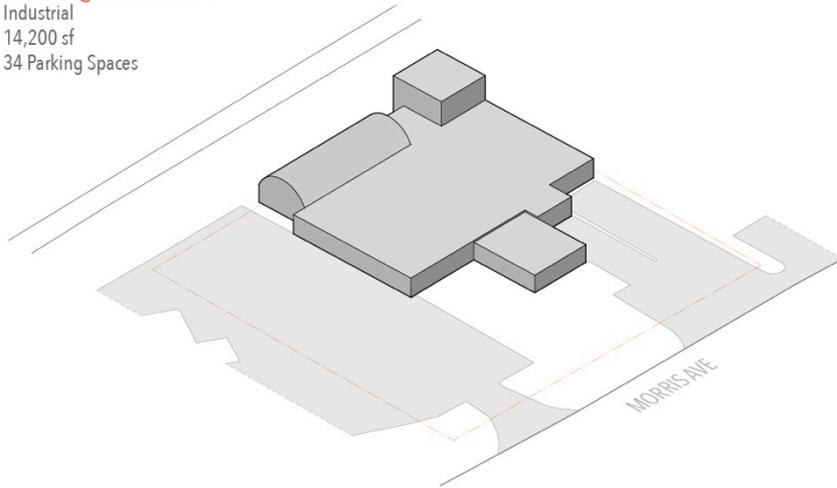
1-Story Commercial  
9,200 sf  
24 Parking Spaces



# C-5 Zoning Visualization

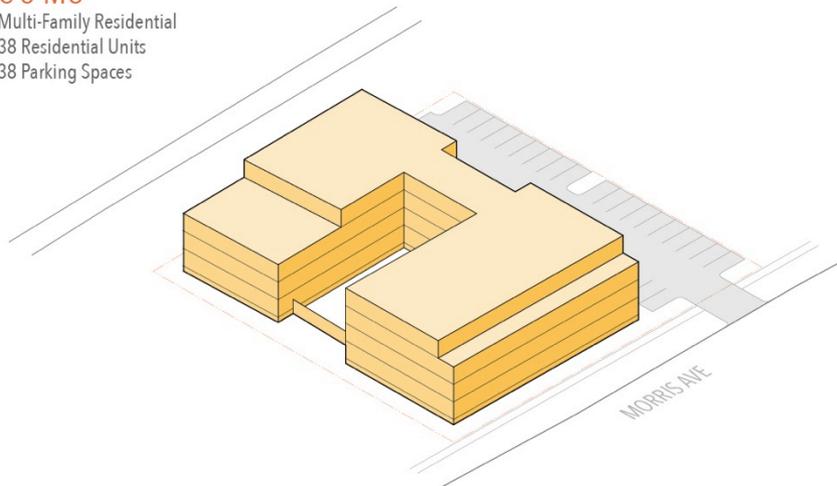
## Existing Condition

Industrial  
14,200 sf  
34 Parking Spaces



## C-5-MU

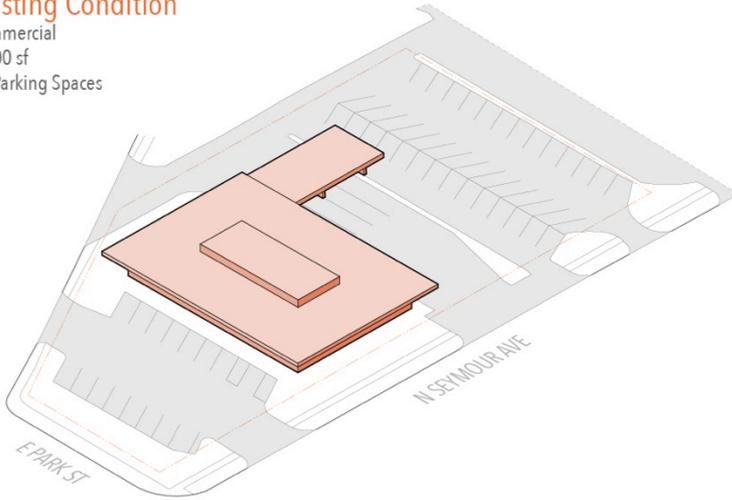
Multi-Family Residential  
38 Residential Units  
38 Parking Spaces



# C-5 Zoning Visualization

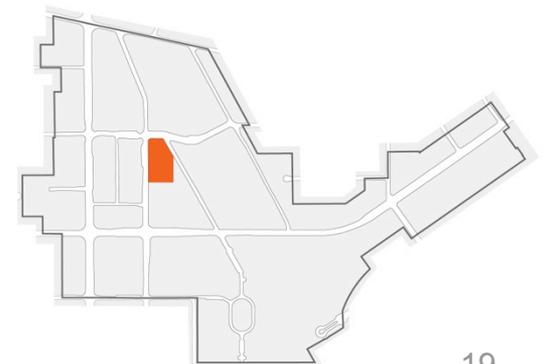
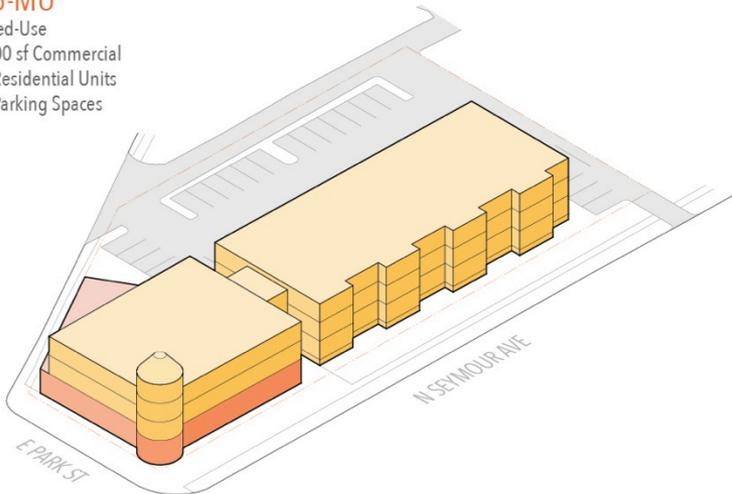
## Existing Condition

Commercial  
6,500 sf  
55 Parking Spaces



## C-5-MU

Mixed-Use  
8,000 sf Commercial  
26 Residential Units  
42 Parking Spaces



# Land-Use

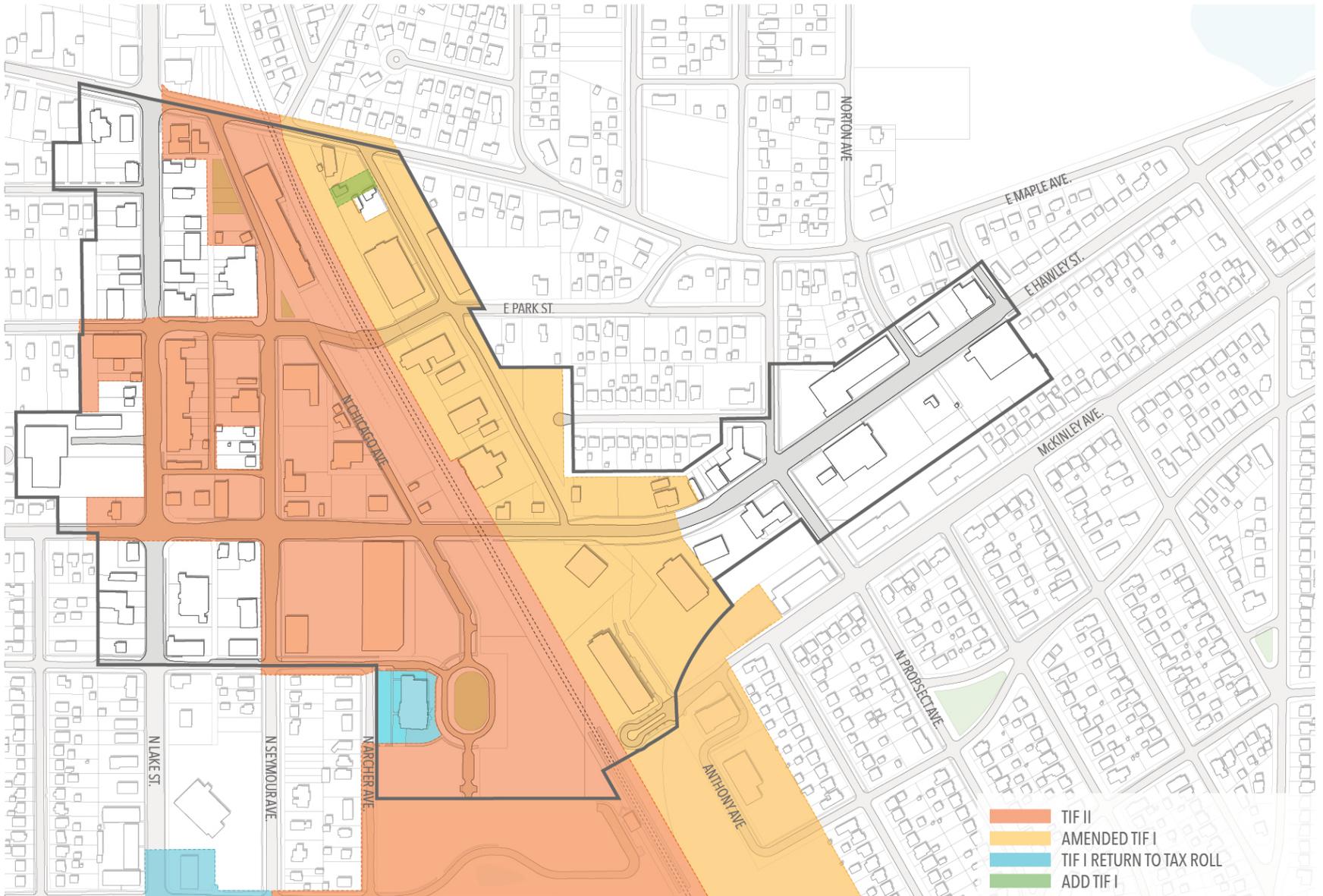


## EXISTING LAND-USE

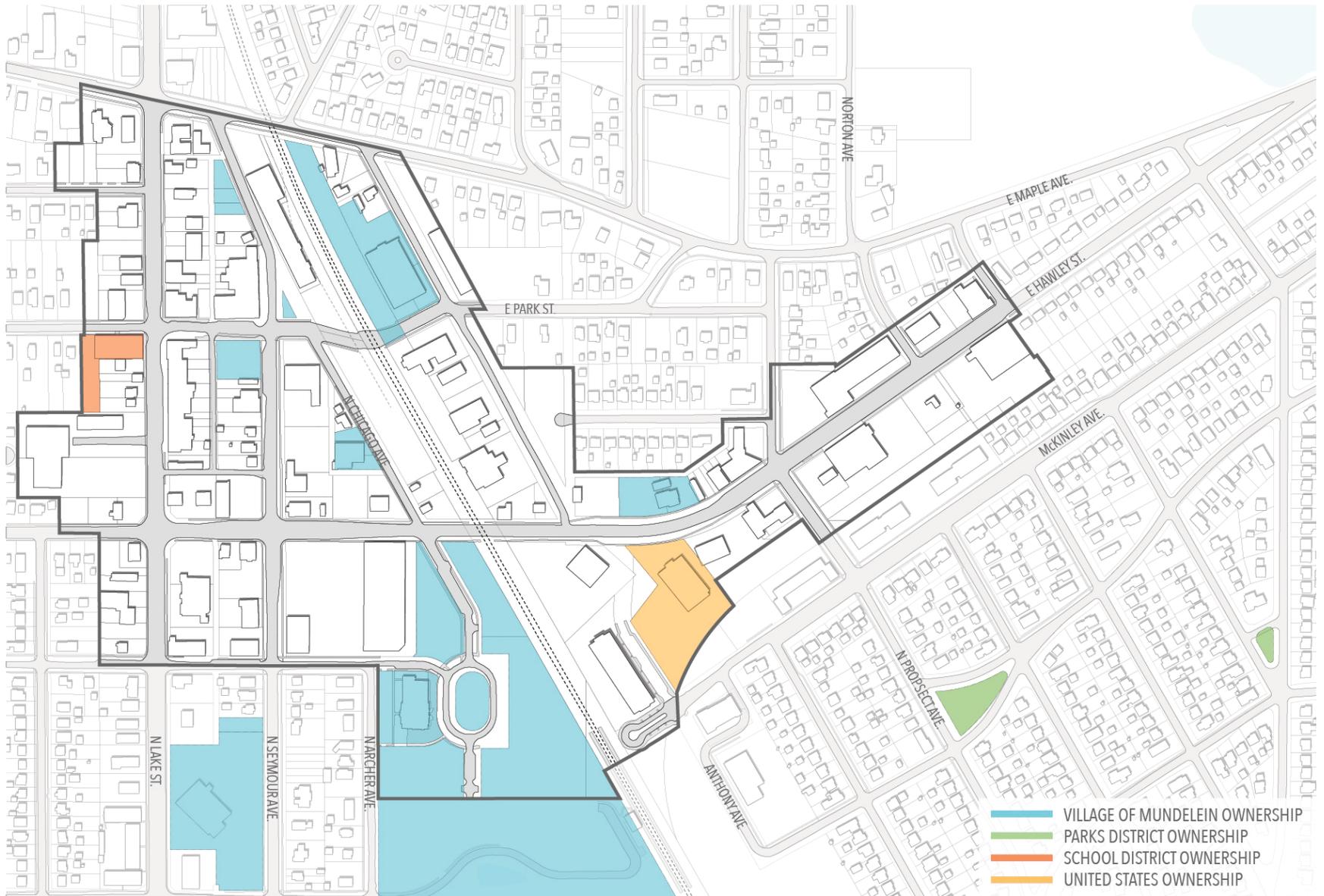
Modified version of the Existing Land Use from the *Village of Mundelein Comprehensive Plan* (adopted July 2011)



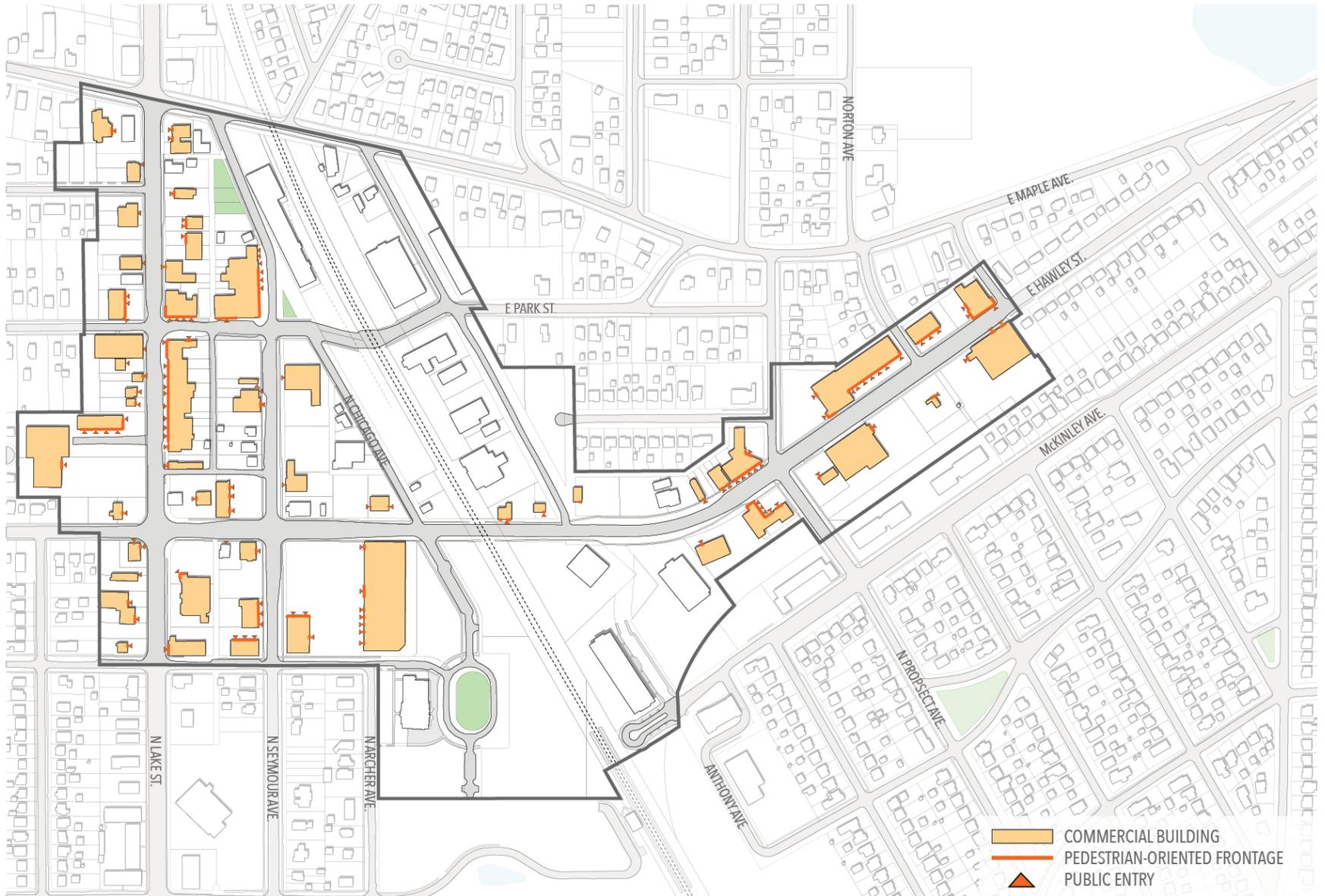
# TIF I and Proposed TIF II Boundary



# Land Ownership



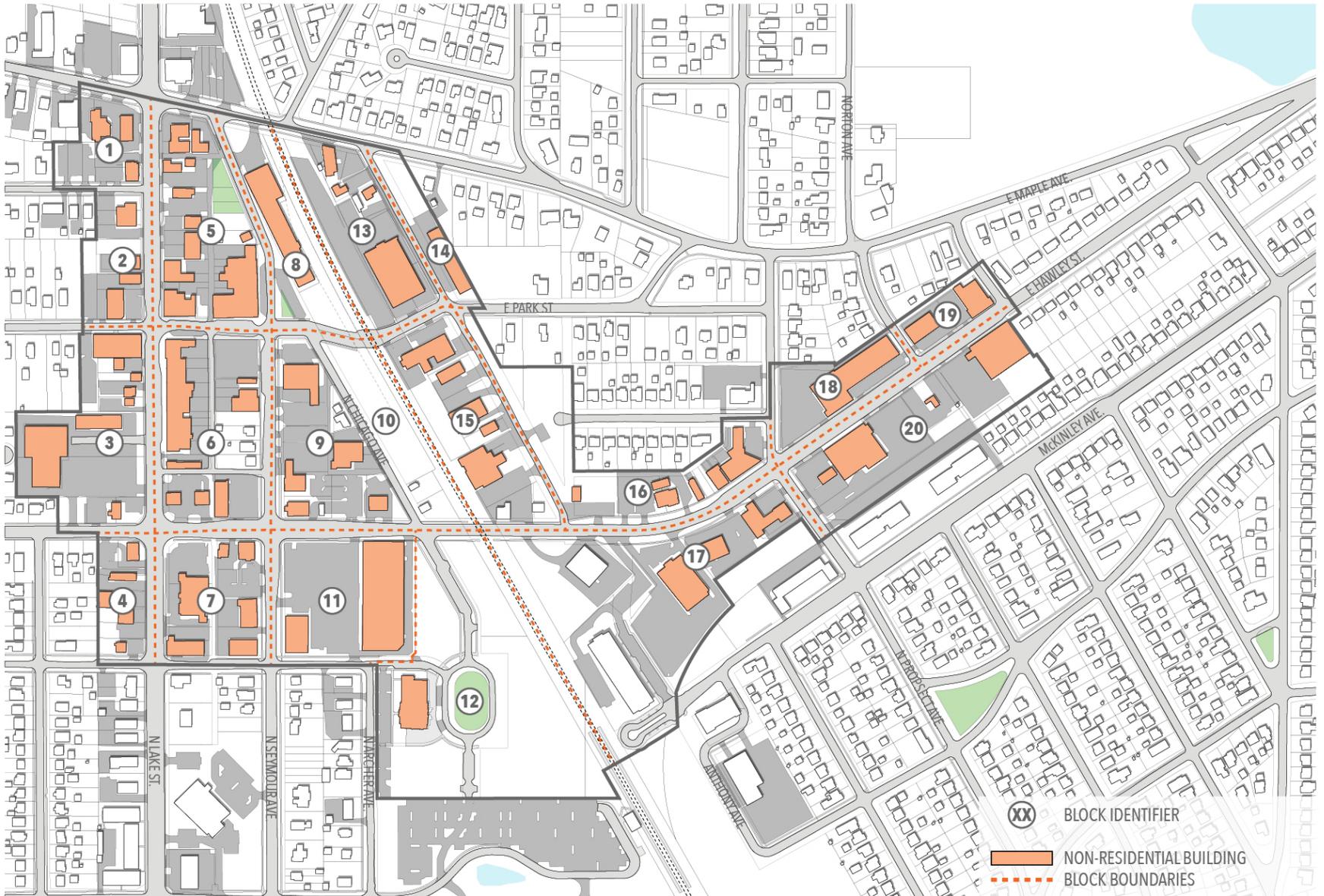
# Commercial Entries and Frontages



# Figure - Ground



# Non-Residential Parking Plan



## PARKING RATIOS BY BLOCK

Refer to Table on Previous Page

# Non-Residential Parking Ratios

Non-Residential Parking Ratios per Block			
Block Code	Building Area (SF)	Off-Street Parking Spaces	Parking Spaces / 1000 SF
1	8,275	80	9.67
2	25,300	110	4.35
3	57,855	248	4.29
4	15,609	64	4.10
5	65,336	106	1.62
6	54,260	161	2.97
7	43,731	161	3.68
8	30,777	8	0.26
9	26,952	159	5.90
10	-	Bank Triangle	
11	63,340	182	2.87
12	32,750	72	2.20
13	6,857	38	5.54
14	11,092	30	2.70
15	60,013	135	2.25
16	29,035	111	3.82
17	41,847	183	4.37
18	29,669	81	2.73
19	15,871	64	4.03
20	48,330	218	4.51
<b>Totals</b>	<b>666,899</b>	<b>2,211</b>	<b>3.32</b>



Angled parking along E Hawley St.  
Source: Farr Associates



Large surface parking lots dominate interior of downtown blocks  
Source: Farr Associates

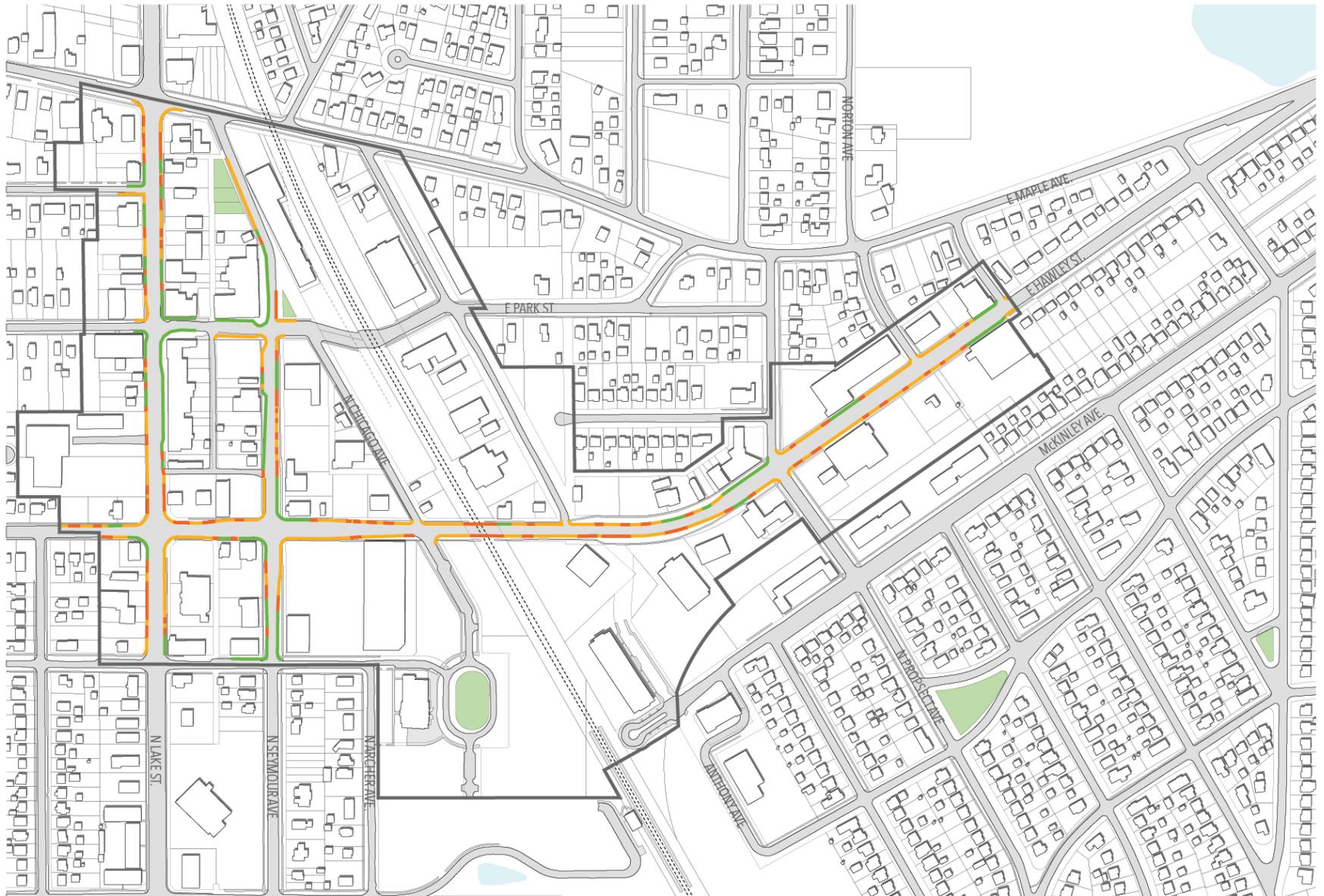
## Assumptions:

- Excludes upper floor area
- Excludes on-street parking

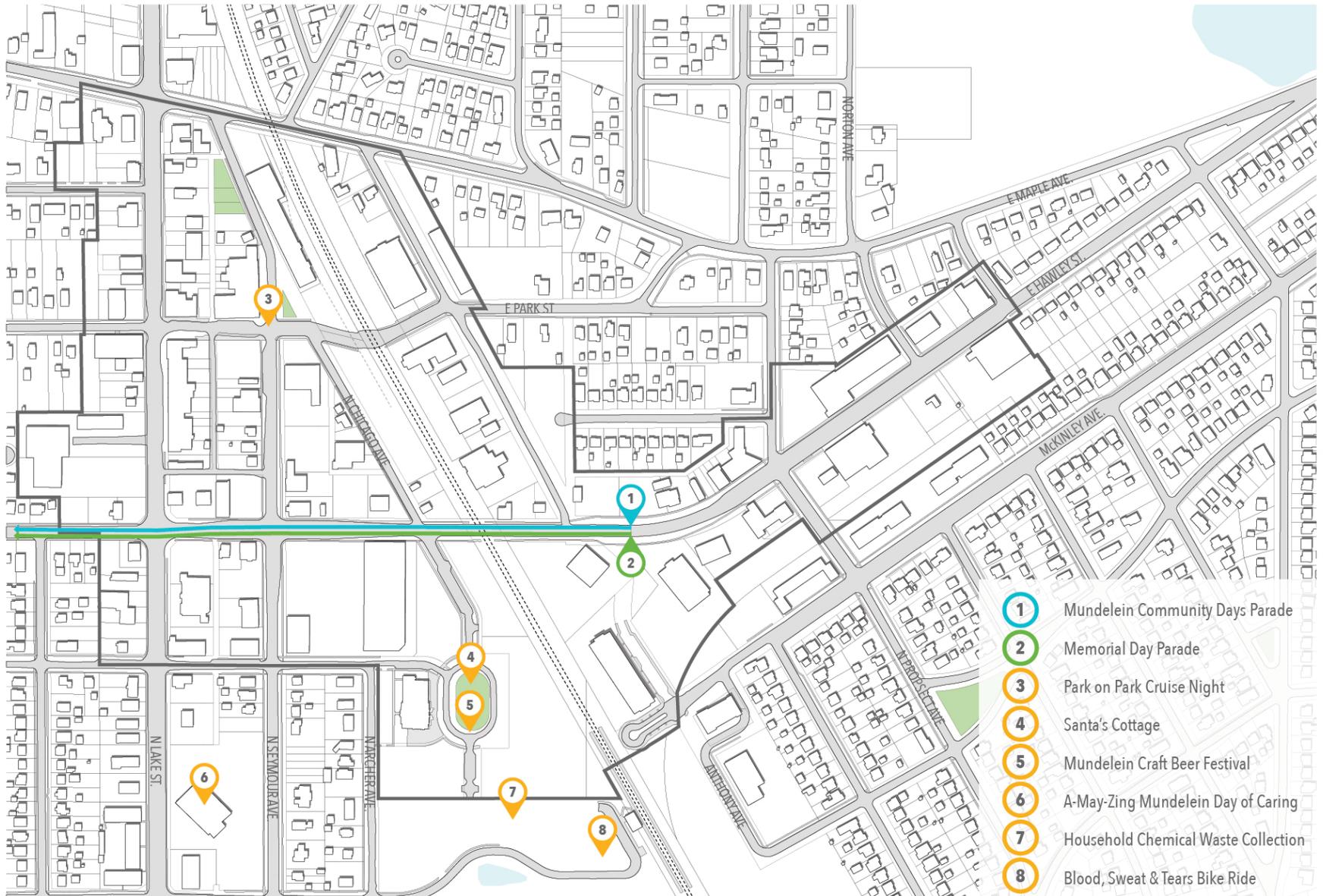
# E. Hawley Street PedZones



# E. Hawley Street PedZones



# Events and Festivals



# Events and Festivals



**Craft Beer Festival**  
(~2,000 attendees)



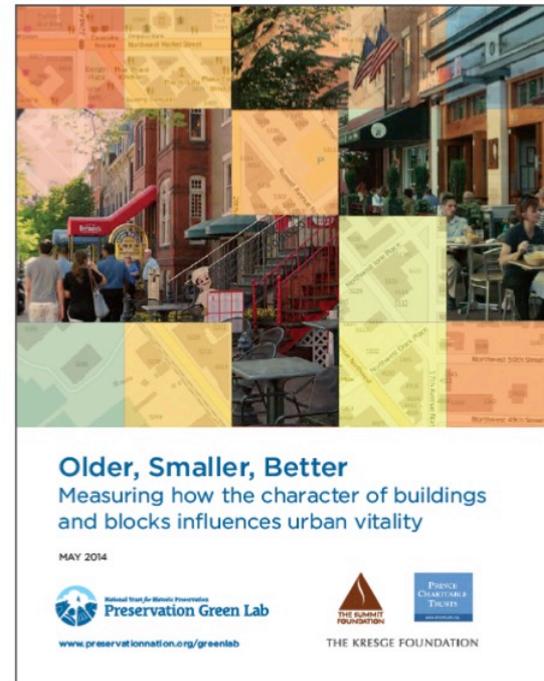
**Park on Park  
Cruise Night**  
(~2,000 per event;  
~10,000 attendees  
for the season!)

# Market Analysis Highlights



# Parcels specific recommendations

- Reuse where possible
- Don't compete with Plaza Circle sites
  - No need to assemble large parcels
  - Use local, small, entrepreneurial developers
- Make a place where people want to walk; parking lot sites are development opportunities



# Defining Success

- Vibrancy
  - “18 hour activity”
    - Quality eating and drinking
    - Daytime population
  - Cool place to be
    - Young residents & workers
    - Unexpected look
    - Entrepreneurship
  - Positive regional image
- Financial
  - Market rate development
    - Returns exceed costs
  - Incentives that decline over time
    - Partnership culture that fairly spreads risk
    - Clawbacks
  - Increase in Village revenue (Minor)

# Baseline Market Information

	Study Area	5-Minutes	30-Minutes
Total Population	721	16,079	1,095,618
Population Density (Pop/Sq Mi)	4,352	3,781	1,753
Households	258	5,302	397,076
Employees	205	5,148	660,722
Jobs/Household	0.8	1.0	1.7
Hispanic Ethnicity	42.7%	39.6%	18.2%
Average Hhld Income	\$58,868	\$102,627	\$115,704
Median Hhld Income	\$58,897	\$74,708	\$77,979
Per Capita Income	\$21,988	\$33,905	\$42,190

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# Indianapolis Building Reuse: Broad Ripple Neighborhood



# Western Suburbs Small Infill



# Sample Typology: Apartments

- Comments

- Apartments are market rate development
- Uncertainty about quantity that can be absorbed
- Buildings with fewer units reduce uncertainty

- Calculation

- 36 Unit Building Cost: \$4 million
- One Parking Space/Unit Cost: \$500,000
- One Acre Site Cost: \$1 million
- Total Cost: \$5.5 million
- Blended Return: 7.5%
- NOI: \$412,500 (\$1.06 / sf)
- Rent at 65% NOI: \$1.63 (Typical Unit \$1,500)

# Sample Typology: New Restaurant Building

- Comments

- Most independent restaurants rehab existing buildings and buy used kitchens
- Casual dining often does not rely on a full kitchen
- Food truck events build confidence

- Calculation

- Land Cost: \$250,000
- Building Cost: \$1.5 million
- Total Cost: \$1.75 million
- 9% Return on Investment (ROI): \$157,500
- ROI/Square Foot: \$24,23
- **Rent/sf with 15% admin: \$28.50**
- Sales/sf to support 6% rent: \$475.00
- **Market rate annual sales supporting a 6,500 sf restaurant: \$3,087,500**

# Sample Typology: Building *Re-use* Restaurant

- Comments

- Most independent restaurants rehab existing buildings and buy used kitchens
- Casual dining often does not rely on a full kitchen
- Food truck events build confidence

- Calculation

- Property including 6,500 sf vacant building: \$320,000
- \$50/sf remodeling: \$325,000
- Total Cost: \$645,000
- 9% Return on Investment (ROI): \$58,050
- ROI/Square Foot: \$8.93
- **Rent/sf with 30% admin: \$12.76**
- Sales/sf to support 6% rent: \$212.64
- **Market rate annual sales supporting a 6,500 sf restaurant: \$1,382,143**

# Sample Typology: New Retail/Service Building

- Comments

- Ground floor of multi-story building shares some costs
- Operational efficiency causes businesses to choose this high cost option

- Calculation

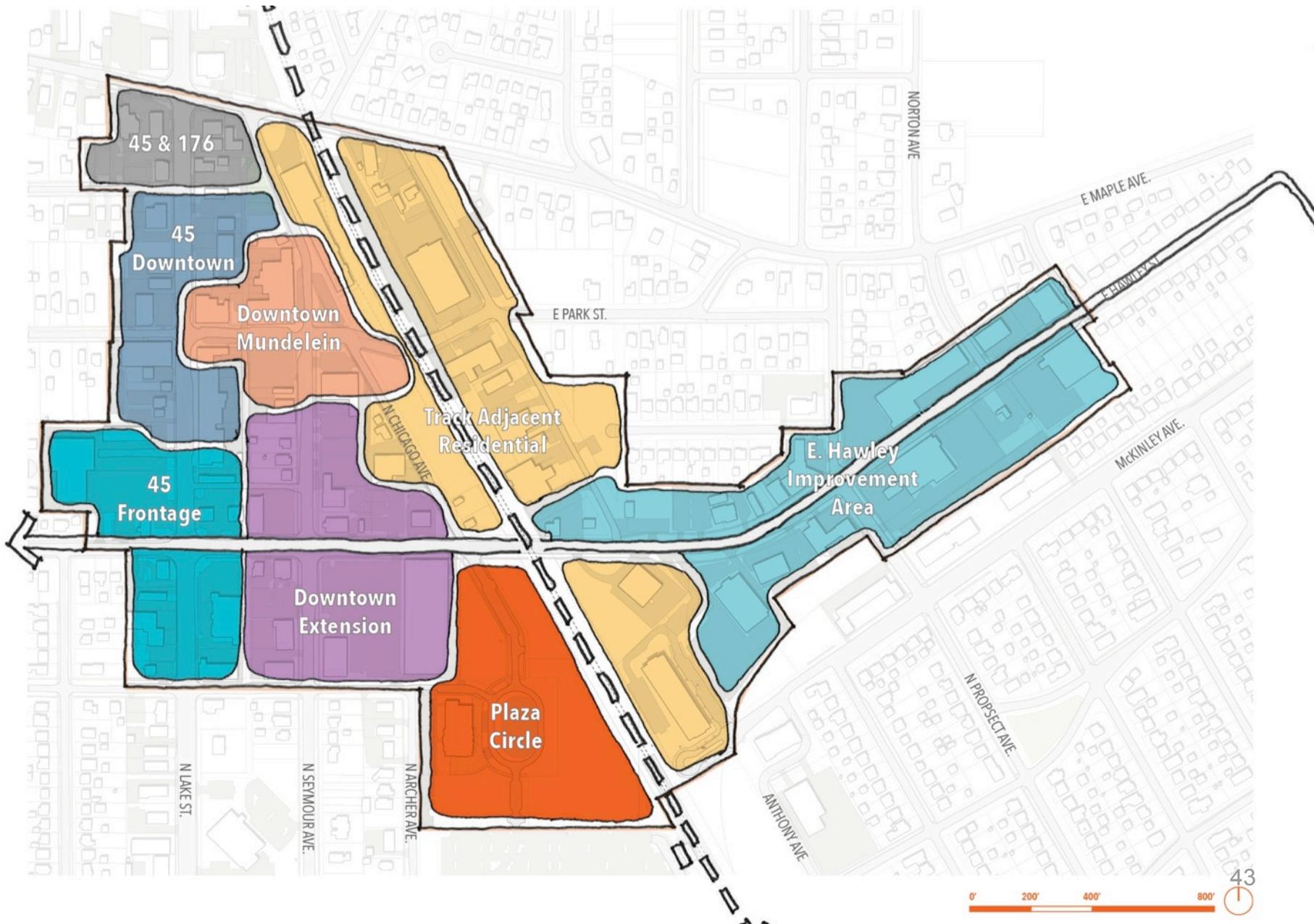
- Cost to build 6,000 sf: \$800,000
- 24 surface parking spaces: \$150,000
- Land: \$500,000
- Total cost: \$1.45 million
- Blended Return: 10%
- NOI: \$145,000 (\$24.16 / sf)
- Rent at 65% NOI: \$37.18 / sf

*Q & A break*

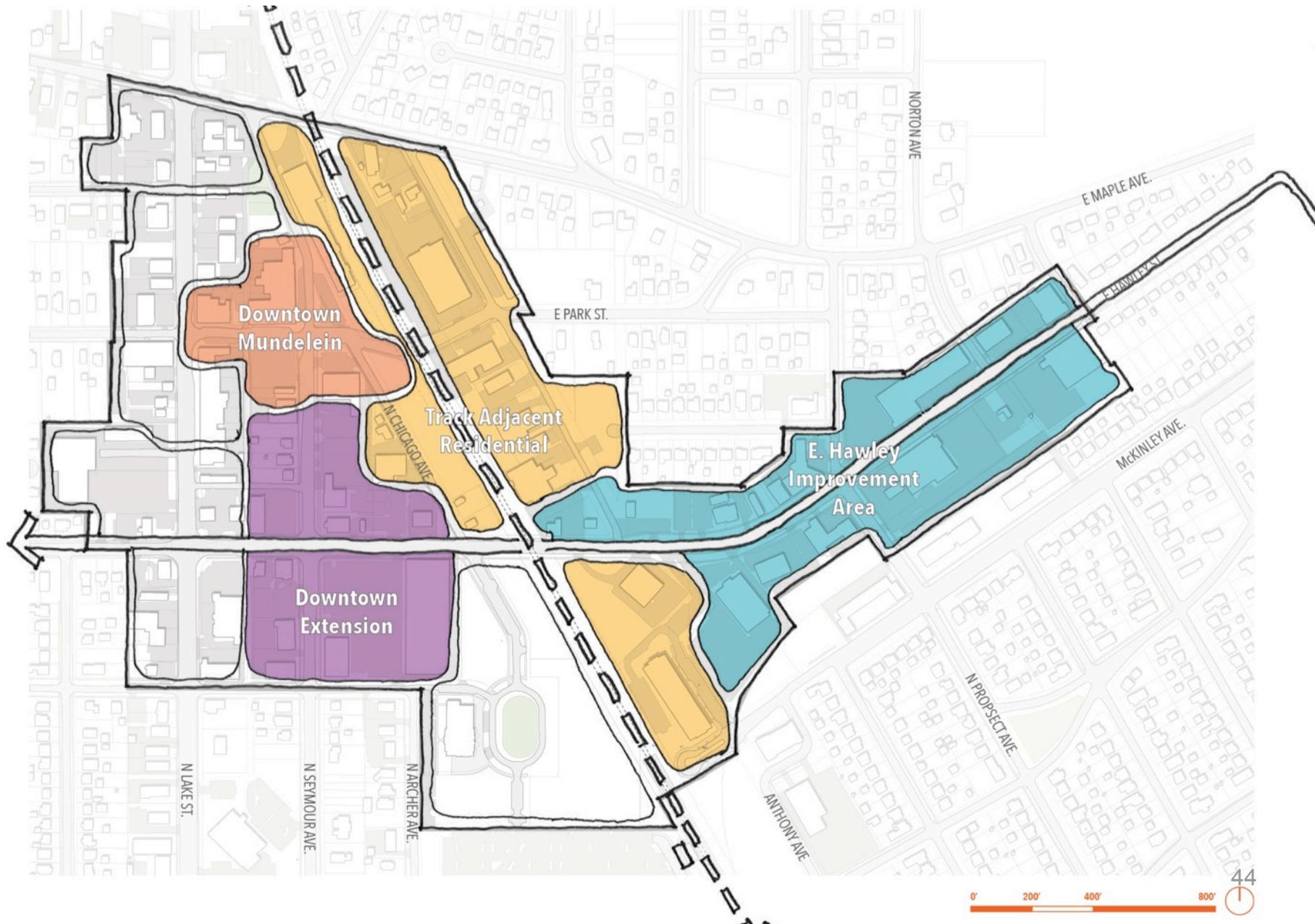
# Design Scheme Focus



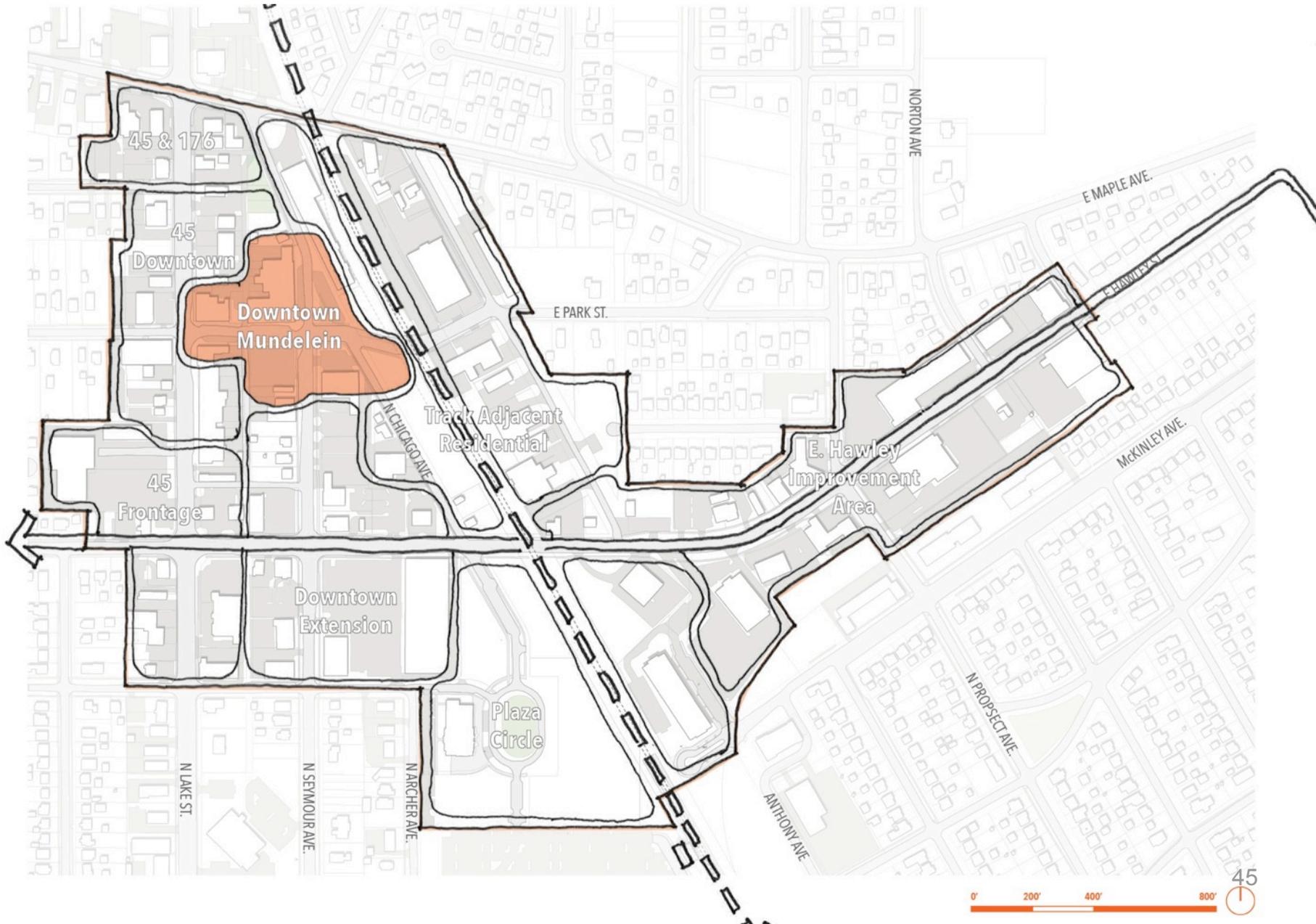
# Character Areas



# Downtown North Focus Areas



# Downtown Mundelein

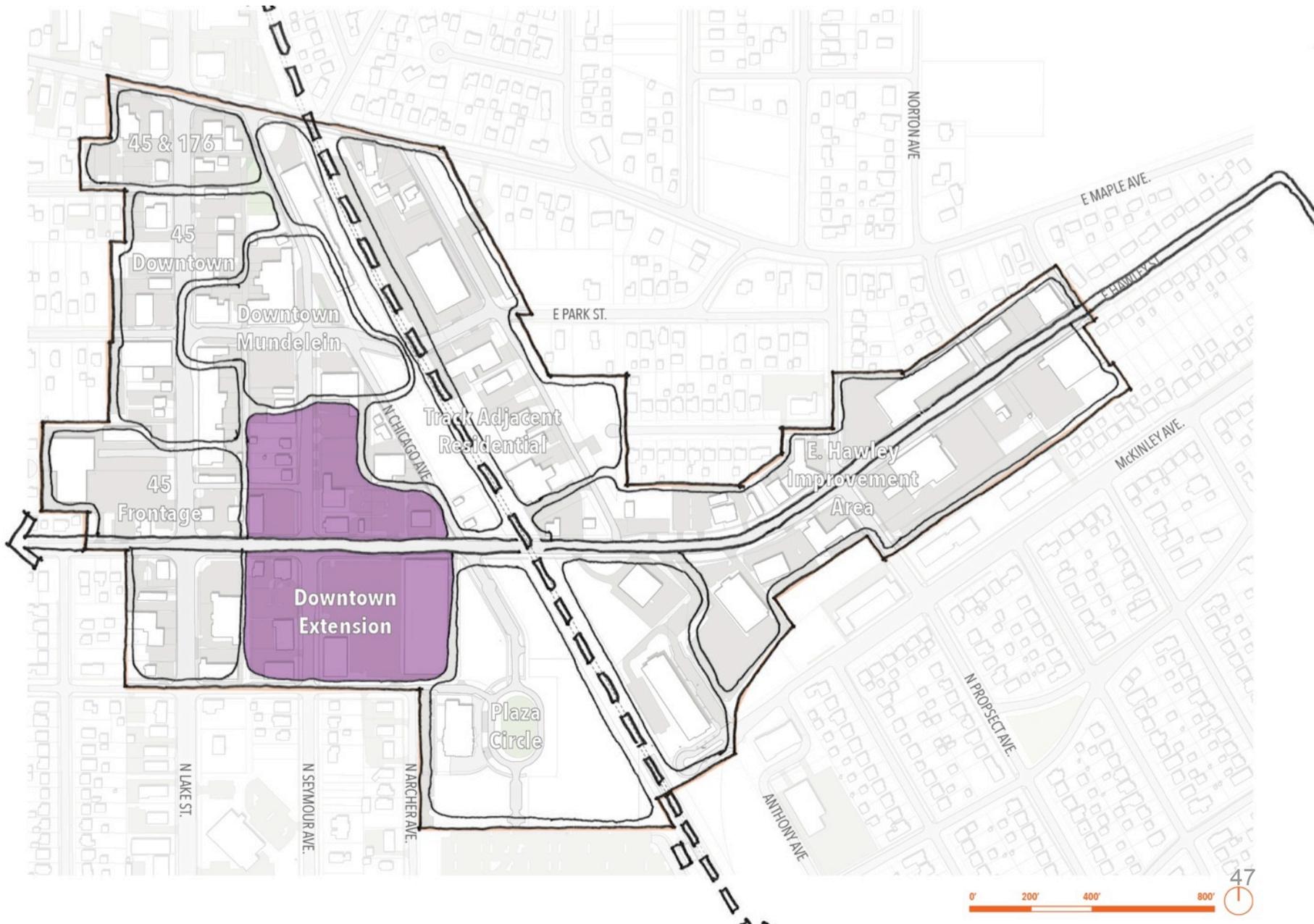


# Downtown Mundelein

- Placemaking
- Public Space



# Downtown Extension

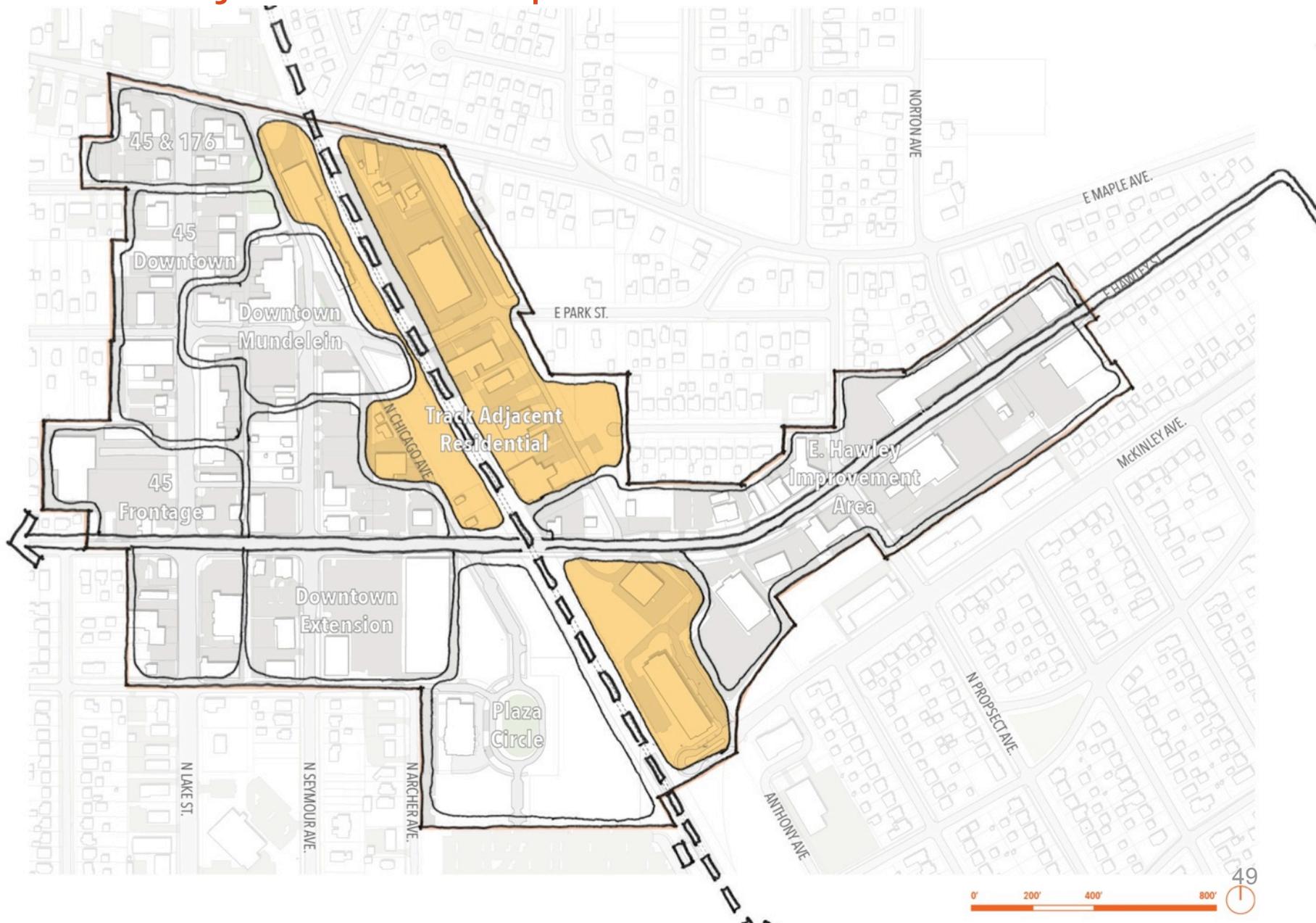


# Downtown Extension

- Building Re-use
- Connecting Downtown to Plaza Circle



# Track Adjacent Development

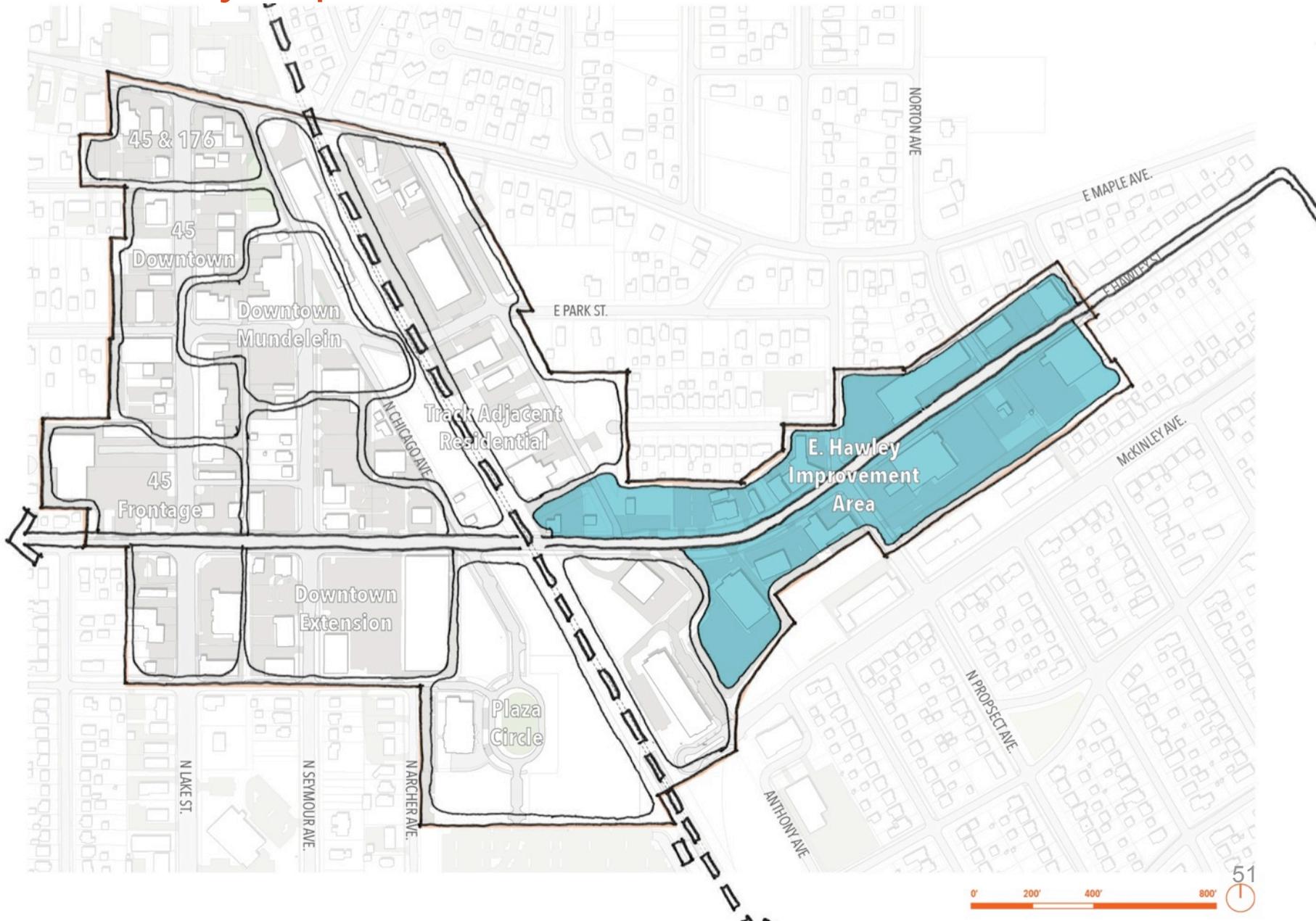


# Track Adjacent Development

- Flexible Density
- Developer Friendly Parcels



# E. Hawley Improvement Area



## E. Hawley Improvement Area

- Streetscape Enhancements
- Tactical Interventions

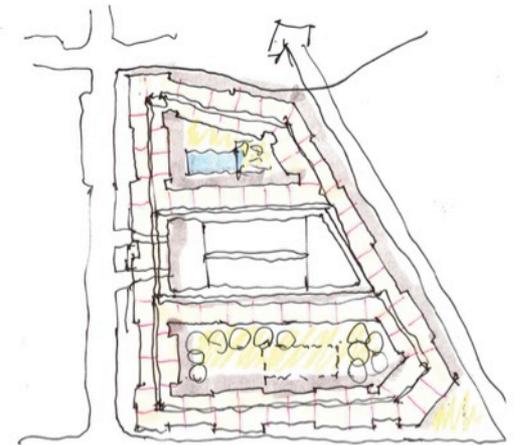
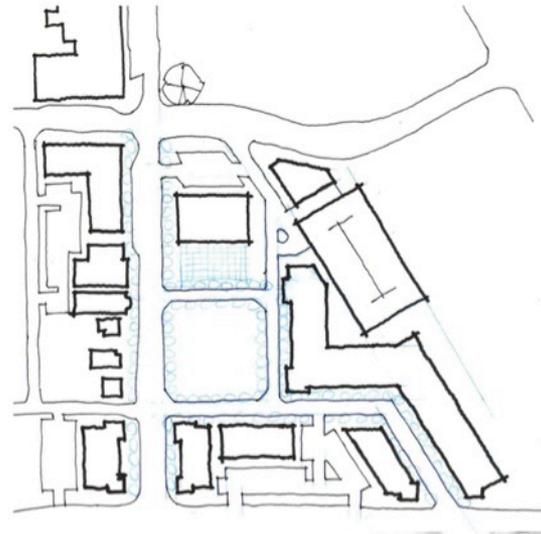
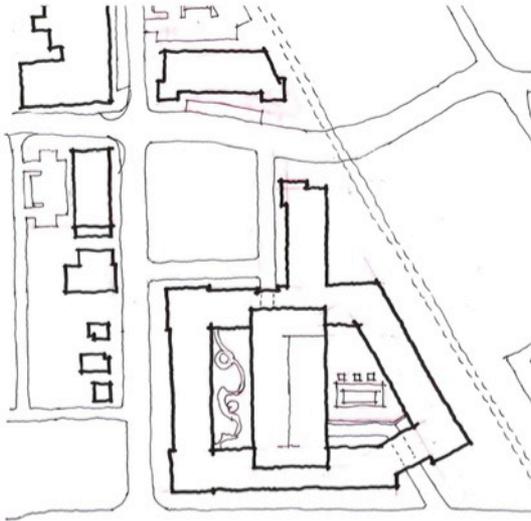
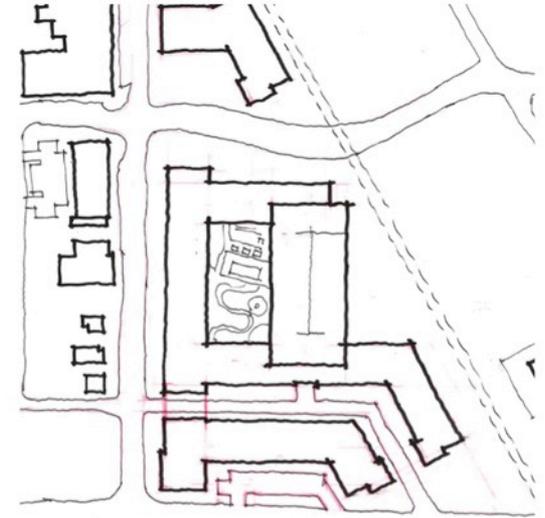
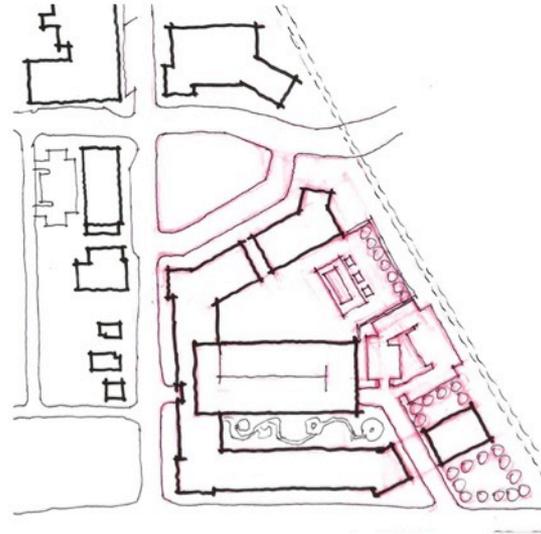


# Study Area Aerial



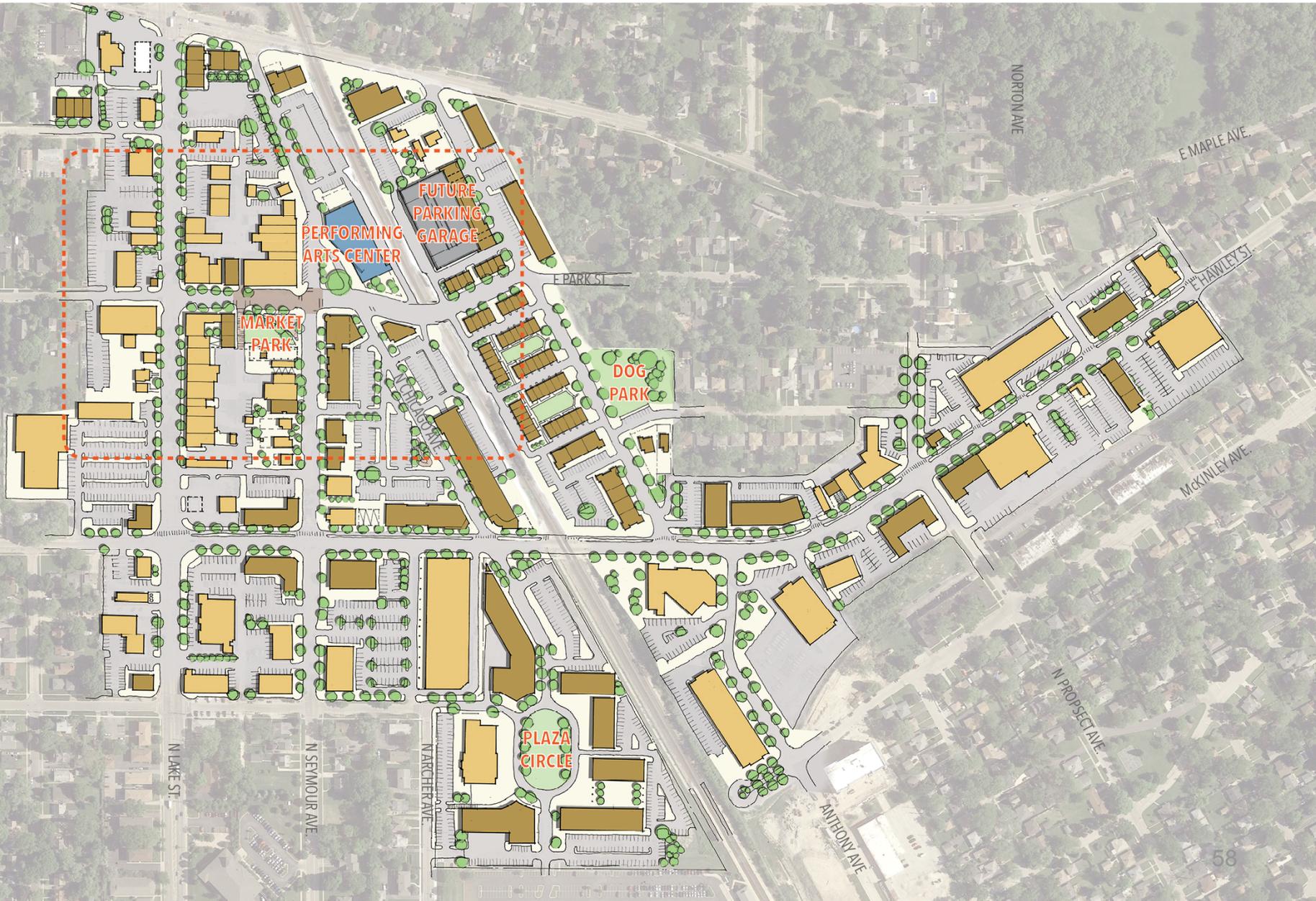


# A Lot of Sketching...



# *Scheme 1:* Market Park

# Scheme 1 Master Plan



# Scheme 1 Precedents



# Scheme 1 Precedents



# Scheme 1 Zoom



# Scheme 1 - Looking South Down Seymour Ave.



# Scheme 1 - Looking Northeast Over Downtown



**PERFORMING ARTS CENTER**

**MARKET PARK**

**ALLEY INFILL**

# Scheme 1 - Market Park

**PERFORMING ARTS CENTER**

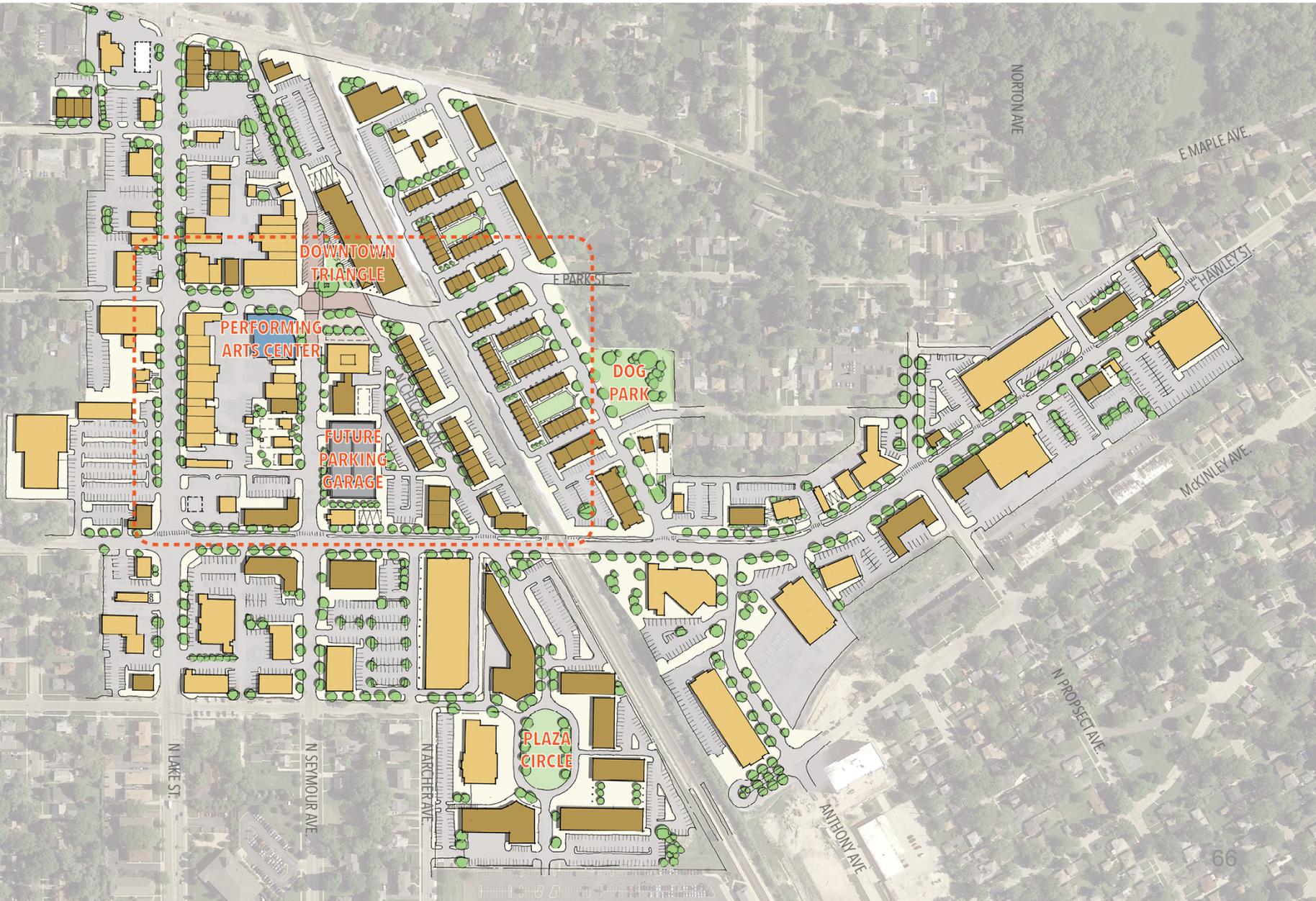
**MARKET PARK**

**ALLEY INFILL**



# *Scheme 2: Downtown Triangle*

# Scheme 2 Master Plan



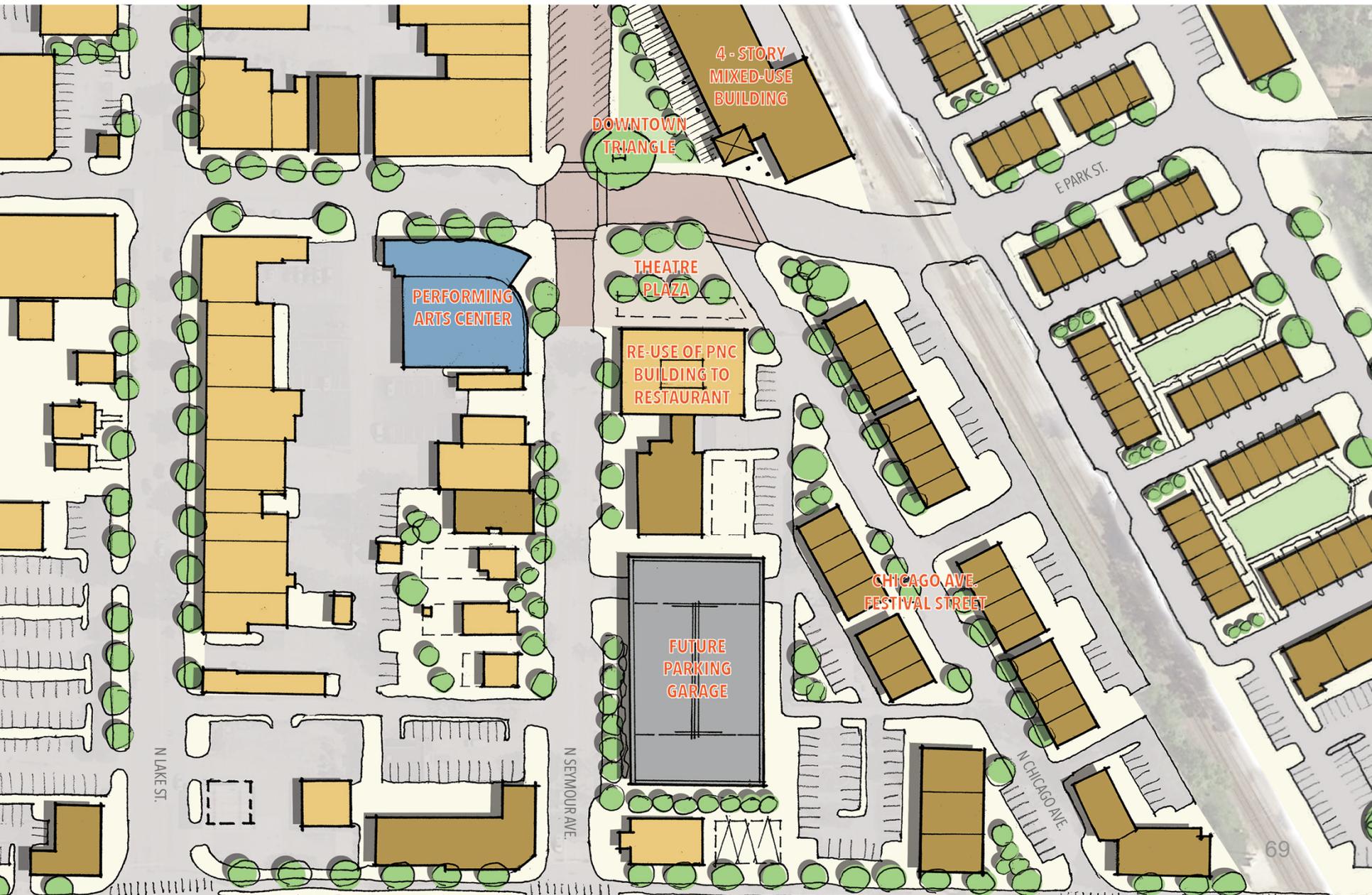
# Scheme 2 Precedents



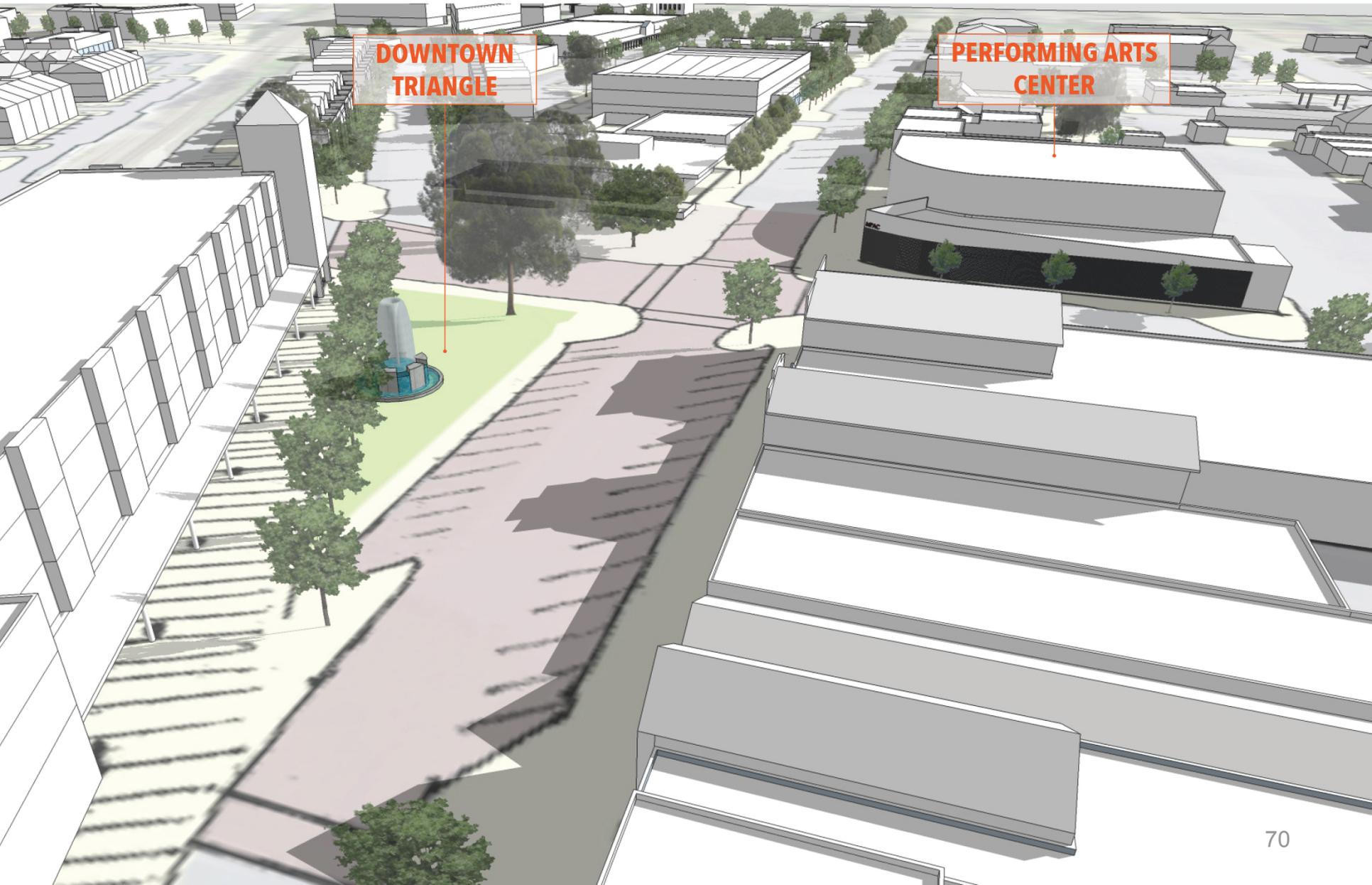
# Scheme 2 Precedents



# Scheme 2 Zoom



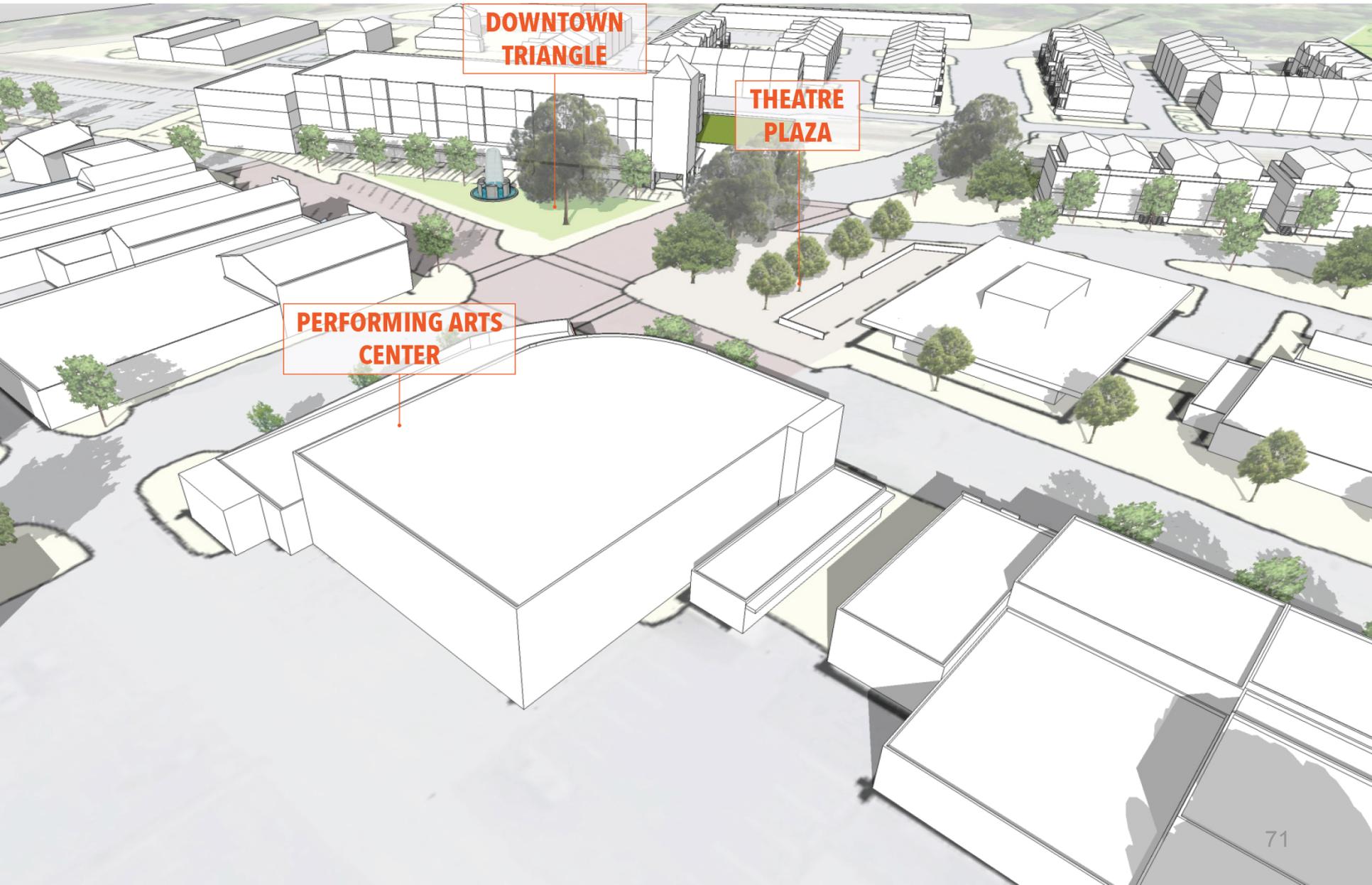
# Scheme 2 - Looking South Down Seymour Ave.



**DOWNTOWN  
TRIANGLE**

**PERFORMING ARTS  
CENTER**

# Scheme 2 - Looking Northeast Over Downtown

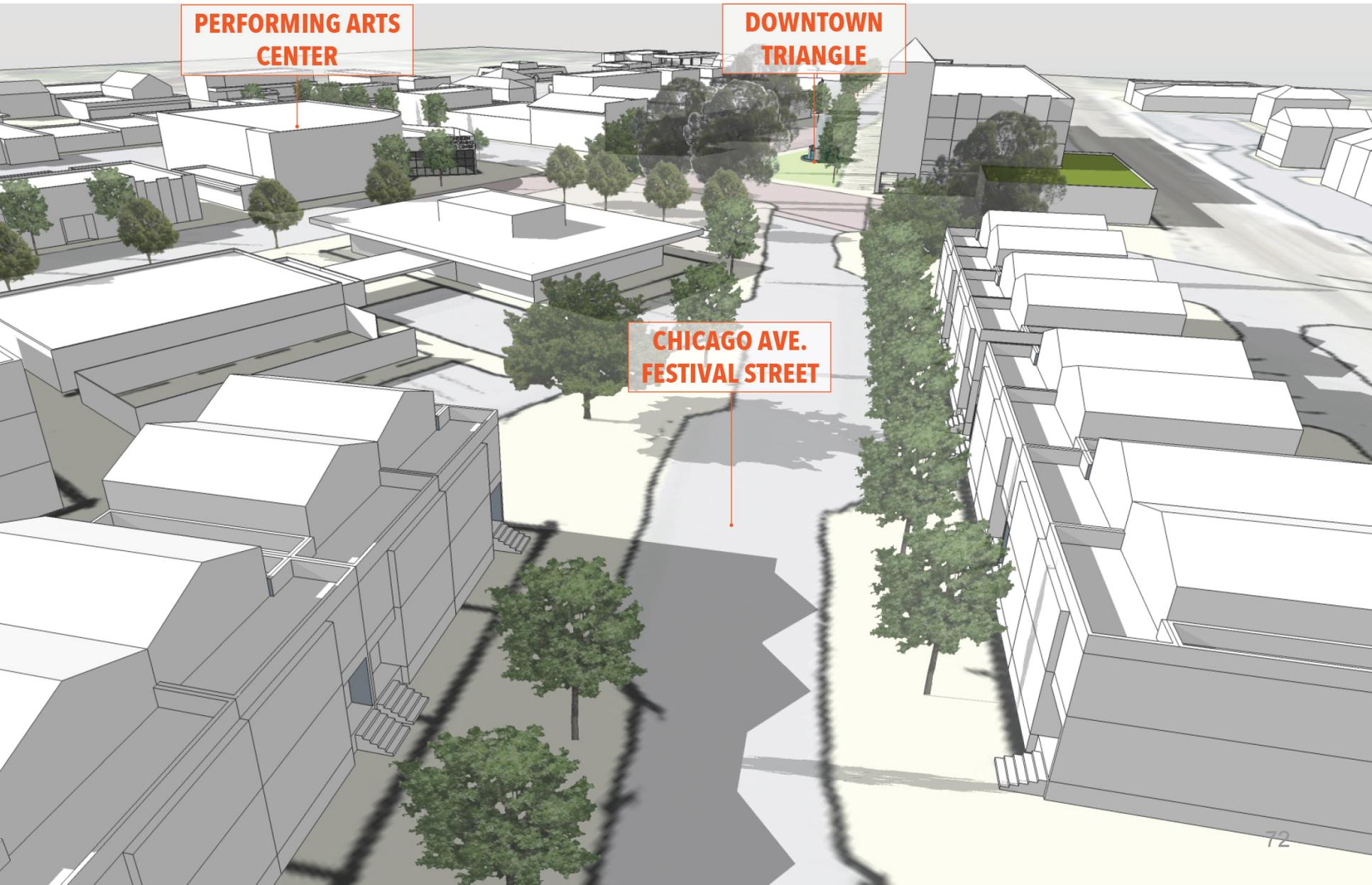


**DOWNTOWN  
TRIANGLE**

**THEATRE  
PLAZA**

**PERFORMING ARTS  
CENTER**

# Scheme 2 - Downtown Triangle



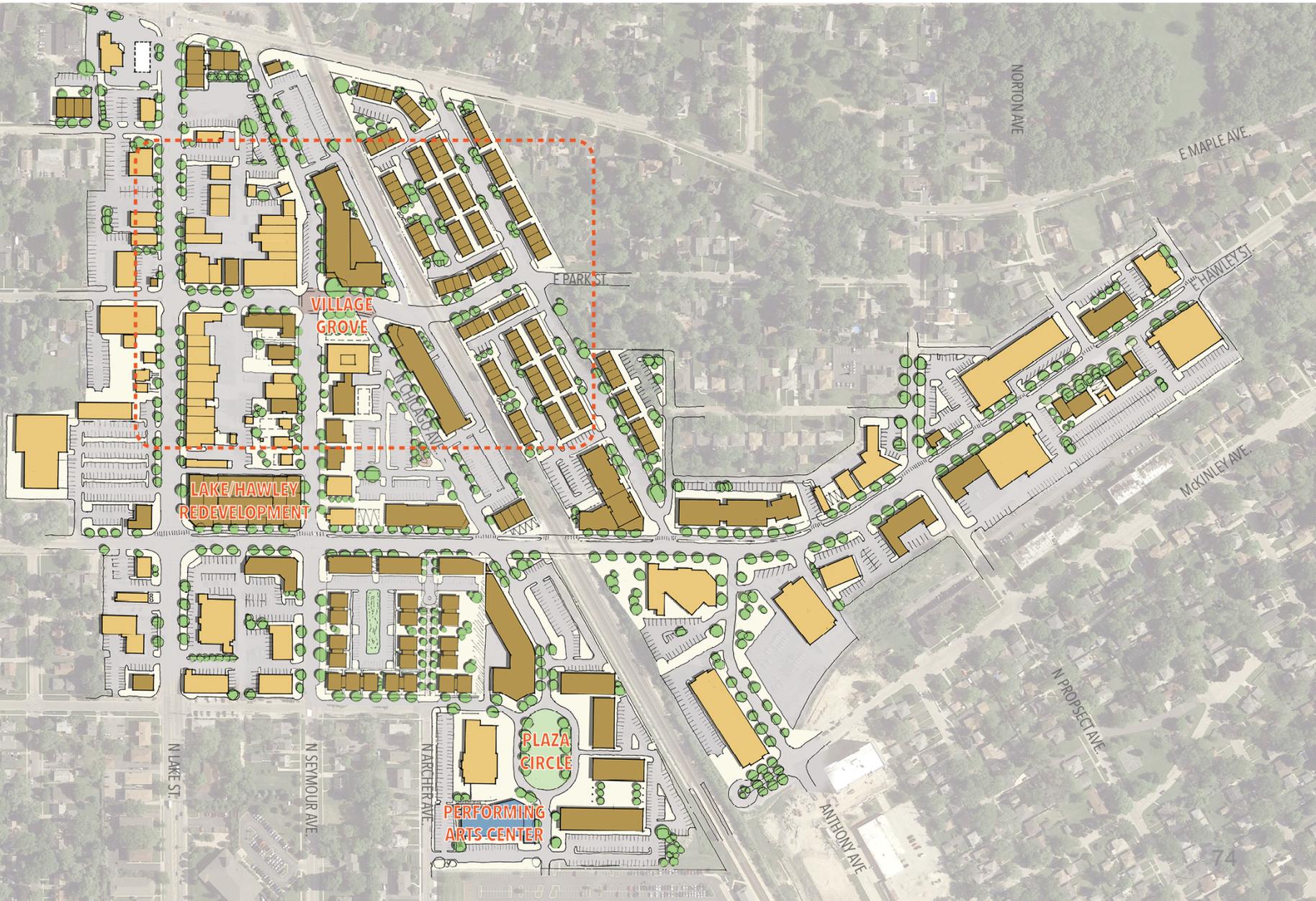
**PERFORMING ARTS  
CENTER**

**DOWNTOWN  
TRIANGLE**

**CHICAGO AVE.  
FESTIVAL STREET**

# *Scheme 3: Village Grove*

# Scheme 3 Master Plan



# Scheme 3 Precedents



# Scheme 3 Precedents



# Scheme 3 Zoom



4 - STORY  
MIXED-USE  
BUILDING

2 - STORY  
INFILL DEVELOPMENT  
ON PUBLIC  
PARKING LOT

VILLAGE  
GROVE

RE-USE OF PNC  
BUILDING TO  
RESTAURANT

4 - STORY  
MIXED-USE  
BUILDING

RE-USE EXISTING  
BUILDINGS TO CREATE  
'RESTAURANT ROW'

N LAKE ST

N SEMOUR AVE

N CHICAGO AVE

E PARK ST

# Scheme 3 - Looking South Down Seymour Ave.



# Scheme 3 - Looking Northeast Over Downtown



# Scheme 3 - Village Grove



# Performing Arts Center Studies

# Performing Arts Center Scale Comparisons

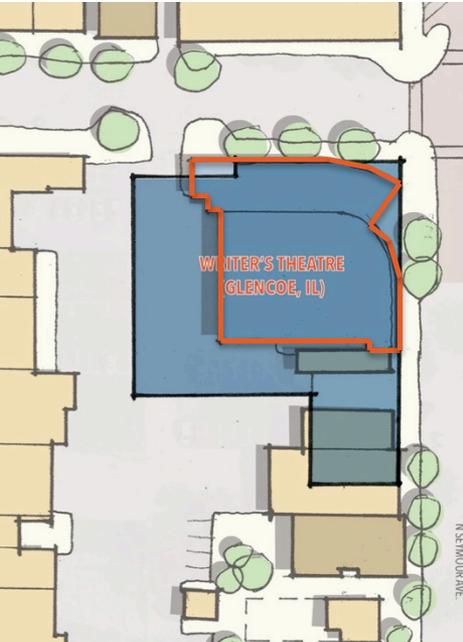
- The following studies are for scale comparisons only.
- Scheme 2 is used as a base, since it is the smallest of the scheme building footprints.

# Performing Arts Center Scale Comparisons



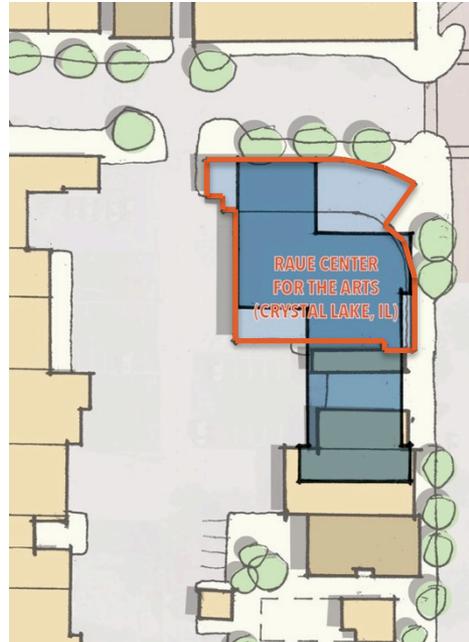
# Performing Arts Center Scale Comparisons

Writer's Theatre  
(Glencoe, IL)



250 seat &  
50-99 seat

Raue Center for the Arts  
(Crystal Lake, IL)



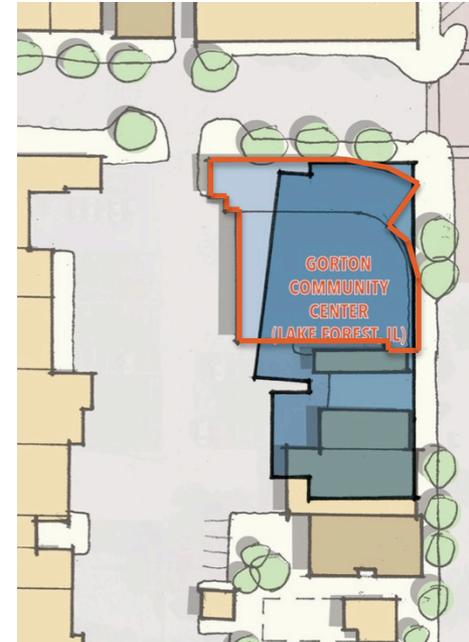
750 seat

Skokie Theatre  
(Skokie, IL)



140 seat

Gorton Community Ctr.  
(Lake Forest, IL)



250 seat

# Building Re-Use Opportunities

## PNC Bank Building Can Be Special

- The PNC Bank building may be preserved because of its architectural and material quality
- Encourage building reuse and site improvements on its north side to create a public space or outdoor dining

# PNC Bank Building Before



# PNC Bank Building After



# PNC Bank Building Before



# PNC Bank Building After



## Former Bank of America Building Has Potential

- The former BOA is constructed with above average materials and may potentially lend itself well to re-use
- The area between the east façade and the former drive-thru canopy may be used as outdoor seating and for social games, such as bocce ball and ping pong (example in following slides)
- This type of program may compliment the bicycle facilities along Hawley, acting as a start or end destination for cyclist to socialize

# Former BOA Building Before



# Former BOA Building After



# Former BOA Building Before



# Former BOA Building After



# Can Both New Construction and Building Re-Use Exist On the Same Street?

- The following examples show well loved streets that feature a variety of building types.

## Eclectic Street Examples – Queen Anne Ave. N



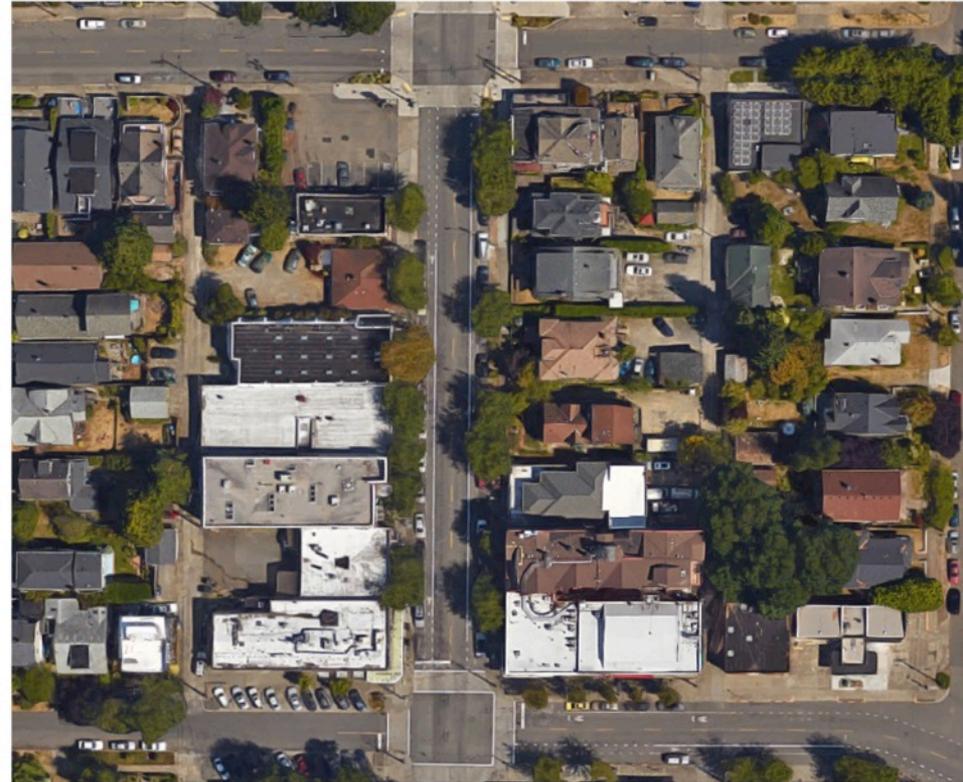
# Eclectic Street Examples – Queen Anne Ave. N



# Eclectic Street Examples – Queen Anne Ave. N



# Eclectic Street Examples – Queen Anne Ave. N

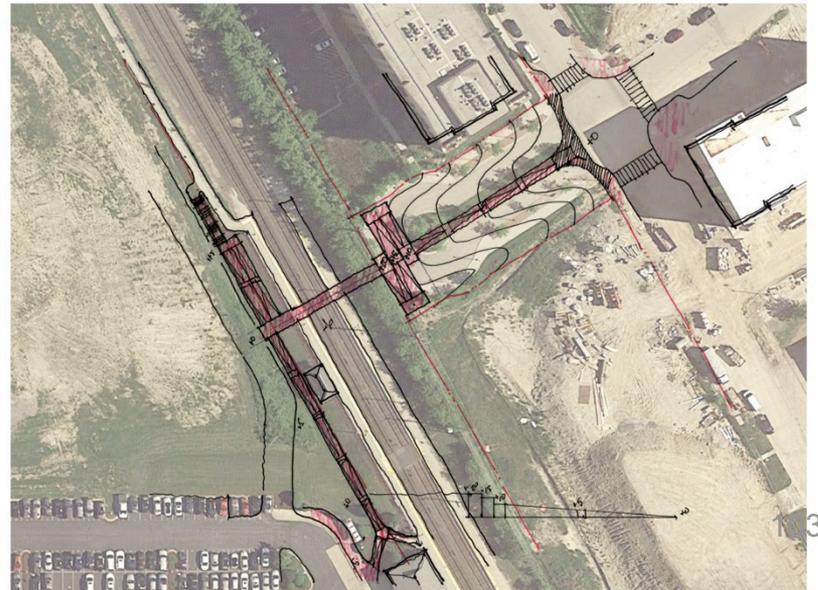


# McKinley Ave. Pedestrian Bridge

# Pedestrian Bridge Conceptual Sketches



# Pedestrian Bridge Conceptual Sketches

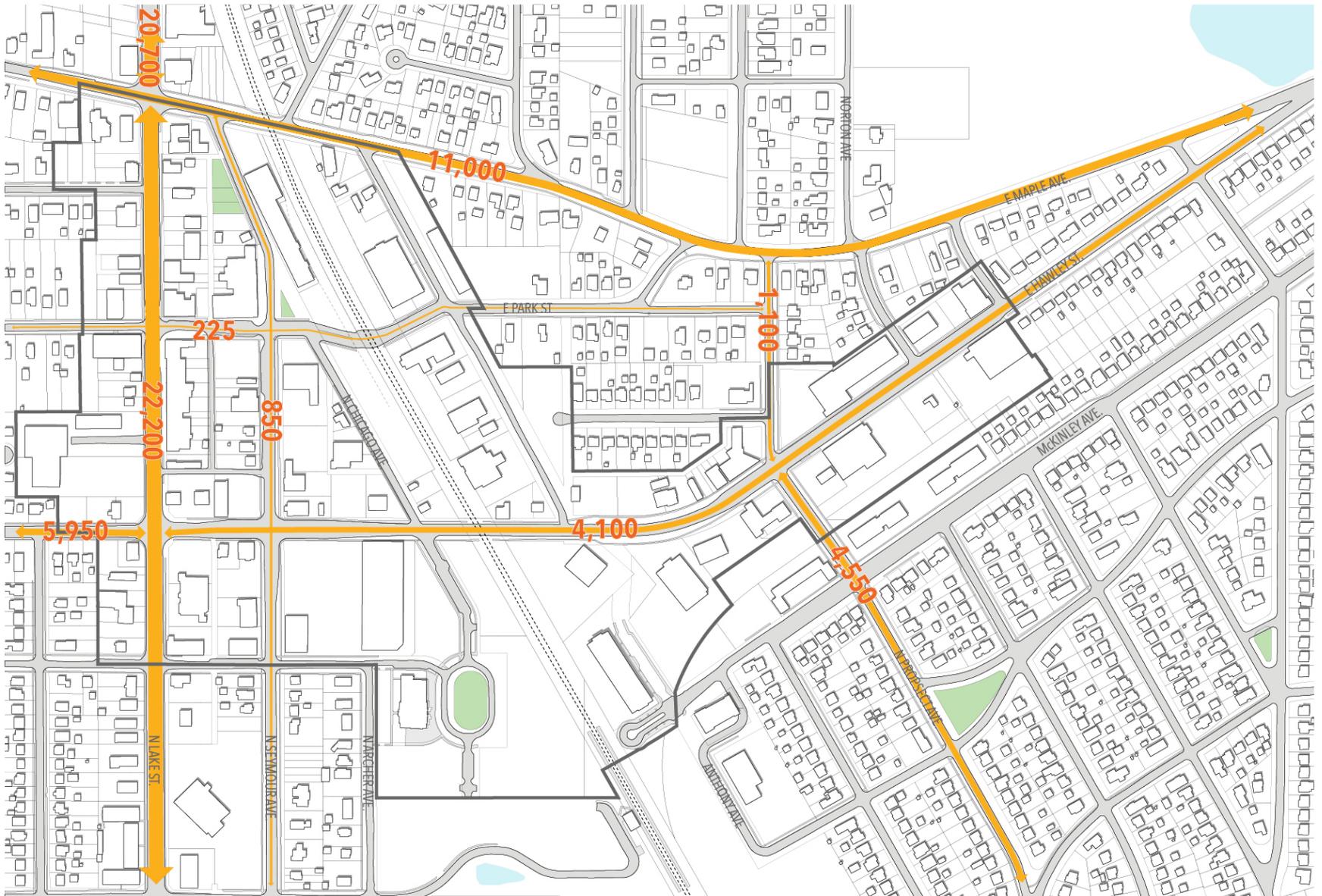


*Q & A break*

# E. Hawley Street Redesign Update



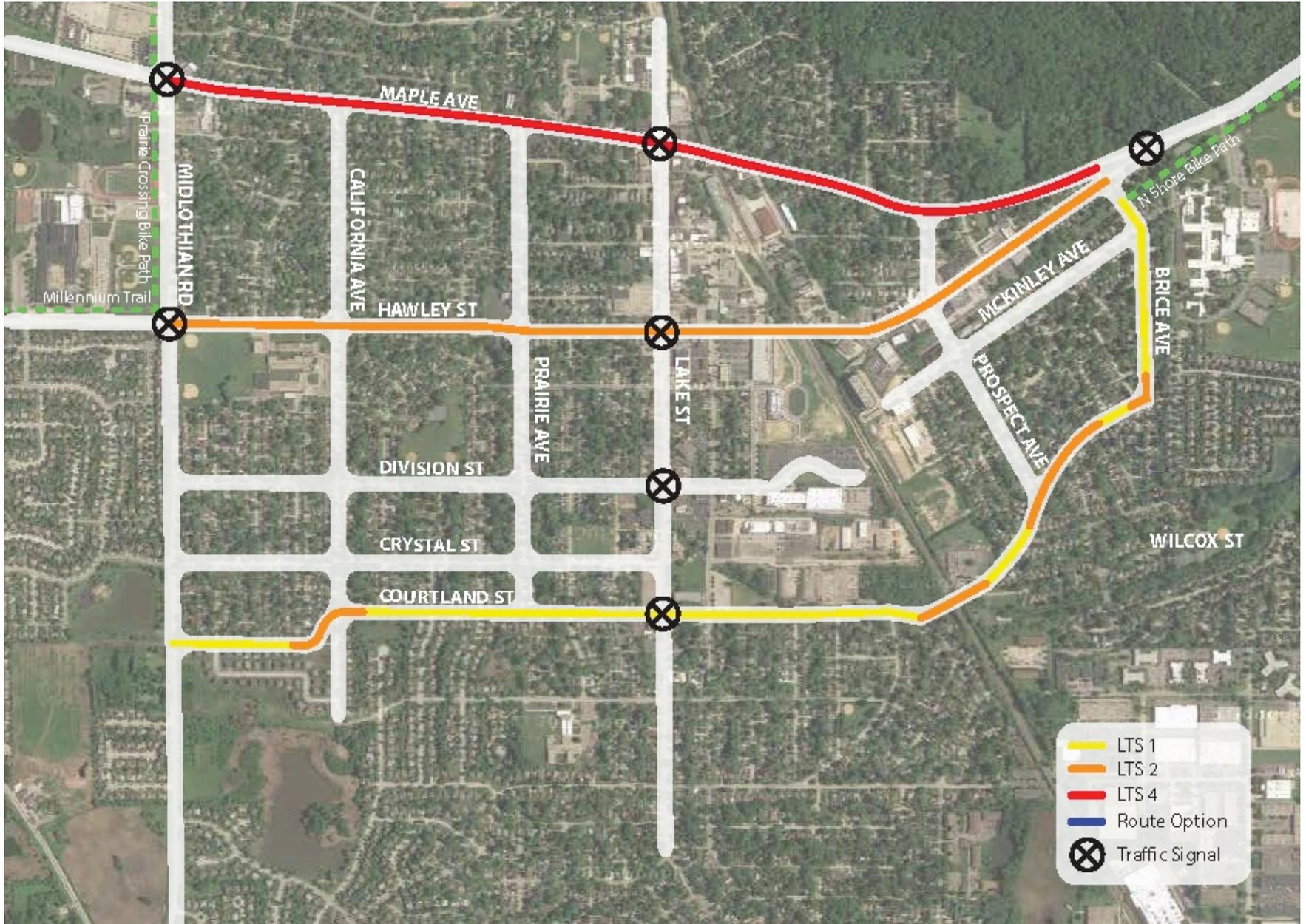
# Average Annual Daily Traffic (AADT)



AVERAGE ANNUAL DAILY TRAFFIC (AADT)



# Mundelein Bike Route Options



## Existing E. Hawley Street Pros/Cons

### Pros

- Parallel parking for businesses along the E. Hawley Street corridor
- Less cost to simply re-pave

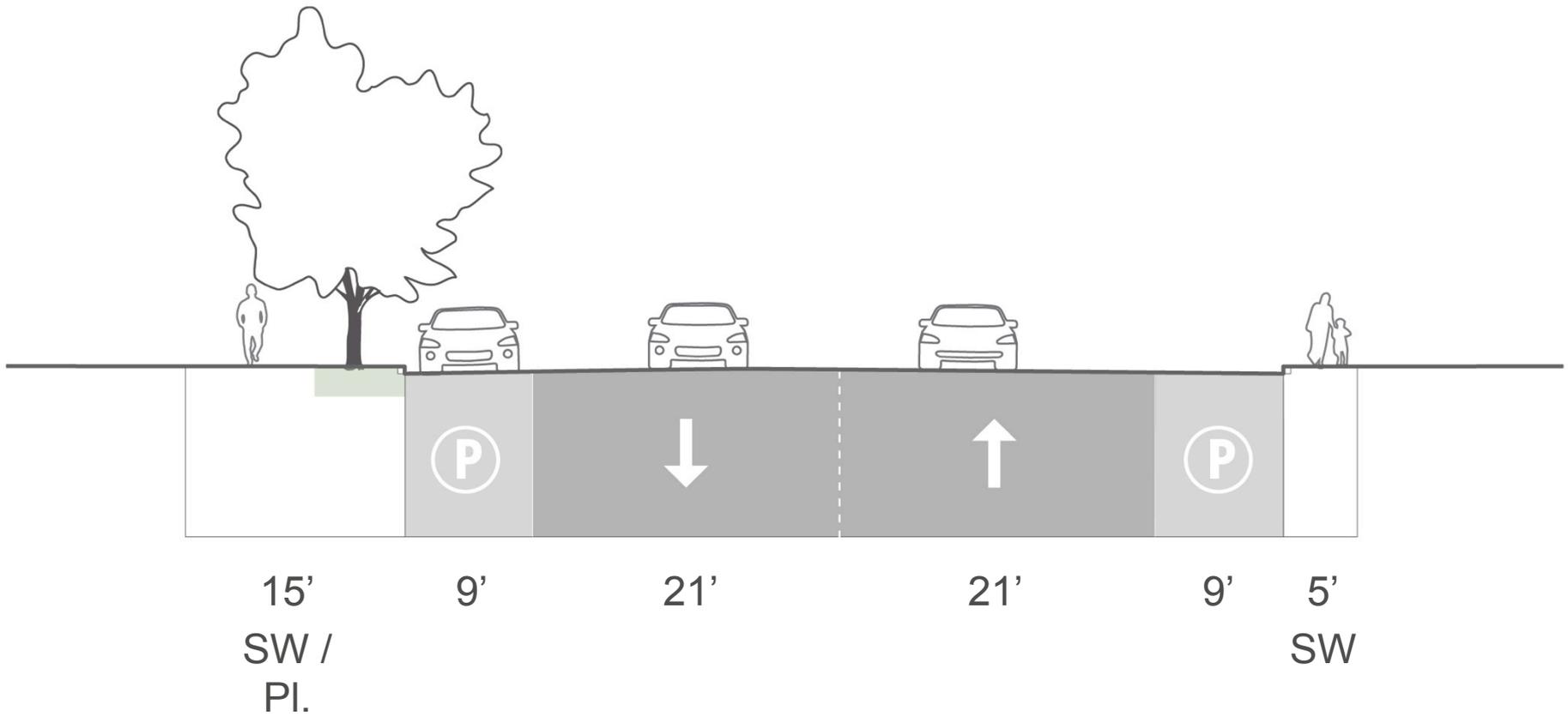
### Cons

- Area dedicated to vehicles far outweighs the area dedicated to pedestrians and cyclists
- Travel lanes are much wider than necessary
- Sidewalks partially on private property
- Pedestrian conflicts at the many driveways into private parking lots

## E. Hawley Street Section Options

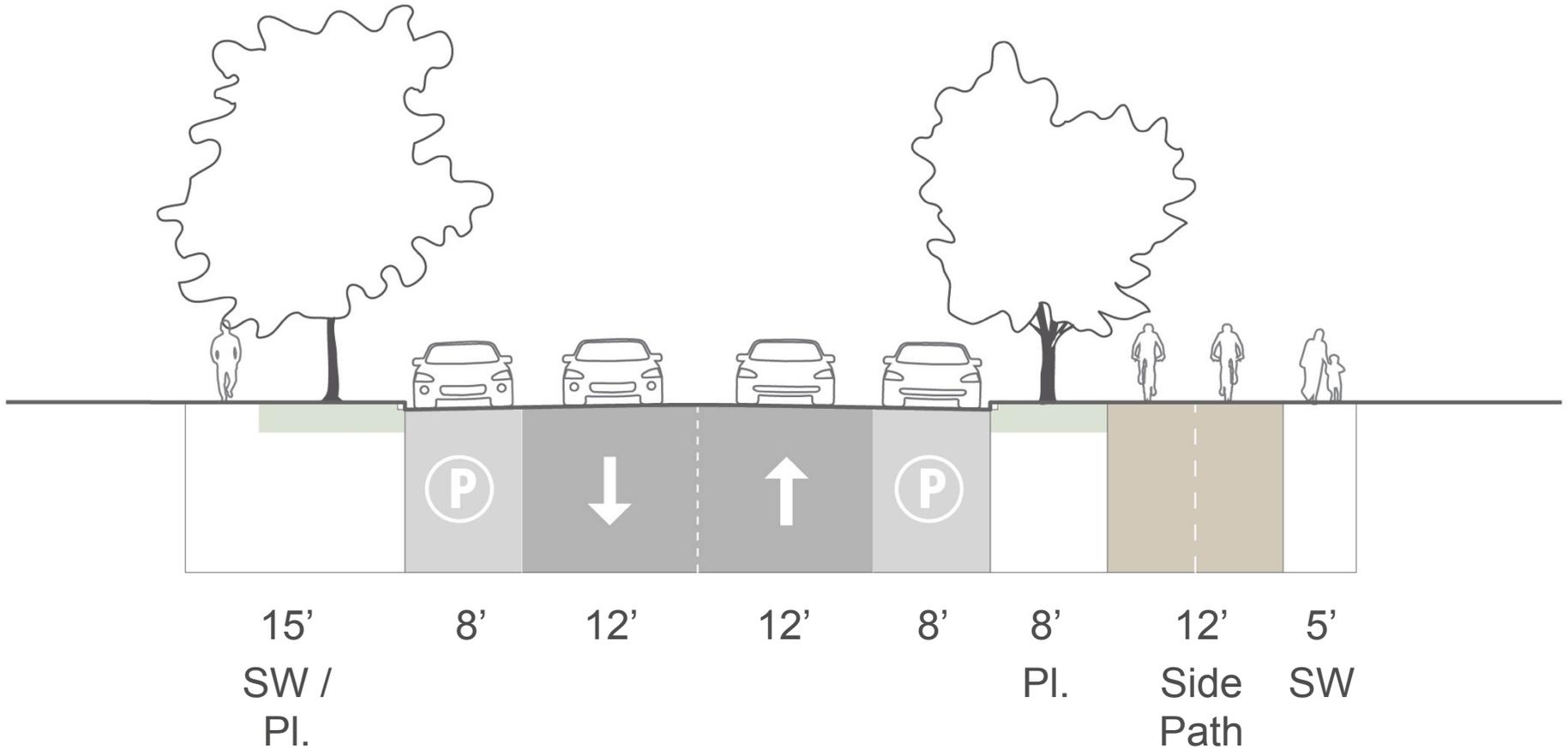
- 3-Lanes with Side Path (off-street)
- **2-Lanes with Side Path, Parallel Parking (off-street)**
- 2-Lanes with Cycle-Track (on-street)

# Existing Condition

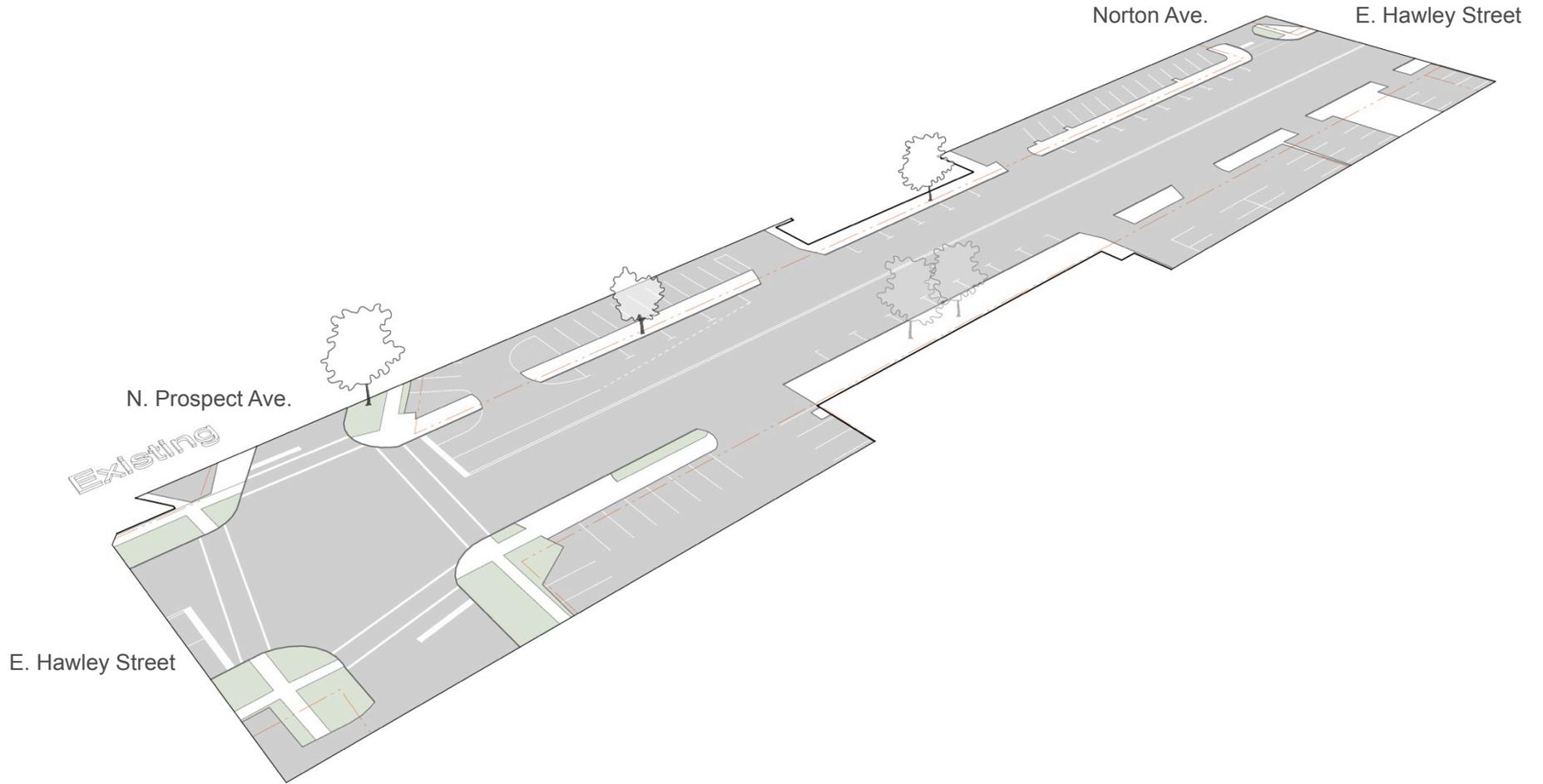


# Two-Lanes with Side Path, Parallel Parking (off-street)

**PREFERRED**

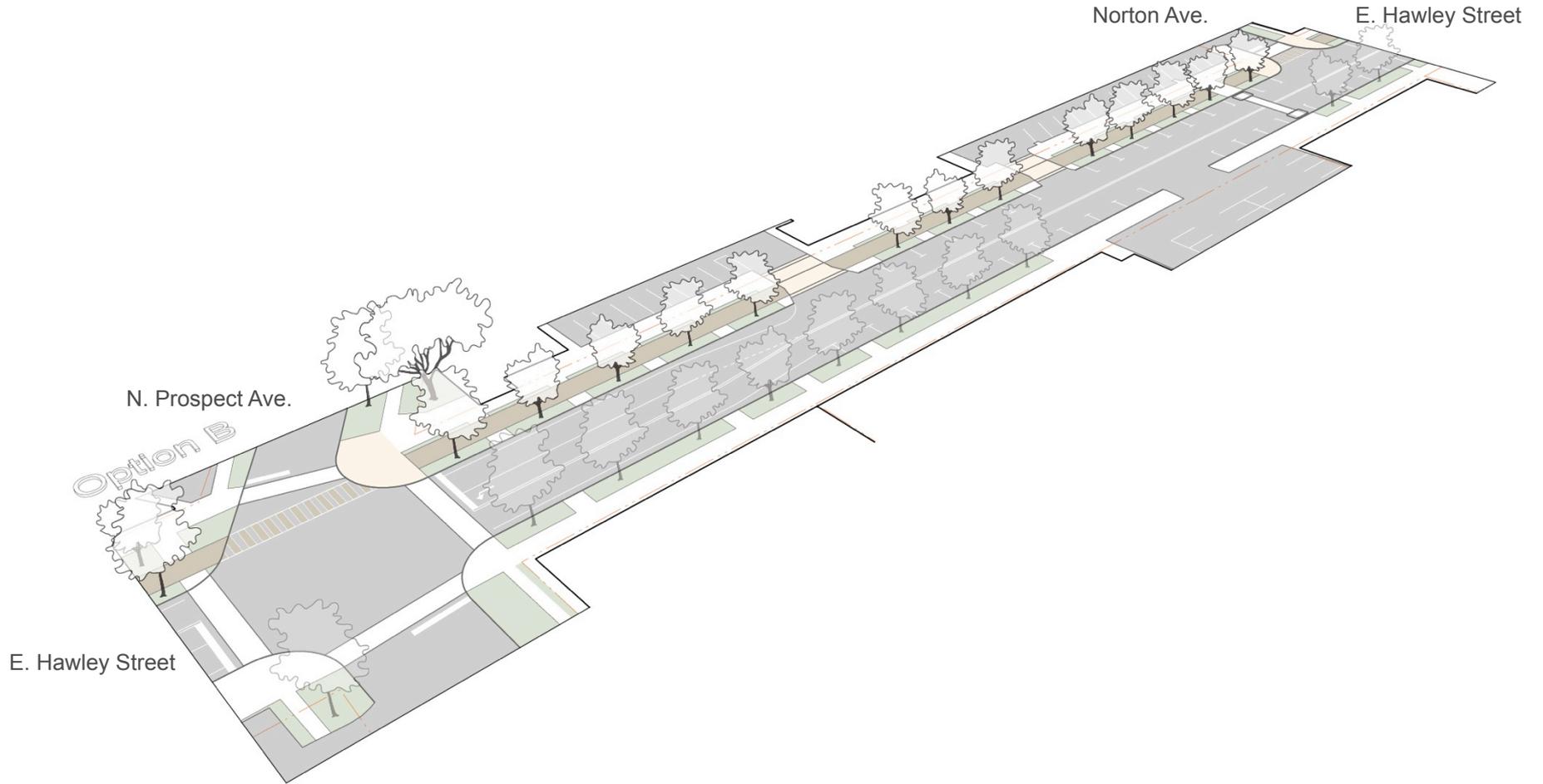


# Existing Condition



# Two-Lanes with Side Path, Parallel Parking (off-street)

PREFERRED



# Two-Lanes with Side Path, Parallel Parking Pros/Cons

## Pros

- Conflicts with Pace buses are eliminated
- Bicyclists are physically separated from traffic and right turn lanes
- Parallel parking for businesses along the E. Hawley Street corridor
- Tabled drives to warn drivers of side path crossing

## Cons

- Will require consensus from residential property owners
- High cost

# Side Path Examples



## E. Hawley Street Material Studies

# Material Palette A: Railroad, Industrial



CONCRETE



DECOMPOSED  
GRANITE



CHARCOAL STONE  
PAVERS



COLORED CONCRETE



# Material Palette B: Brick, Natives



CONCRETE



NATIVE GRASSES



RED BRICK PAVERS



STONE PAVERS



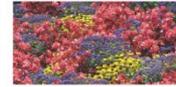
# Material Palette C: Elegant, Green



# Material Palette D: Seasonal, Colorful



CONCRETE



SEASONAL FLOWERS



STONE EDGES



ASPHALT



*Q & A break*

# Voting and Discussion

# Three Schemes Ballot

## Directions:

- Select a maximum of one (1) preferred option
- Select the appropriate box for the others
- Leave some notes and tell us how to make it better!



# Report Back

# Next Steps

## Next Steps

- Combine the favorite components of the three schemes into one **Preferred Scheme**
- Refine scheme and create a draft Strategic Plan

# Closing Comments

# **DOWNTOWN NORTH** IMPLEMENTATION PLAN