Piecing Together the Placemaking Puzzle

Making an Impact: Placemaking and Opportunity in the Competitive Landscape of the Chicago Suburbs.
BRAND PROMISE

Mundelein will be Central Lake County’s premier location for entrepreneurs and known as a welcoming community.

Start here. Star here.
FOCUS AREA – 2004 AERIAL

- Obsolete industrial structures
- Funding limitations – need “buy in”
- Comparisons to neighboring communities
- Lack of voice – telling our own story
- Planning and zoning obstacles
- Perception
PLANNING EFFORTS

- TIF (2005)
- Comprehensive Plan (2011)
- Downtown Master Redevelopment Implementation Plan (2012)
- Amended TIF I and Created TIF II (2016)
- Downtown North Implementation Plan (adoption in early 2017)
- Comprehensive Plan Update (projected adoption 2018)
2004 Downtown Aerial – Before TOD Activity
Activities in TOD Area

- Acquisitions
- Concept Presentations
- Demolition
- Redevelopment
- Renovations
FAIRHAVEN CROSSING

- 407 E Hawley
- PACE Bus Route
- Metra Train (<1/4 mile)
- Verigreen / Evergreen
- Income-Assisted
- For Families / Disabilities
- 40 units
  - 1 Bedroom
  - 2 Bedroom
  - 3 Bedroom
- No Variances / No SUP
DISTRICT SENIOR LIVING

- 101 East Maple
- PACE Bus Route
- Metra Train (~1/3 mile)
- PIRHL
- Income-Assisted

- For Seniors (55+ Independent Living)
- 80 units
  - 1 Bedroom, 2 Bedroom
- Coordination - Downtown North Plan
PLAZA DEVELOPMENT

- Vacant lot across from Village Hall
- Mixed-Use
  - First floor ~ 35,000 square feet of commercial
  - Upper stories ~110 residential apartments
- Shown were Concept Elevations
CARDINAL SQUARE

Project:
- Anthony Ave / McKinley Ave
- PACE Bus Route
- Metra Train (<1/4 mile)
- TRES Development
- Market Rate
- Building A (2008) - 84 units
- Building C (2015) - 65 units
- PUD
- Pre 2012 Ordinance

Building A

Building C

Buildable Lots (7)
Village Hall Subdivision

- 300 Plaza Circle
- PACE Bus Route
- Metra Train (adjacent)
- Village Hall + Office Space
- 32,000 sf total

- 5 buildable lots + center plaza
- All lots have interest
- Coordination - Downtown North Plan
KEY IMPLEMENTATION ACTIONS

- Agreement with Metra for new station *(1995)*
- Opened North Central Line *(1996)*
- New Metra Station *(2001)*
- Adopted Transit-Oriented Development Plan *(2004)*
- Created Tax Increment Financing (TIF) District *(2005)*
- Purchased industrial Anatol building *(2005)*
- Redevelopment Agreement – Cardinal Square (9 buildings, 590+ units) *(2005)*
- Cardinal Square Building A Complete *(2007)*
- Purchased industrial Sigma building *(2010)*
- Strategically enhanced infrastructure and amenities including streetscape, traffic, lighting, and transit *(2011 and ongoing)*
- Adopted new Zoning Ordinance *(2012)*
- Purchased land for future Mundelein Public Works to move from downtown *(2013)*
- Established Business Incentive Grant Program *(2014)*
- Adopted a new Sign Ordinance that is more business and user-friendly and prohibits unattractive sign types such as cabinet box signs and pole signs *(2015)*
- Cardinal Square Building C Complete *(2015)*
- Complete renovation of Hawley Lake Plaza *(2016)*
- Amended TIF District I and created a TIF District II in the Downtown *(2016)*
- Secured grant funding for McKinley Avenue improvements *(2016)*
- Enhanced Route 45 w/ public art piece honoring police officers *(2016)*
- Established the Mundelein Arts Commission *(2016)*
- Launched North Lake Façade Project w/ Lake County Grant *(2016)*
- Fairhaven Crossing Complete *(2016)*
- 2 Development Concept Presentations *(2016)*
- 2 Development Concept Presentations *(2017)*
- Purchase and removal of industrial uses for redevelopment *(ongoing)*
NEEDS ASSESSMENT

- Transit Agencies can do more to facilitate implementation
  - Communicate w/ partners
  - Open dialogue on shortcomings/barriers leads to innovative partnerships/funding mechanisms
  - Enhanced transit service is crucial for bus and rail
  - NCS TODs appeal suffers from lack of service

- Mundelein needs to attract developers to improve & vary building stock to attract diverse demographic

- Continue to remove barriers
- Continue to fight perception
REFLECTIONS

- TODs require significant work, planning, advocacy – not designate, then done
- Staff/Elected Officials – agents of change
- TODs - important future in development
Thank you!