

VILLAGE OF

Mundelein



BANK TRIANGLE REDEVELOPMENT

TOPONYMY

THE NAMING OF PLACES

1837

- MECHANICS GROVE

1850

- HOLCOMB

1909

- ROCKEFELLER

1909

- AREA
ABILITY, RELIABILITY, ENDURANCE, AND ACTION

1925

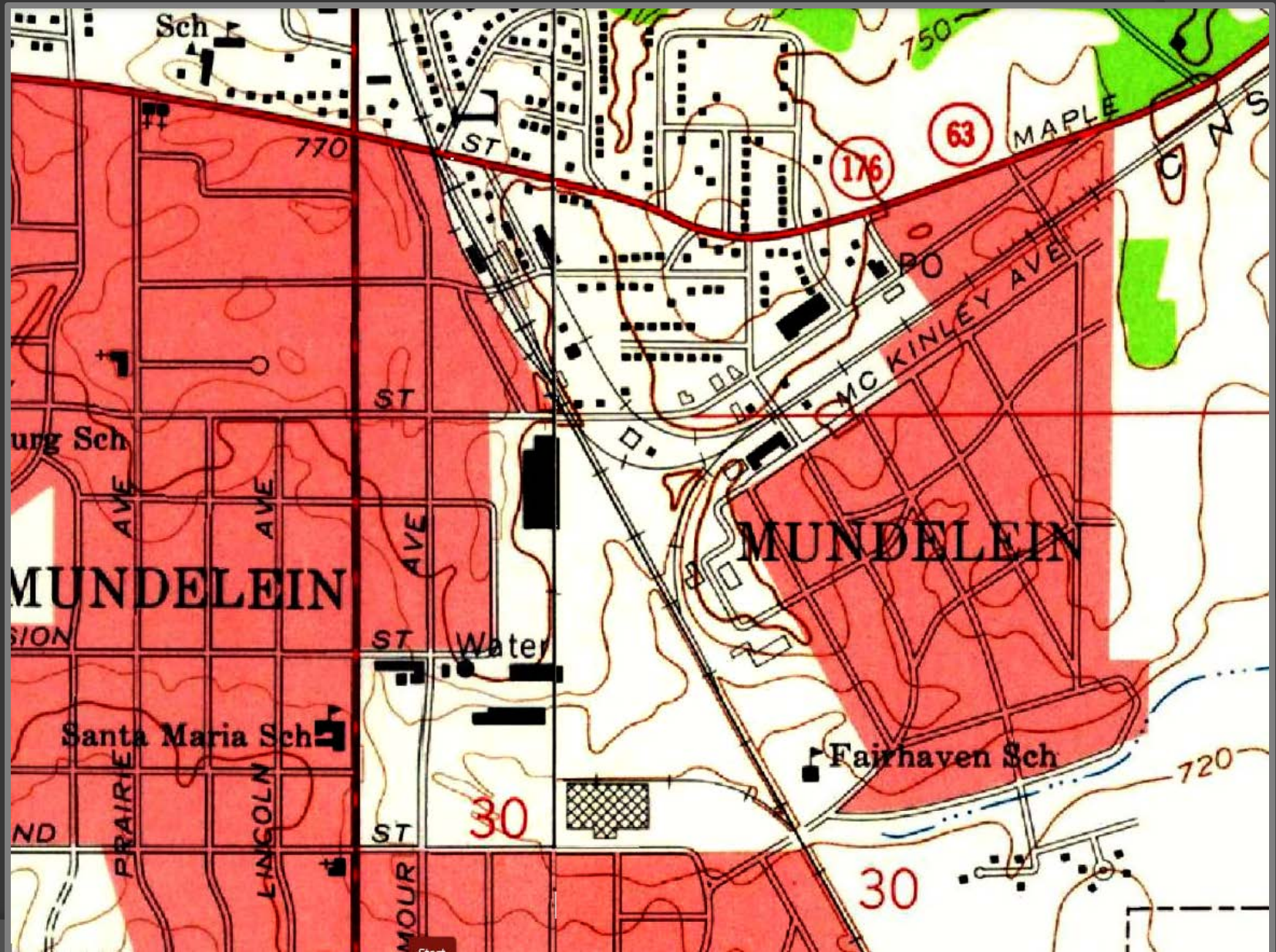
- MUNDELEIN

INTERURBANISM

MUNDELEIN **CONNECTS** WITH ITS NEIGHBORS

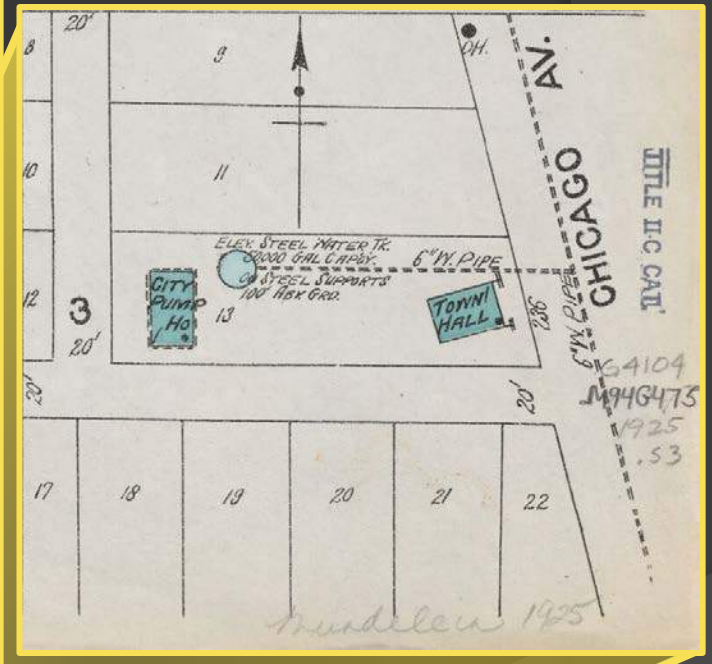
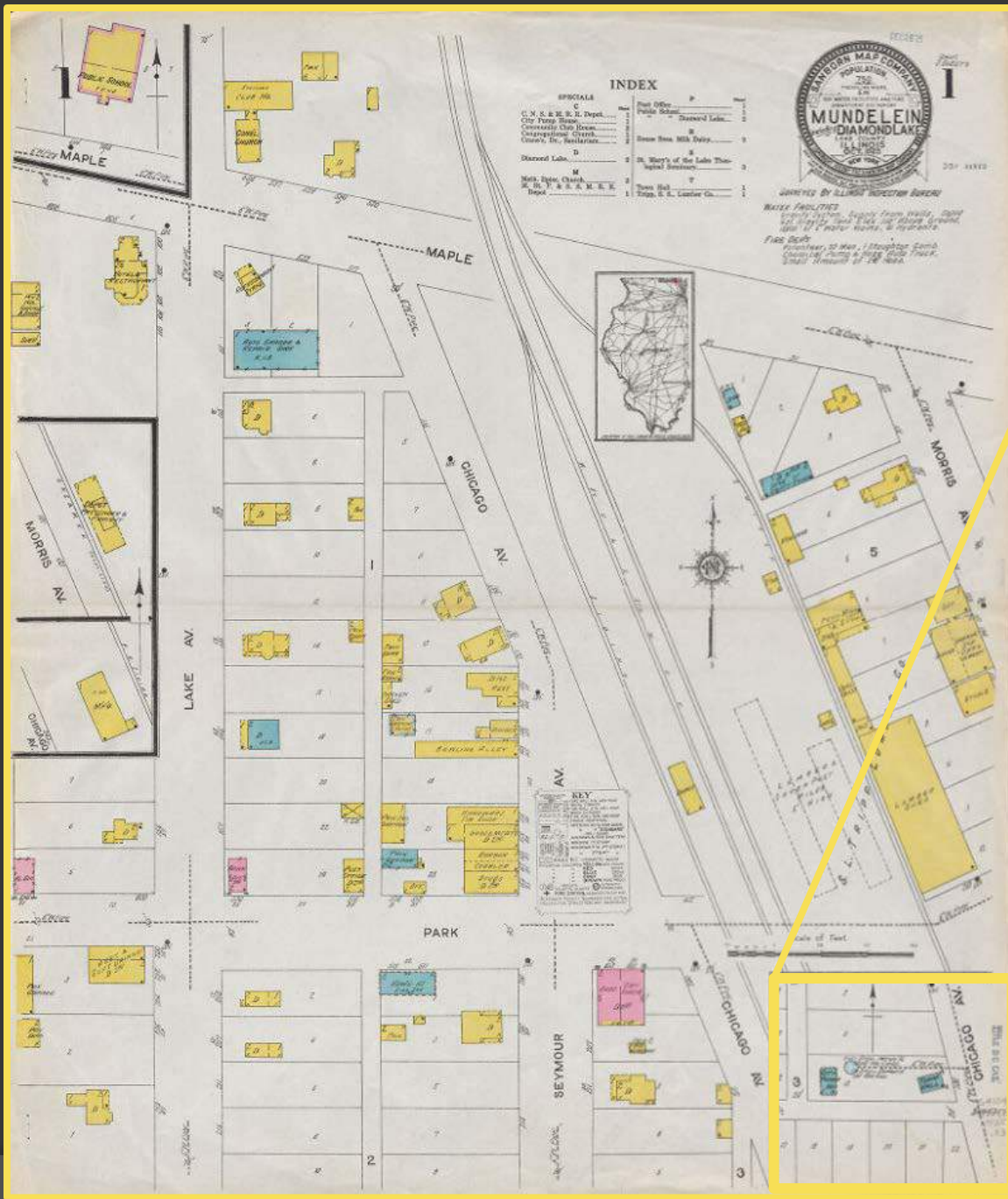
- ◉ NORTH SHORE ELECTRIC RAILWAY
 - 1902 – CONSTRUCTION BEGINS
 - 1905 – MORRIS ST. STATION OPENS
 - 1920 – STATION IS RELOCATED TO MCKINLEY AVE.
 - 1920 –1950 – HIGH USE AND RELIABILITY
 - 1950 –1963 – DECLINE DUE TO CAR-CENTRIC THINKING
 - FEDERAL HIGHWAY ACT OF 1956
 - 1963 – 1995 – AGE OF AUTOS
- ◉ NORTH CENTRAL COMMUTER LINE
 - 1996 – METRA BRINGS BACK COMMUTER RAIL
 - 2000 – RIDERSHIP **FROM THE SUBURBS TO THE CITY** GROWS
 - 2020 – WORLDWIDE PANDEMIC HALTS GROWTH
 - 2023 – RIDERSHIP RECOVERY
 - FUTURE – PROJECTED GROWTH OF SUBURBS INCREASES NEED

1960 ATLAS



SANBORN

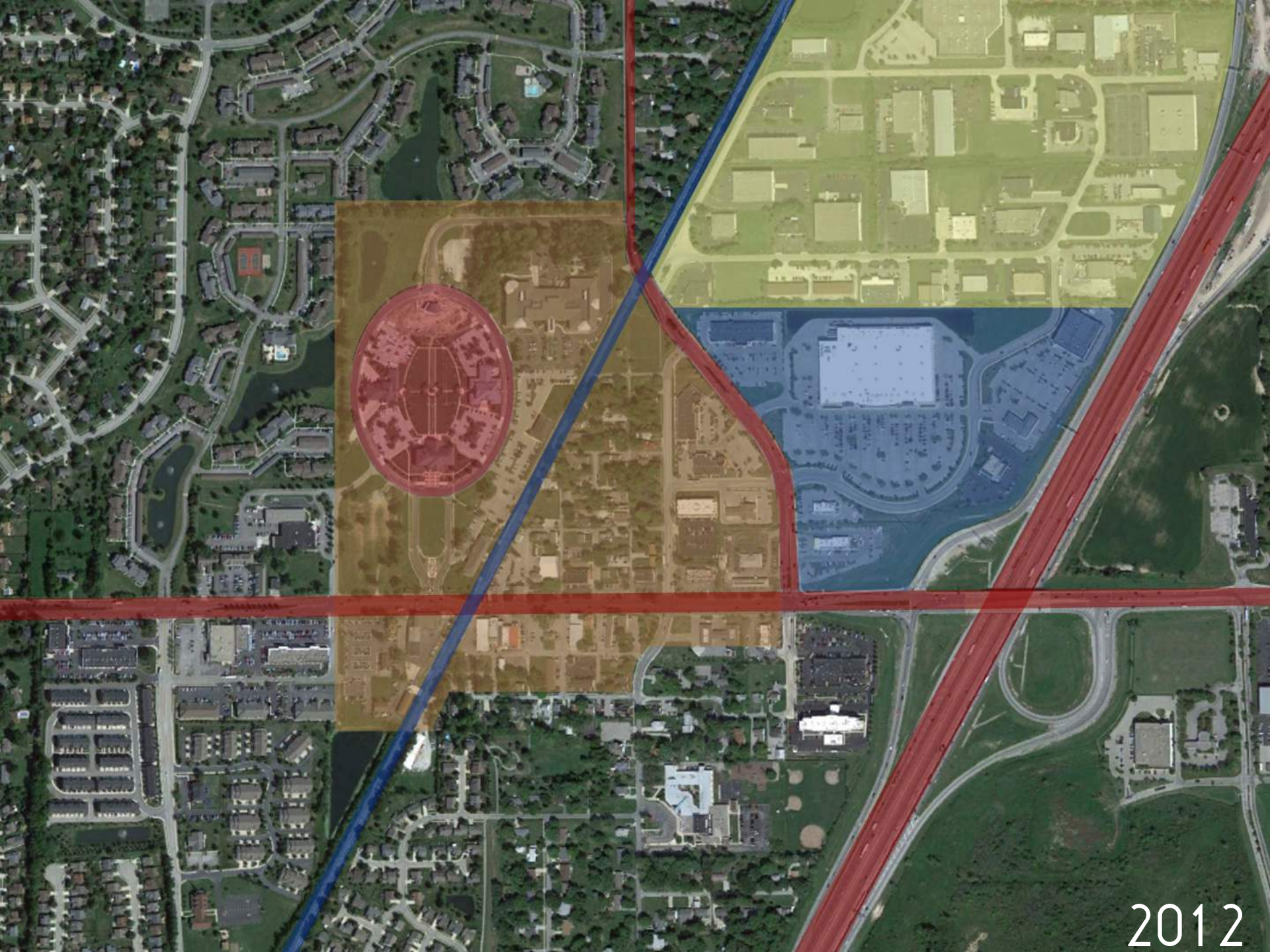
FIRE MAPS 1925



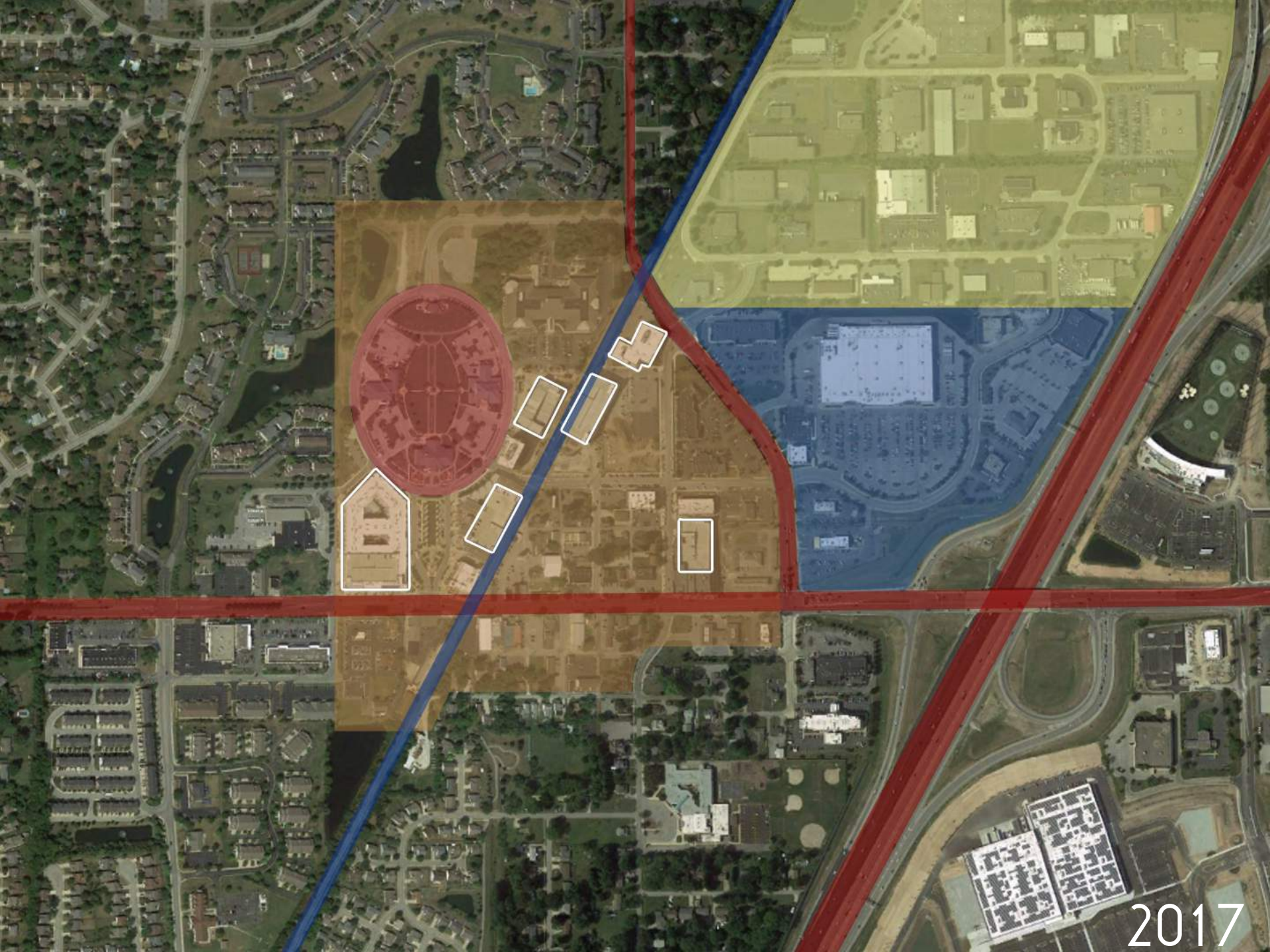
SUBURBAN URBANIZATION

DENSIFICATION OF THE SUBURBS

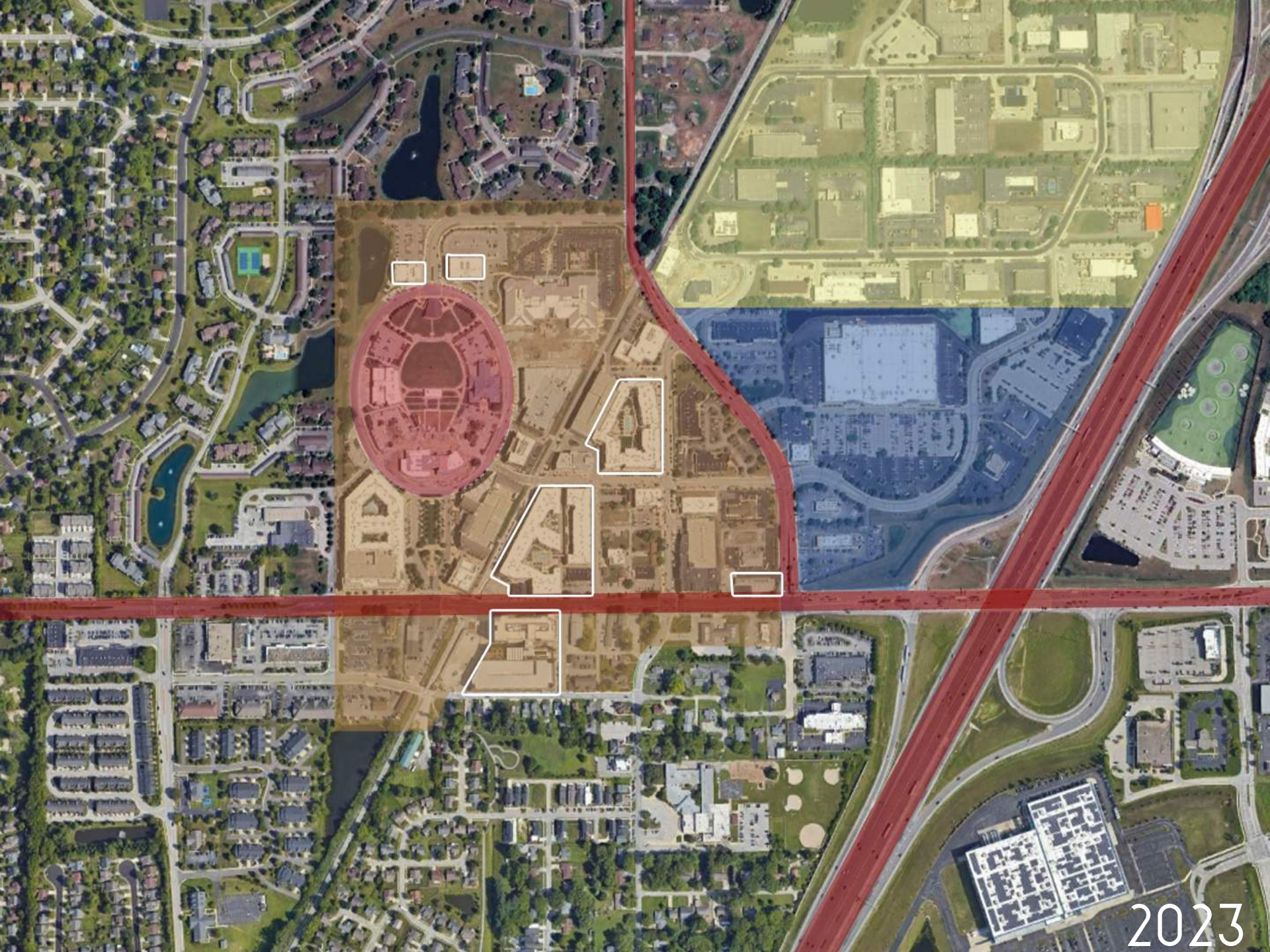
- CASE STUDY – FISHERS, INDIANA
 - 1992 – THOMAS A. WEAVER MUNICIPAL COMPLEX OPENS
 - POPULATION – 7,500
 - 2000 – LOCATION, ECONOMICS, AND HOUSING
 - POPULATION – 38,000
 - 2003 – RAPID GROWTH
 - POPULATION – 52,000
 - 2012 – DENSITY, WALKABILITY, PUBLIC AMENITIES
 - POPULATION – 77,000
 - 2017– SUBURBAN URBANIZATION
 - POPULATION – 92,000
 - 2023 – THE BEGINNING OF TOMORROW
 - POPULATION – 100,000+



2012



2017



2023

NICKEL PLATE DISTRICT



THE MARK

AT FISHERS DISTRICT



MUNDELEIN

TRANSPORTATION

ILLINOIS
176

HAWLEY ST.

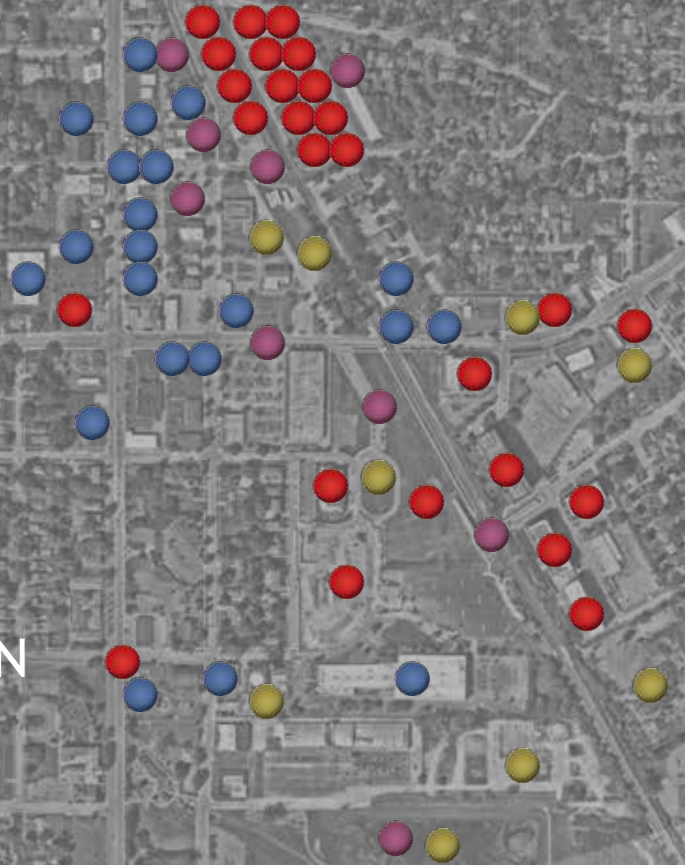
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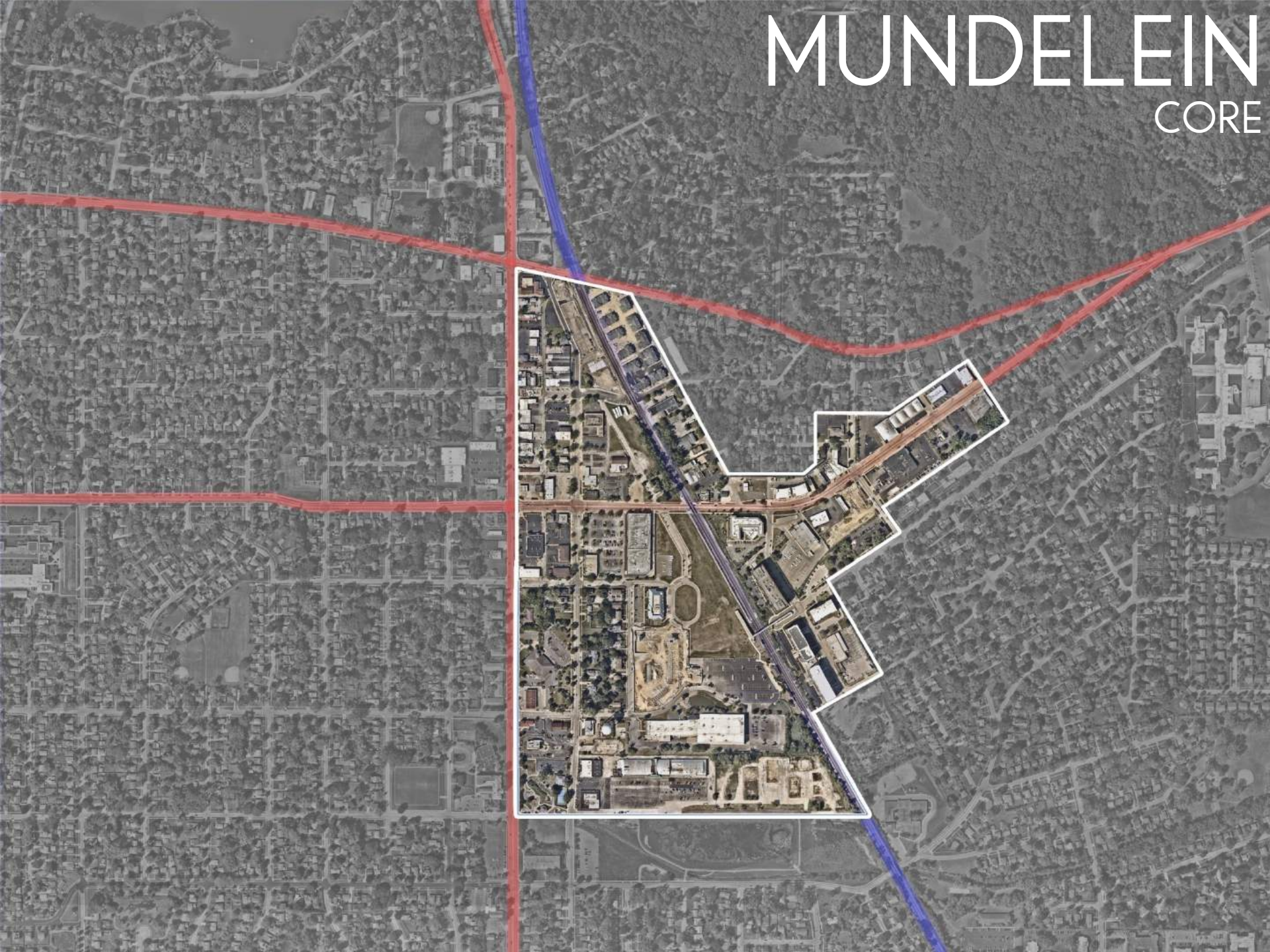
MUNDELEIN

DOWNTOWN ACTIVITY SINCE 2005

-  NEW BUILDING
-  MAJOR RENOVATION
-  DEMOLITION
-  PUBLIC INFRASTRUCTURE

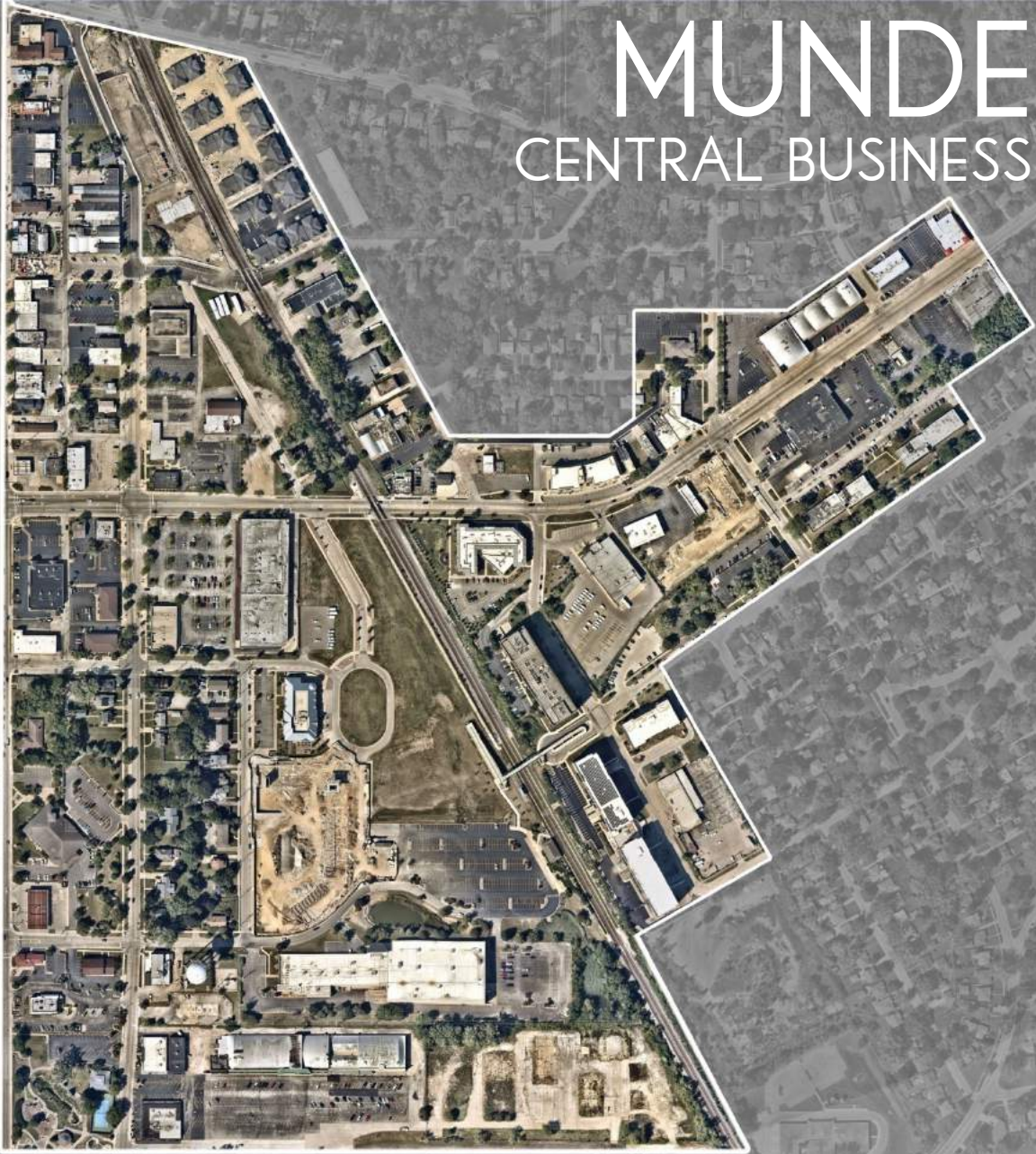


MUNDELEIN CORE

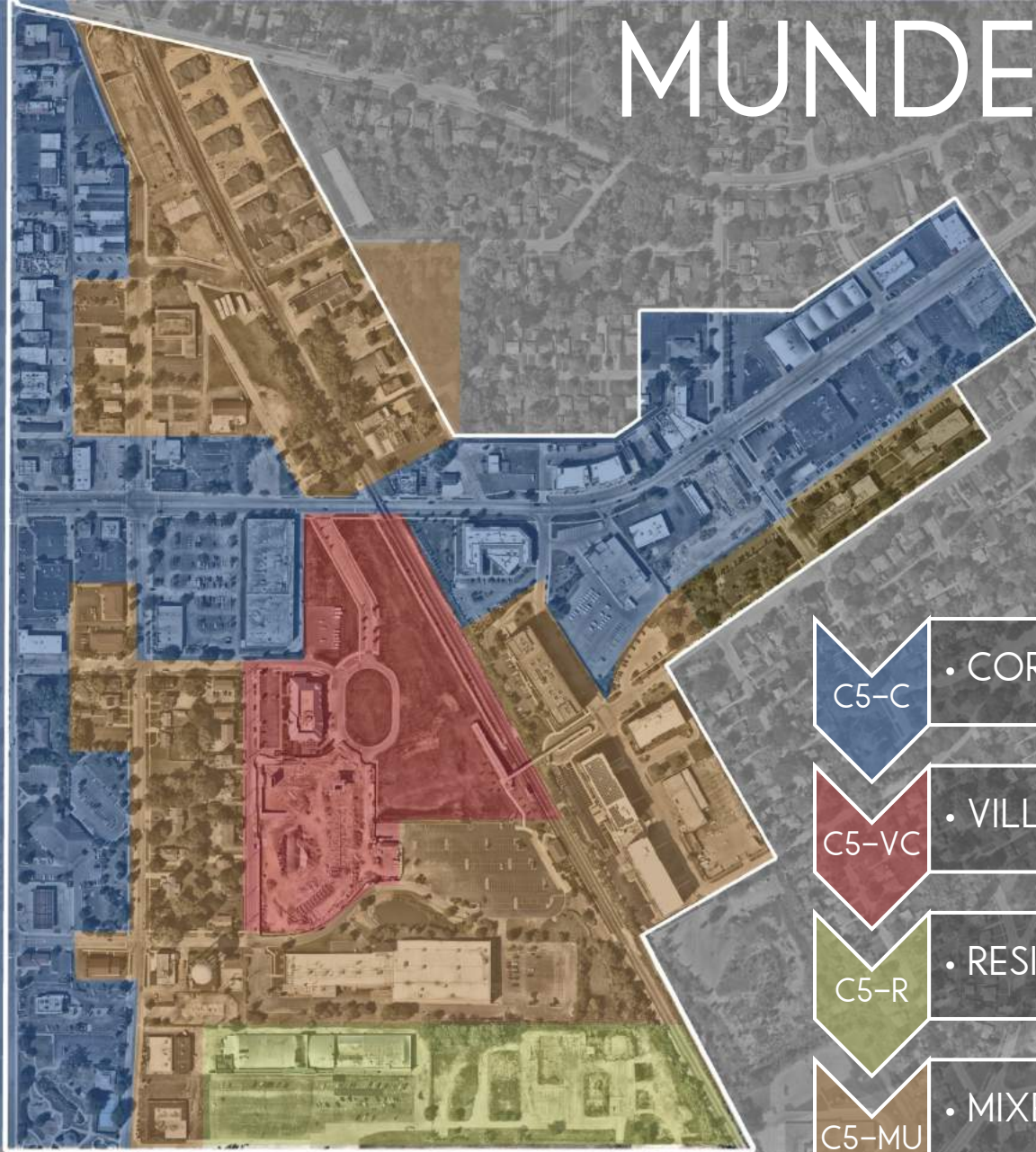


MUNDELEIN

CENTRAL BUSINESS DISTRICT



MUNDELEIN ZONING



- C5-C • CORRIDOR
- C5-VC • VILLAGE CENTER
- C5-R • RESIDENTIAL
- C5-MU • MIXED USE

MUNDELEIN RESIDENCES

25 UNITS
SINGLE FAMILY

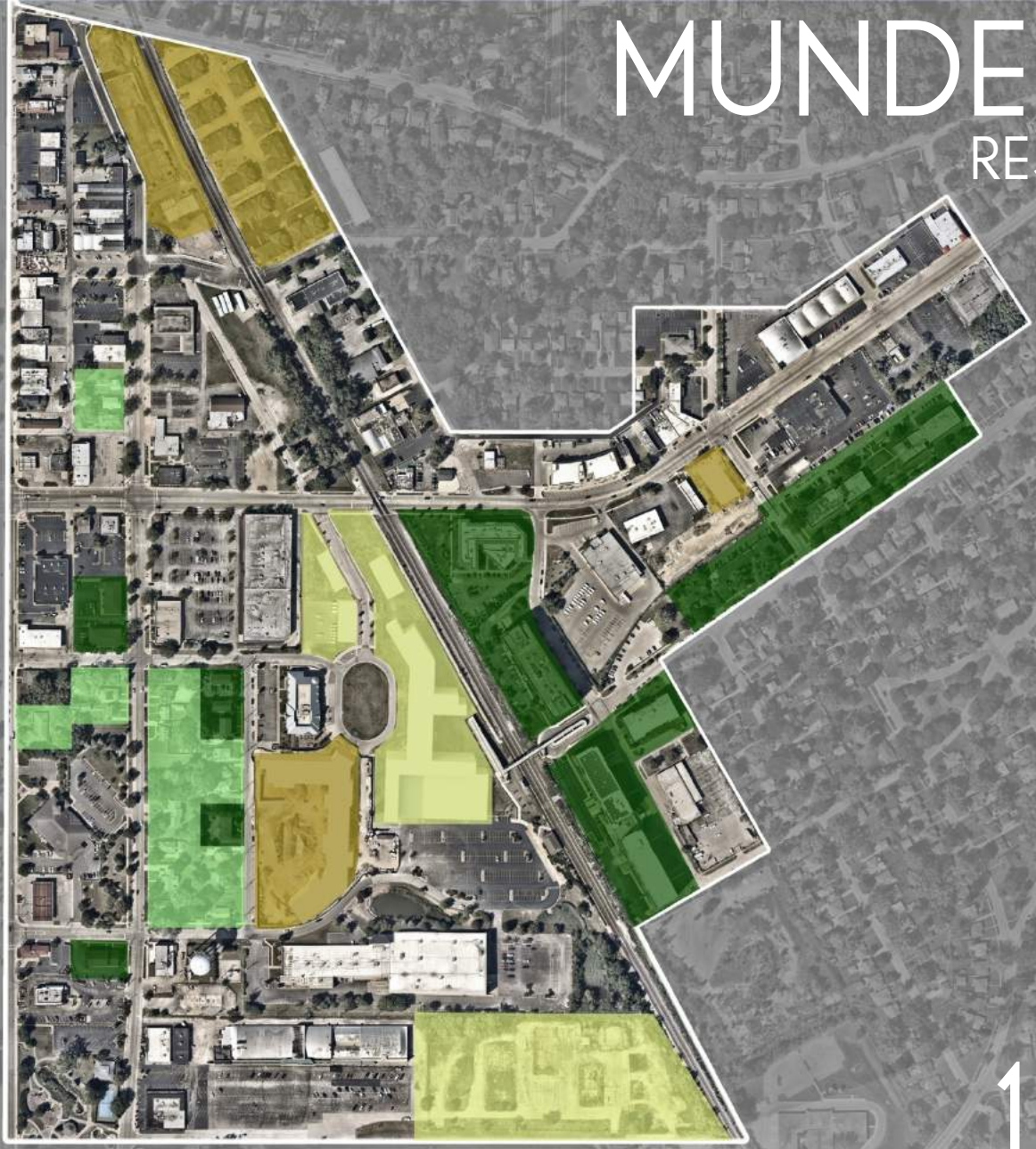
590 UNITS
MULTI-FAMILY

610
TOTAL UNITS

340 UNITS
IN CONSTRUCTION

325+ UNITS
PROPOSED

665
FUTURE UNITS



1275
TOTAL UNITS

MUNDELEIN

COMMERCIAL BUSINESS



400,000+ SF

-  BUSINESS
- RETAIL
- SERVICE
- ENTERTAINMENT

MUNDELEIN

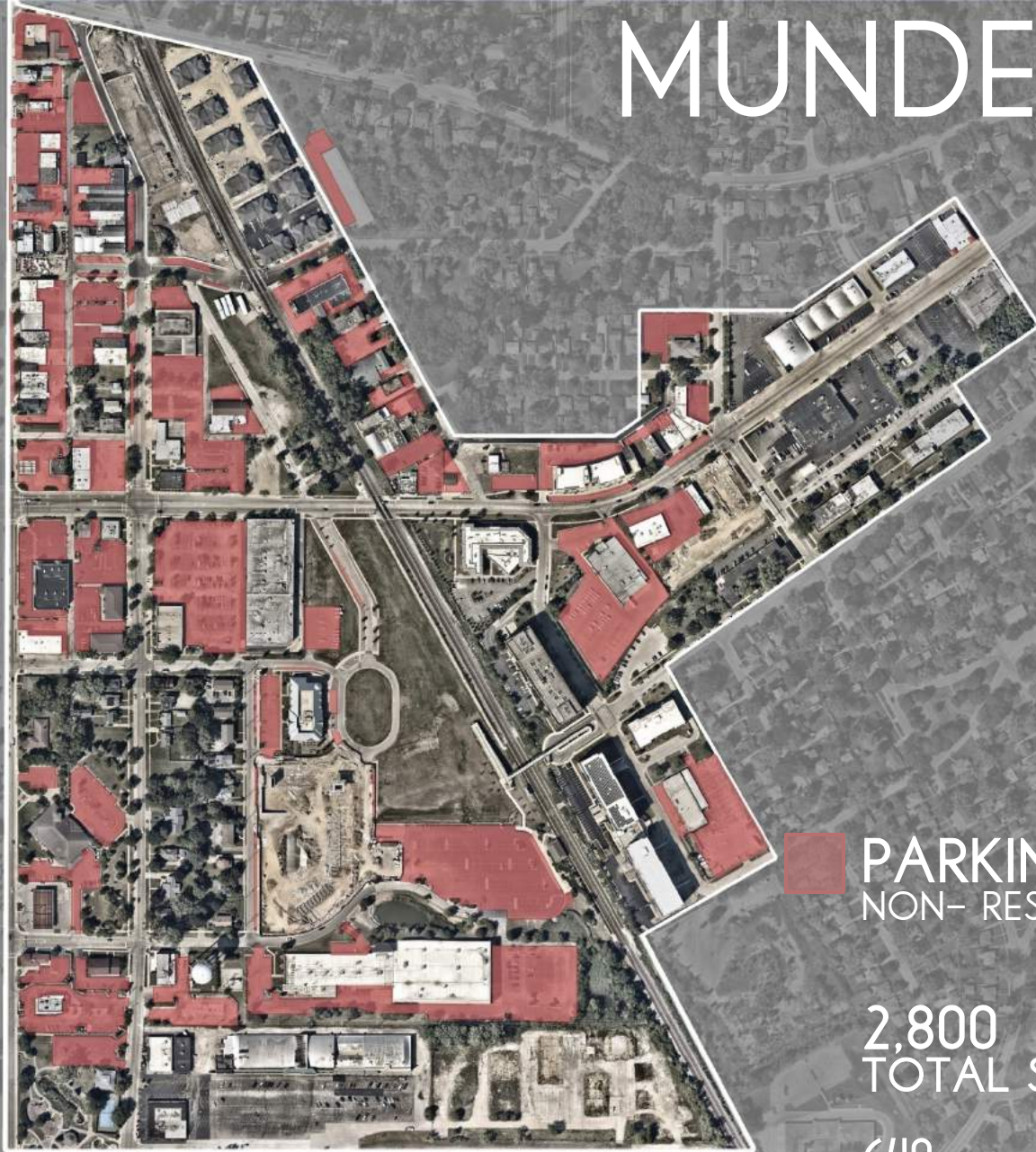
MUNICIPAL



- MUNICIPAL
- VILLAGE HALL
- VILLAGE CIRCLE
- POLICE STATION
- TRAIN STATION
- PARK SPACES
- PUBLIC UTILITIES

MUNDELEIN

PARKING



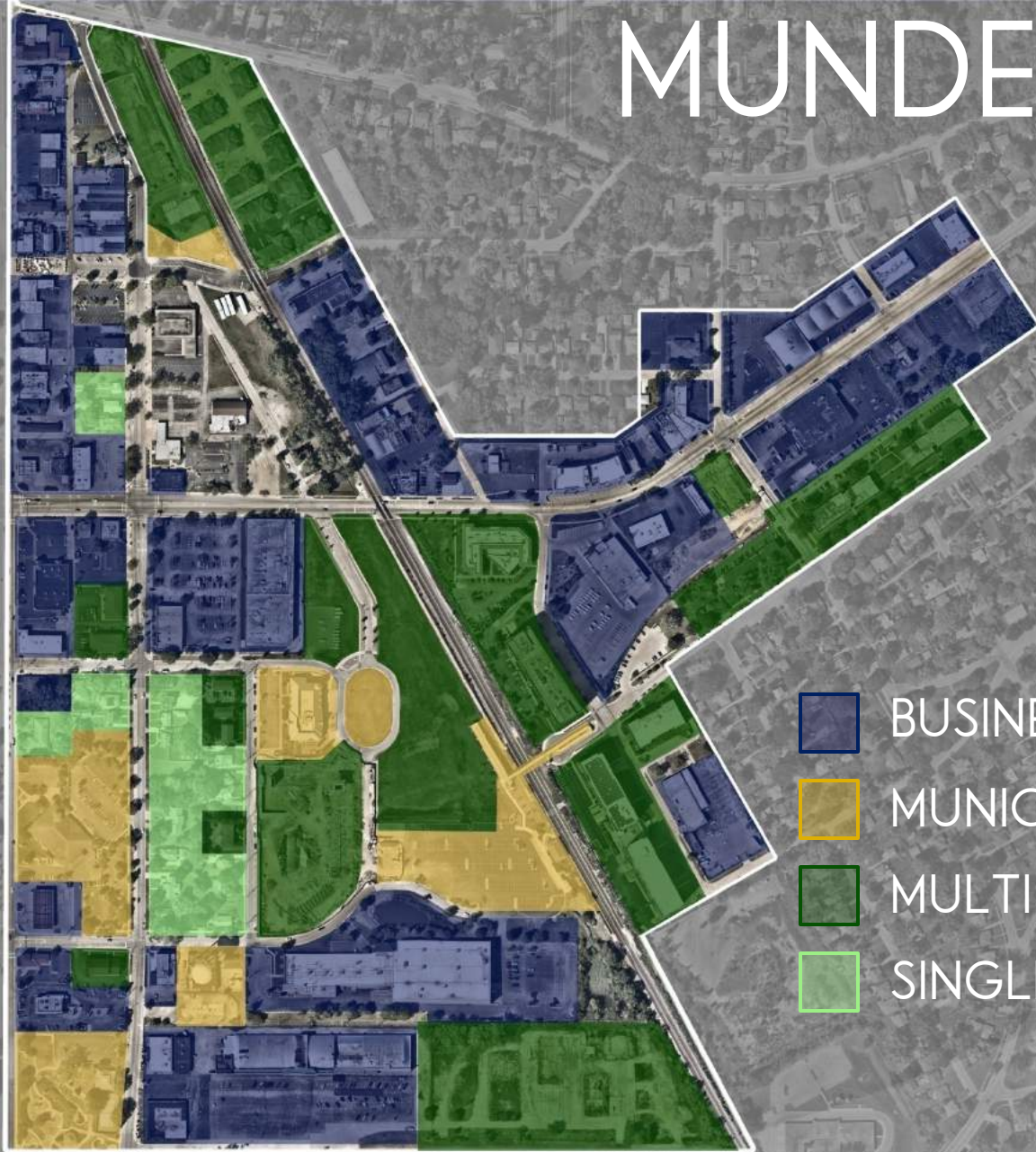
 **PARKING**
NON- RESIDENTIAL

2,800
TOTAL SPACES

640
ON STREET
IN VILLAGE LOTS

MUNDELEIN

TODAY



-  BUSINESS
-  MUNICIPAL
-  MULTI FAMILY
-  SINGLE FAMILY

URBAN STUDY SITE

THE BANK TRIANGLE



URBAN STUDY SITE

EXISTING BANK TRIANGLE



URBAN STUDY SITE

PLANNED CONSTRUCTION





URBAN STUDY SITE

THE FUTURE BANK TRIANGLE
"THE SPUR"

A.0

URBAN STUDY SITE

THE FUTURE BANK TRIANGLE

“THE SPUR”

1 NORTH SITE, VOM OWNED LOT
• PROPOSED GREEN SPACE

2 BANK TRIANGLE

3 SOUTH SITE, EXISTING BUSINESSES
• PROPOSED COMMERCIAL INFILL ON
THE CORNER OF SEYMOUR AVE. AND
HAWLEY ST.

SEYMOUR

HAWLEY

A.0

URBAN STUDY SITE

THE FUTURE BANK TRIANGLE
"THE SPUR"



SEYMOUR

HAWLEY

EXISTING

RETAIL BUSINESS

- KARINA'S BAKERY
- MAJOR REMODEL COMPLETED



NEW

MULTI-FAMILY RESIDENTIAL

- 180 – 200 UNITS
- 225,000 SF
- 4-6 STORIES
- 4 LEVEL GARAGE
- 600 PARKING SPACES



2



NEW RETAIL AND ENTERTAINMENT

- UP 50,000 SF
- ADAPTIVE REUSE
- 3-5 NEW RETAIL STOREFRONTS ON SEYMOUR
- UP 10,000 SF ENTERTAINMENT VENUE UTILIZING THE EXISTING MUNICIPAL BUILDING WITH ADDITIONS
- “TOWN HALL” MALL SPACE FOR UP TO 15 RETAIL LOCATIONS

3



NEW MULTI PURPOSE

- 20,000 SF
- MULTIPURPOSE
- FLEXIBLE INTERIOR AND EXTERIOR
- POTENTIAL USES
 - CAR SHOWS
 - FARMERS MARKET
 - WEDDINGS
 - CHARITY EVENTS
 - INDOOR SPORTS
 - VILLAGE EVENTS

PROPOSED DEVELOPMENT AND ZONING





NORTH EAST AERIAL



NORTH WEST AERIAL



WEST AERIAL



SOUTH WEST AERIAL



SOUTH EAST AERIAL



SOUTH EAST INTERIOR



EAST INTERIOR



WEST INTERIOR



RESIDENTIAL COURTYARD



PARK SEYMOUR



SEYMOUR ENTRY



CHICAGO AVE.

URBAN STUDY SITE

THE FUTURE BANK TRIANGLE

“THE SPUR”

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A.1

URBAN STUDY SITE

THE FUTURE BANK TRIANGLE
"THE SPUR"



SEYMOUR

HAWLEY

PROPOSED DEVELOPMENT AND ZONING





NORTH EAST AERIAL



NORTH WEST AERIAL



NORTH WEST AERIAL



WEST AERIAL



SOUTH WEST AERIAL



SOUTH WEST AERIAL



SOUTH EAST AERIAL



SOUTH EAST INTERIOR



SOUTH EAST INTERIOR



EAST INTERIOR



WEST INTERIOR



RESIDENTIAL COURTYARD



RESIDENTIAL COURTYARD



PARK SEYMOUR



Spur Shed

460

PARK SEYMOUR



SEYMOUR ENTRY



CHICAGO AVE.



PHASED PLAZA DEVELOPMENT



PHASED PLAZA DEVELOPMENT



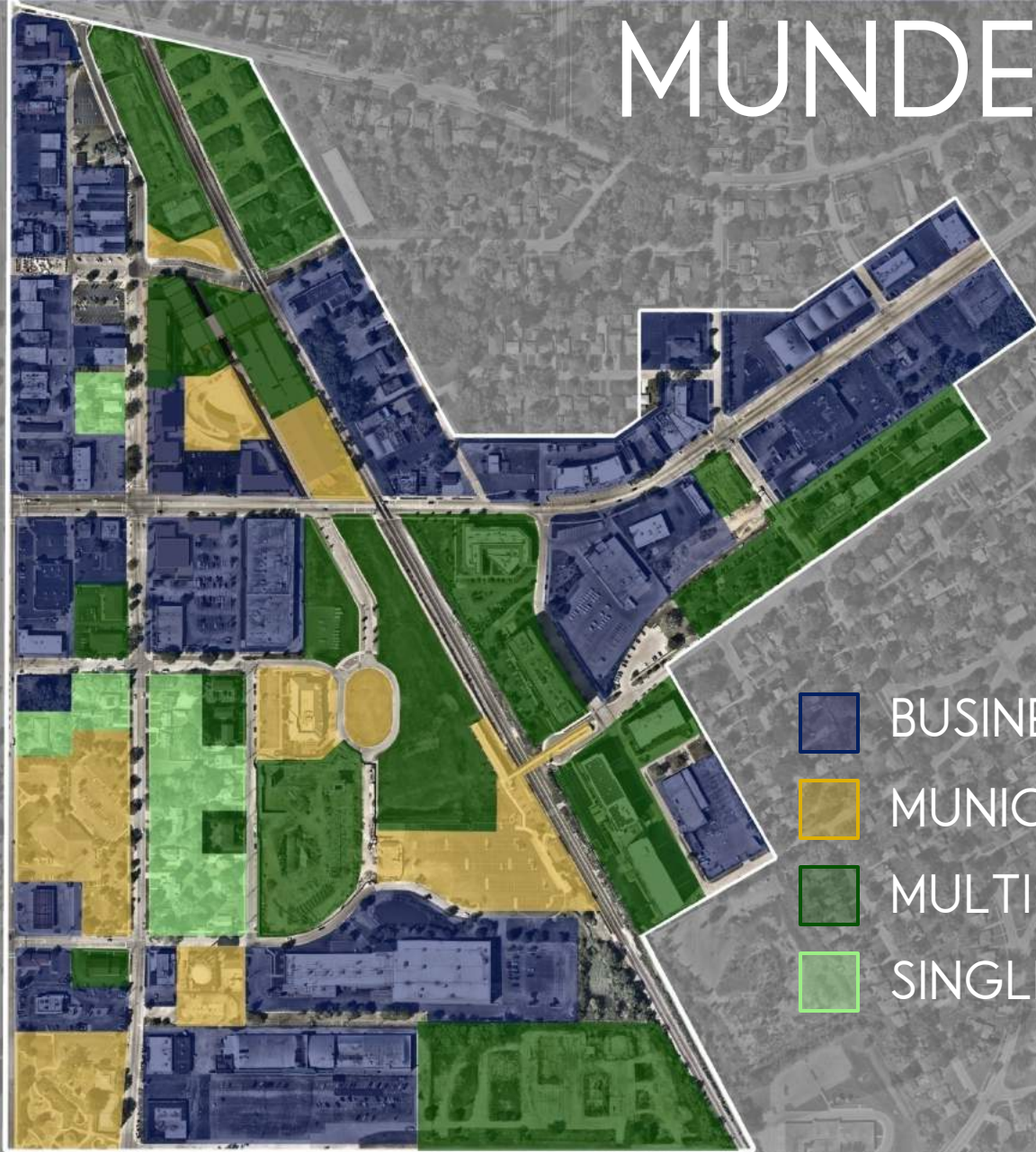
PHASED PLAZA DEVELOPMENT



PHASED PLAZA DEVELOPMENT

MUNDELEIN

FUTURE



-  BUSINESS
-  MUNICIPAL
-  MULTI FAMILY
-  SINGLE FAMILY

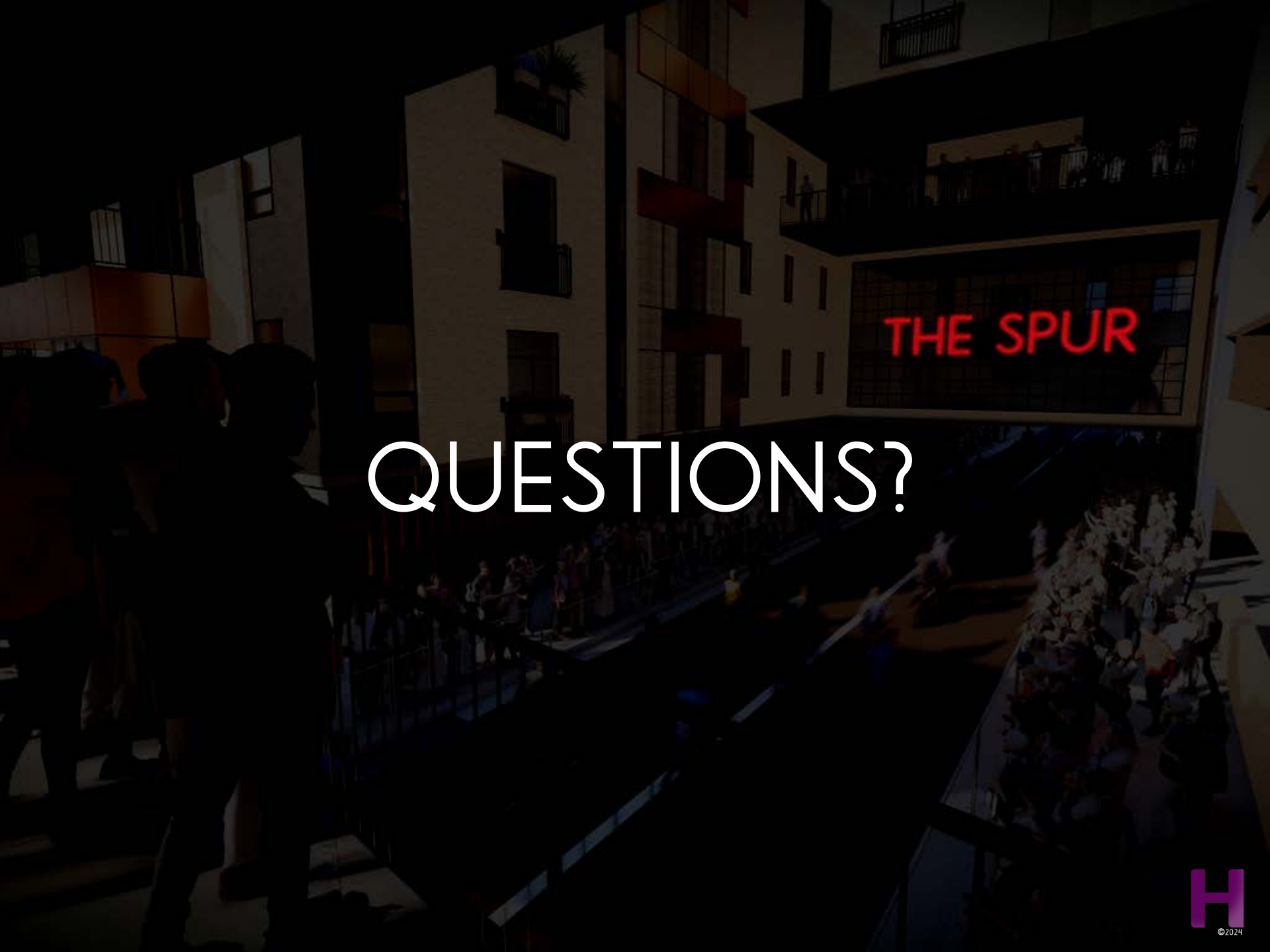


THE SPUR

Stout - Lina
APARTMENTS



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QUESTIONS?