

# VIBRANT DOWNTOWN

L  
STATION 6

## **Goal #1: Maintain and enhance the economic vibrancy and historic character of Downtown Libertyville.**

Objective #1: Maintain funding for Main Street Libertyville and continue ongoing business development efforts.

Objective #2: Reposition Downtown Libertyville with varying forms of experience-focused retail activities.

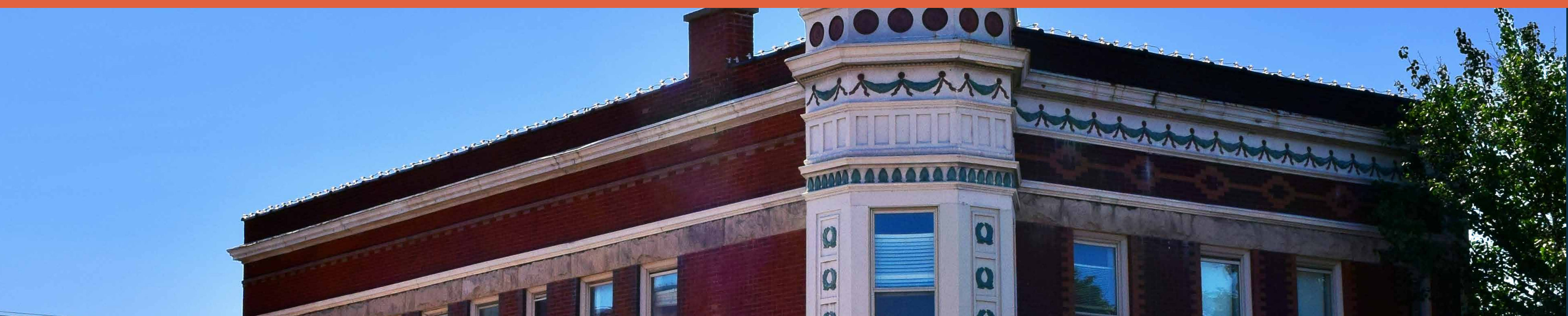
Objective #3: Maintain and provide incentives and programs that enhance storefront and facade appearances.

Objective #4: Implement streetscape improvements at major crossings that enhance Downtown's visual quality and pedestrian and cyclist safety.

## **Goal #2: Pursue Transit Oriented Development opportunities to increase and diversify Downtown economic base and provide new housing products for emerging market segments.**

Objective #1: Expand Downtown's footprint and character north of the Metra tracks and between the Metra tracks and Lake Street as part of a new Station District.

Objective #2: Market Transit Oriented Development sites and implement programs that facilitate development.





# STATION DISTRICT

## Existing Conditions



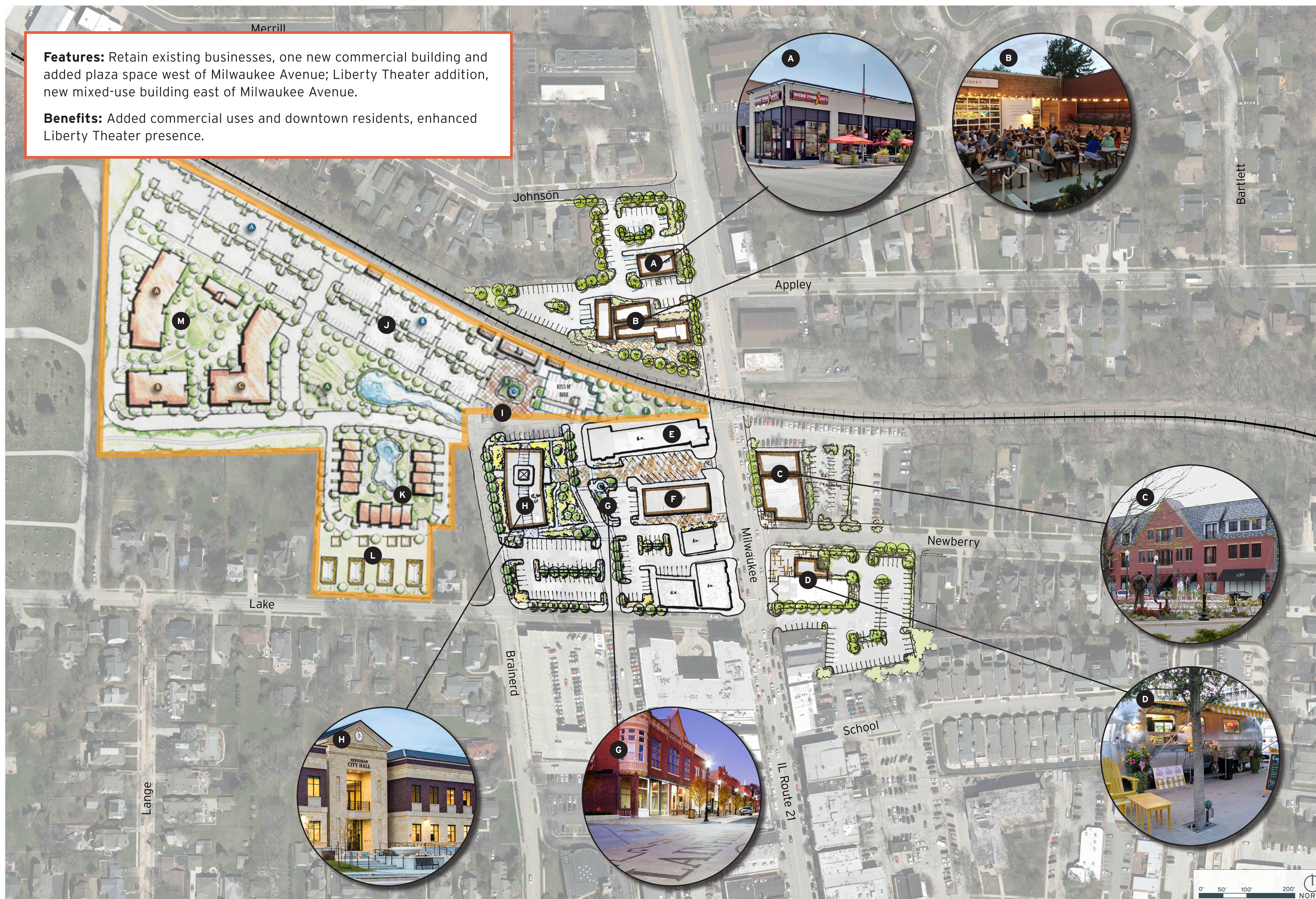


# STATION DISTRICT

## Concept A

**Features:** Retain existing businesses, one new commercial building and added plaza space west of Milwaukee Avenue; Liberty Theater addition, new mixed-use building east of Milwaukee Avenue.

**Benefits:** Added commercial uses and downtown residents, enhanced Liberty Theater presence.



### NOTES

- A 1-STORY ADAPTIVE USE RETAIL**
  - Enhanced Milwaukee Avenue frontage
  - Formalize parking (39 spaces)
- B EXISTING HANSA COMPLEX**
  - Enhanced Milwaukee Avenue frontage
  - Formalize parking (30 spaces)
  - Large outdoor patio space
- C 3-STORY MIXED USE**
  - 8,000 sf of ground floor retail
  - Upper story residential (20 units)
  - Utilize existing parking (~35 spaces)
- D THEATER ENHANCEMENTS**
  - 2,000 sf restaurant/bar (addition or detached)
  - Large outdoor patio at corner
  - Formalized rear parking (~80 spaces)
- E LIBERTY SQUARE**
  - Existing shopping center to remain or be refurbished
- F NEW INFILL DEVELOPMENT**
  - Potential community market building and/or mixed-use development
  - 7,500 sf ground floor commercial space
  - Upper story residential (~15 units)
- G REORGANIZED PARKING LOT**
  - New shared parking areas (130 total spaces)
  - Improved access routes & connectivity
  - Flexible use opportunities for events
  - Streetscaping & branding elements
- H NEW INFILL DEVELOPMENT**
  - Potential use as relocated Village Hall, new office or hotel, or community market space.
  - 12,500 sf per floor
  - Public green space

### 2017 TOD PLAN AREA

*Concept plan and details described below have been adapted from the Village's 2017 TOD Plan.*

- I NEW METRA ARRIVAL AREA**
  - Entry plaza, kiss-n-ride area, and open-space near the new train station
- J NEW METRA PARKING**
  - ~316 spaces including short term parking
- K TOWNHOMES**
  - 14 units
- L FUTURE DETACHED HOMES**
- M 4-STORY MULTI-FAMILY**
  - 127 residential units total



# STATION DISTRICT

## Concept B



### NOTES

- A 3-STORY MIXED USE**
  - 3,000 sf ground floor retail
  - 16-18 residential units
  - 26 surface parking spaces
  - Potential for 18 internal spaces
- B EXISTING HANSA COMPLEX**
  - Enhanced Milwaukee Avenue frontage
  - Formalize parking (~25 spaces)
  - Large outdoor patio space
  - Incorporate new entrance
- C 3-STORY MIXED USE**
  - 2,500 sf ground floor retail
  - Upper stories office/residential
- D TUCK UNDER TOWNHOMES**
  - 10, 3-story townhomes (2 internal spaces/unit)
  - 17 shared surface spaces provided for retail/residential uses
- E THEATER ADDITION**
  - 2,000 sf restaurant/bar
  - Large outdoor patio
- F 3-STORY MIXED USE DEVELOPMENT**
  - 15,500 sf ground floor retail
  - Upper stories office/residential (26 residential units)
  - Adjacent shared parking (85 spaces)
- G FESTIVAL PLAZA**
  - 10,000 sf of flexible plaza space
- H FESTIVAL STREET**
  - Enhanced streetscape elements
  - Ability to host large village events
  - On-street parking
- I 3-STORY MIXED USE DEVELOPMENT**
  - 13,500 sf ground floor commercial use
  - Upper stories office/residential (22 residential units)
  - Adjacent shared parking (85 spaces)
  - Potential use as Boutique Hotel
- J COMMERCIAL OR OFFICE**
  - 1 to 2 stories, 2,000 sf per floor
  - Adjacent shared parking (23 spaces)
- K 3-STORY MIXED USE DEVELOPMENT**
  - 4,000 sf ground floor commercial
  - Upper stories office/residential (26-32 residential units)
  - Flexible Village Square plaza
  - Potential use as relocated Village Hall or Boutique Hotel



# STATION DISTRICT

## Concept C



## NOTES

- A 3-STORY DUPLEX**
  - 2 units, 2 spaces per unit
- B 5 TOWNHOMES WITH TUCK UNDER PARKING**
  - 2 spaces per unit including guest parking
- C 3-STORY MIXED USE DEVELOPMENT**
  - 6,000 sf ground floor retail with patio
  - Upper story office/residential (16 units)
  - Private residential patio/garden space
  - 8 internal & ~46 surface parking spaces
- D PLANTED ROADWAY MEDIAN**
  - Introduce new raised median
- E 3-STORY MIXED USE**
  - 10,000 sf ground floor retail
  - Upper story office/residential (38 residential units)
  - ~16 surface parking spaces + eastern lot
- F THEATER EXPANSION**
  - Additional 6,250 sf to existing footprint
  - Additional screens with restaurant and bar
  - Outdoor patio at corner
  - Formalize rear parking lot (~80 spaces)
- G 3-STORY MIXED USE DEVELOPMENT**
  - 15,500 sf ground floor retail
  - Upper story office/residential (26 residential units)
  - Adjacent shared parking (85 spaces)
- H FESTIVAL PLAZA**
  - 10,000 sf of flexible plaza space
- I FESTIVAL STREET**
  - Enhanced streetscape elements
  - Ability to host large village events
  - On-street parking
- J 3-STORY MIXED USE DEVELOPMENT**
  - 13,500 sf ground floor commercial use
  - Upper stories office/residential (22 residential units)
  - Adjacent shared parking (85 spaces)
  - Potential use as Boutique Hotel
- K COMMERCIAL OR OFFICE INFILL**
  - 1 to 2 stories, 2,000 sf per floor
  - Adjacent shared parking (23 spaces)
- L 3-STORY MIXED USE DEVELOPMENT**
  - 4,000 sf ground floor commercial
  - Upper story office/residential (26-32 residential units)
  - Flexible Village Square plaza
  - Potential use as relocated Village Hall or Boutique Hotel