

Village of University Park Transit Oriented Development Plan

Community Meeting #2
May 17th, 2022



Agenda:

Introductions

Project Overview

Process & Schedule

Project Vision & Design Drivers

Land Use Typologies

Site Framework Options

Exercises

Next Steps

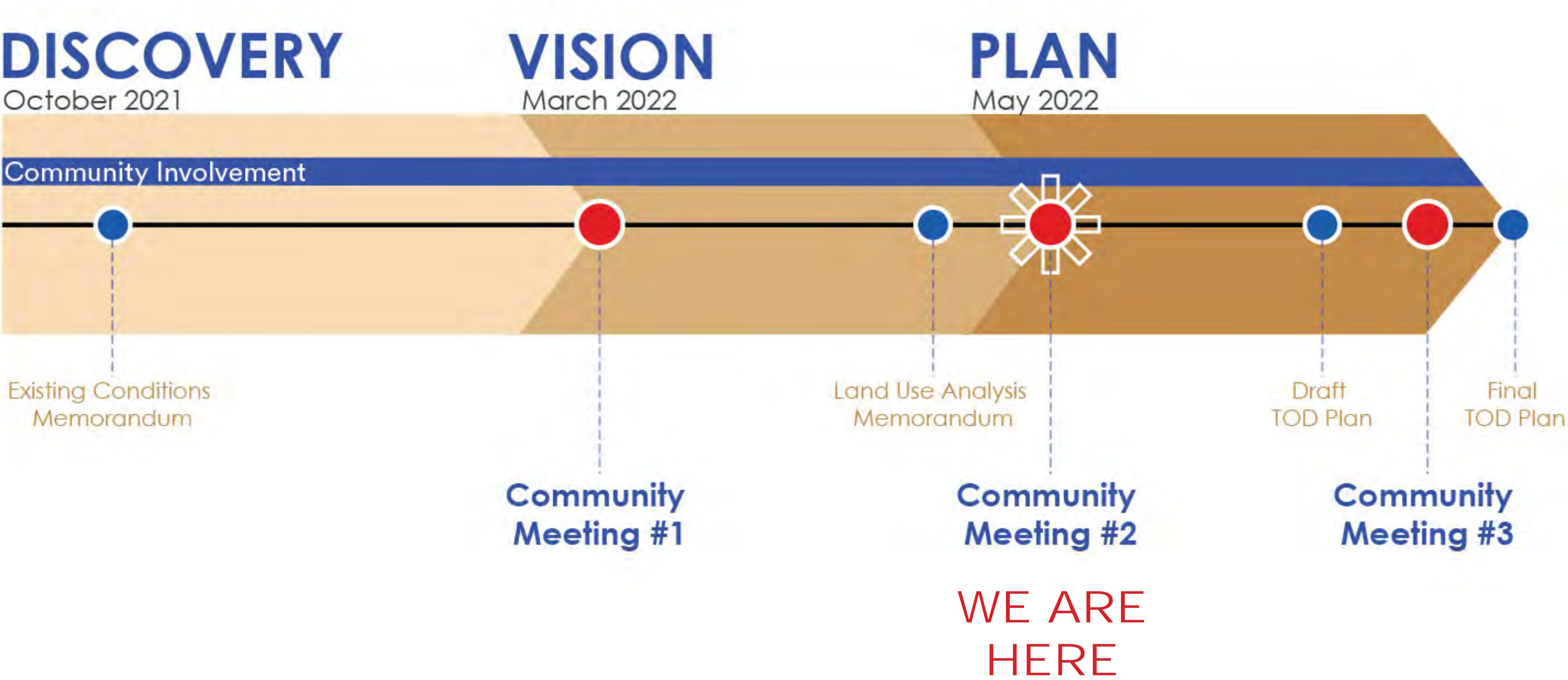
TEAM INTRODUCTIONS



**Sam
Schwartz**



PROCESS & SCHEDULE



PROJECT OVERVIEW



CICERO AVE

CARVANA
(UPCOMING)

UNIVERSITY PARK
METRA STATION

GOVERNORS HWY

77 ACRES

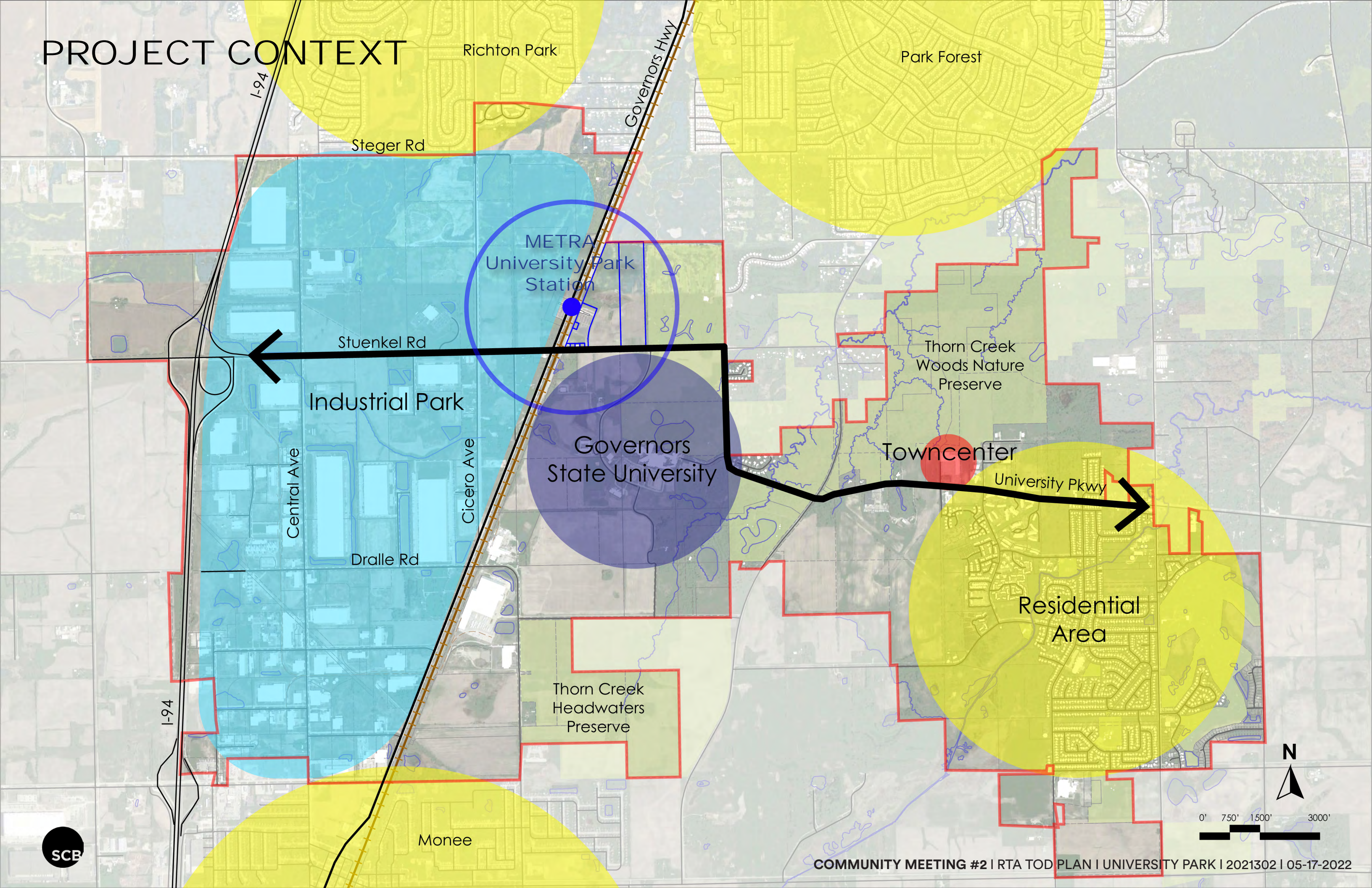
UNIVERSITY GOLF
CLUB

GOVERNORS STATE
UNIVERSITY

UNIVERSITY PKWY



PROJECT CONTEXT



Richton Park

Park Forest

Steger Rd

Governors Hwy

METRA
University Park
Station

Stuenkel Rd

Industrial Park

Central Ave

Cicero Ave

Dralle Rd

Governors
State University

Thorn Creek
Woods Nature
Preserve

Towncenter

University Pkwy

Residential
Area

Thorn Creek
Headwaters
Preserve

Monee





THIS PROJECT IS AN OPPORTUNITY TO BRING MUCH
NEEDED DEVELOPMENT AND INVESTMENT TO UNIVERSITY
PARK BY LEVERAGING TRANSPORTATION INFRASTRUCTURE.

MARKET ANALYSIS & KEY ISSUES

MARKET DRIVERS:

3,000 new industrial jobs, including Amazon, Carvana, Central Steel & Wire and more planned

Growth of Governor's State University

CMAP projected population growth through 2050

RESIDENTIAL DEMAND:

Market segments include workforce housing, graduate students and GSU employees, aging residents

Need to phase development

- TOD rental housing units
 - *In multi-story building with ground floor commercial*
 - *Mixed income units*
- For-sale units further north on site
 - *Attached with modest prices*

MARKET ANALYSIS & KEY ISSUES

COMMERCIAL DEMAND:

Low inventory and high vacancy rates in University Park

Additions to workforce and GSU will support limited new commercial development

- *Personal and professional services*
- *Fast casual food and beverage*
- *Small amount of retail*

Incentives needed

Targeted Locations

INDUSTRIAL DEMAND:

Millions more SF could be built, based on access to I-57 and available labor.

But will require:

- *Infrastructure and transportation connectivity improvements*
- *Financial Incentives*

TRAFFIC & TRANSPORTATION KEY ISSUES

Create multiple connections to/from the site via University Parkway and a possible new northern connection, with **safe and efficient access to Metra station and parking lots.**

Develop the site with **complete streets at a walkable scale** and provide bike and pedestrian connections between the site and nearby destinations, building on recent infrastructural improvements.

Facilitate transfers at the future transit hub (bus service, rail, bikes, the GSU shuttle, and future employer shuttles), incorporating amenities like shelters, benches, lighting, real-time transit arrival information, security cameras, etc.

Target safety improvements at locations along University Parkway with a history of crashes and introduce treatments to advance Vision Zero goals

VISION

‘A next generation station that is a place for growth and provides space for community identity. It leverages industrial job growth to build a stronger housing and retail market at TOD and connects to GSU, therefore creating a district.’

DESIGN DRIVERS



1. Maximize connectivity between adjacent activities



2. Provide diverse housing, retail and other services to serve community needs



3. Improve traffic safety, access and multimodal transportation options by adopting a Complete Street approach to the built environment



4. A welcoming public realm that reflects University Park's future

LAND USE TYPOLOGIES

COMMERCIAL



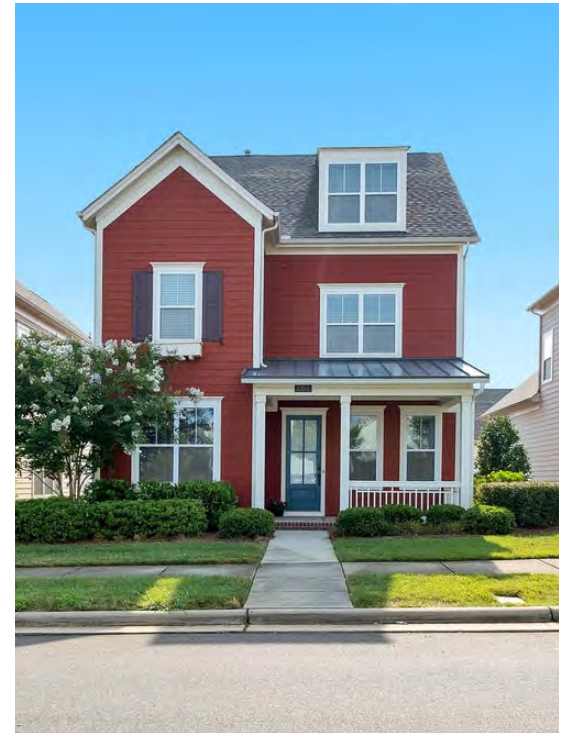
Photo Courtesy of Cross County Center

MIXED USE

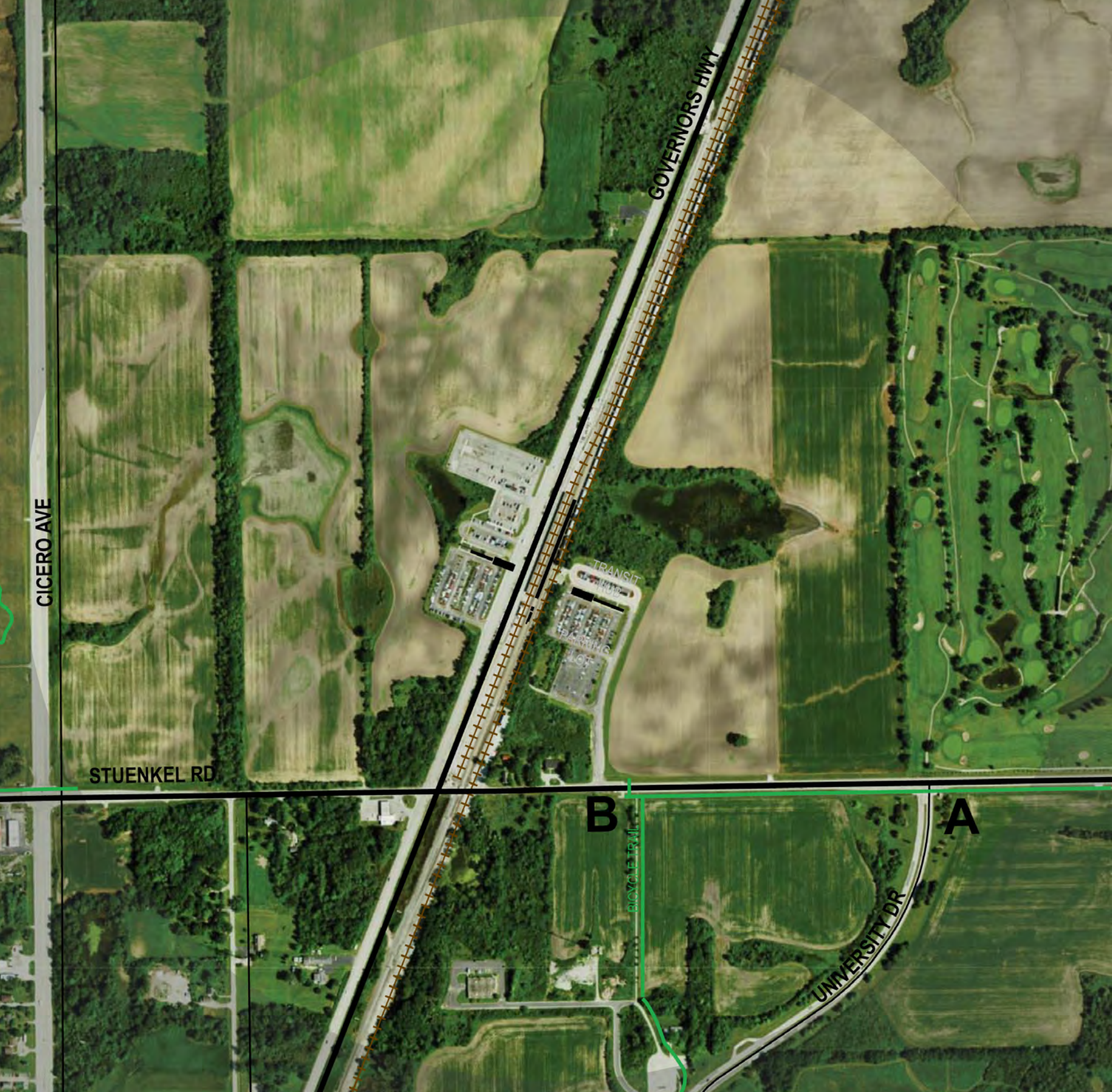


LAND USE TYPOLOGIES

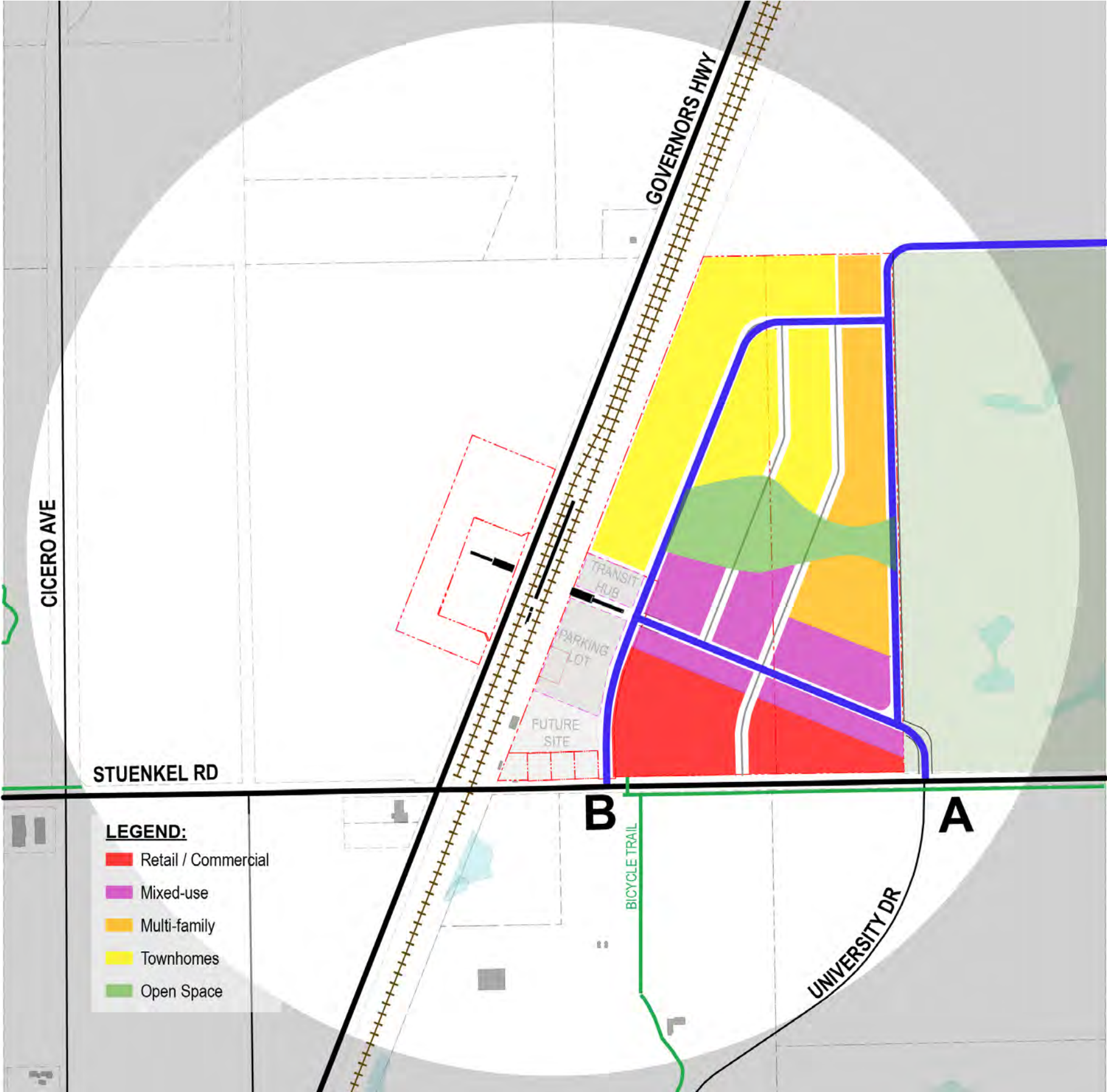
RESIDENTIAL



DEVELOPMENT FRAMEWORKS | EXISTING CONDITIONS



DEVELOPMENT FRAMEWORKS | OPTION #1



NODES:

- Direct connection to GSU at Point A, for increased access to station



RETAIL AND OTHER LAND USES:

- Retail and Commercial along University Pkwy, to serve community needs
- Mixed-use around the station for better walkability
- Multi-family residential along the eastern edge, with views of golf course.



COMPLETE STREETS

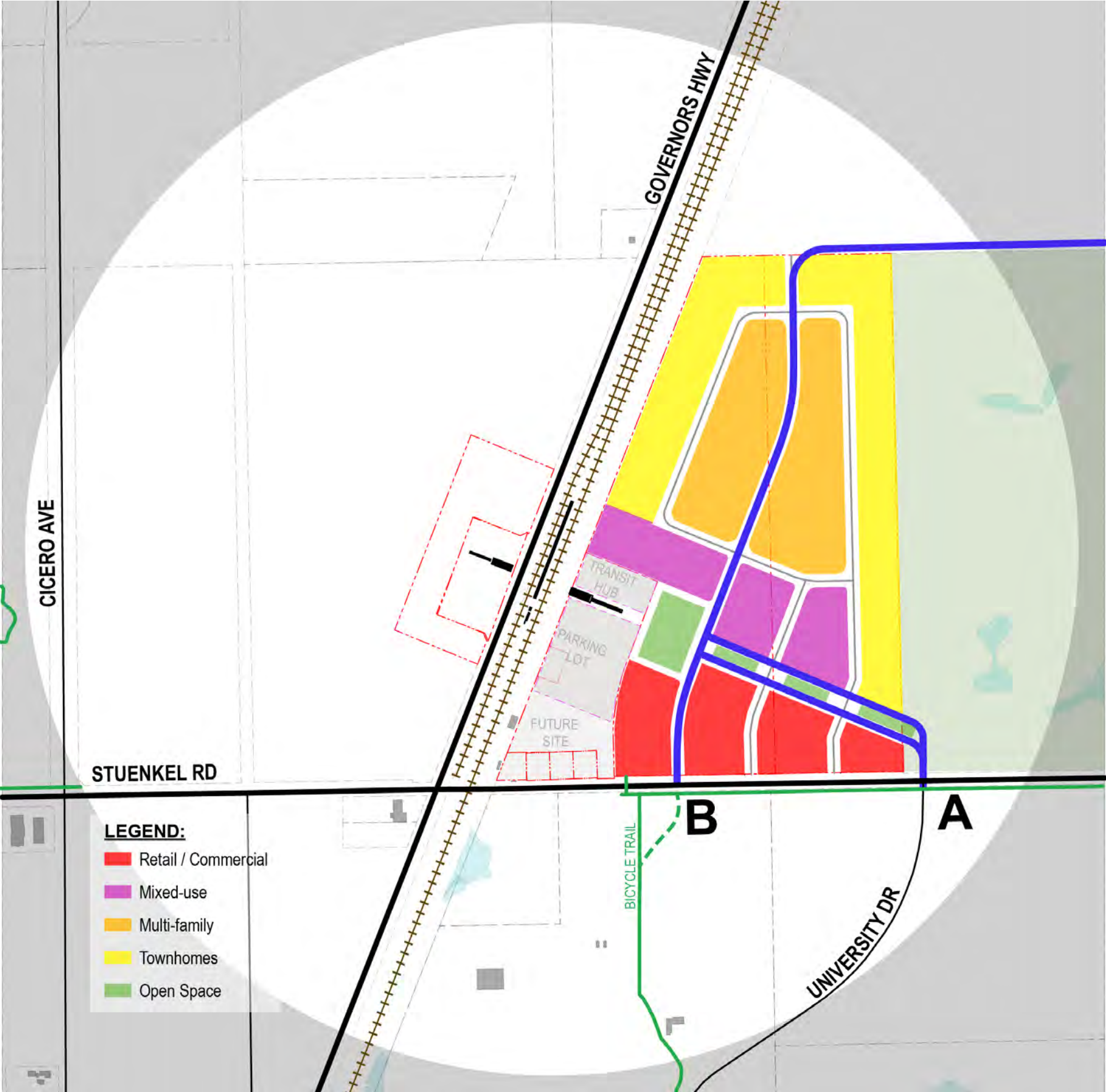
- Strong northern connection to reduce congestion on University Pkwy and increase pedestrian and multimodal connectivity to surrounding context
- Existing station entrance at Point B, giving direct access to Metra Station, parking and Transit Hub.



OPEN SPACE:

- Naturalized green space around the existing wetland that also gives privacy to residential area

DEVELOPMENT FRAMEWORKS | OPTION #2



NODES:

- Direct connection to GSU at Point A, for increased access to the station
- Public realm around the station for activating the entrance



RETAIL AND OTHER LAND USES:

- Retail and Commercial along University Pkwy, to serve community needs
- Mixed-use around the station for better walkability
- Townhomes at the site periphery for privacy and multi-family residential along the main street



COMPLETE STREETS

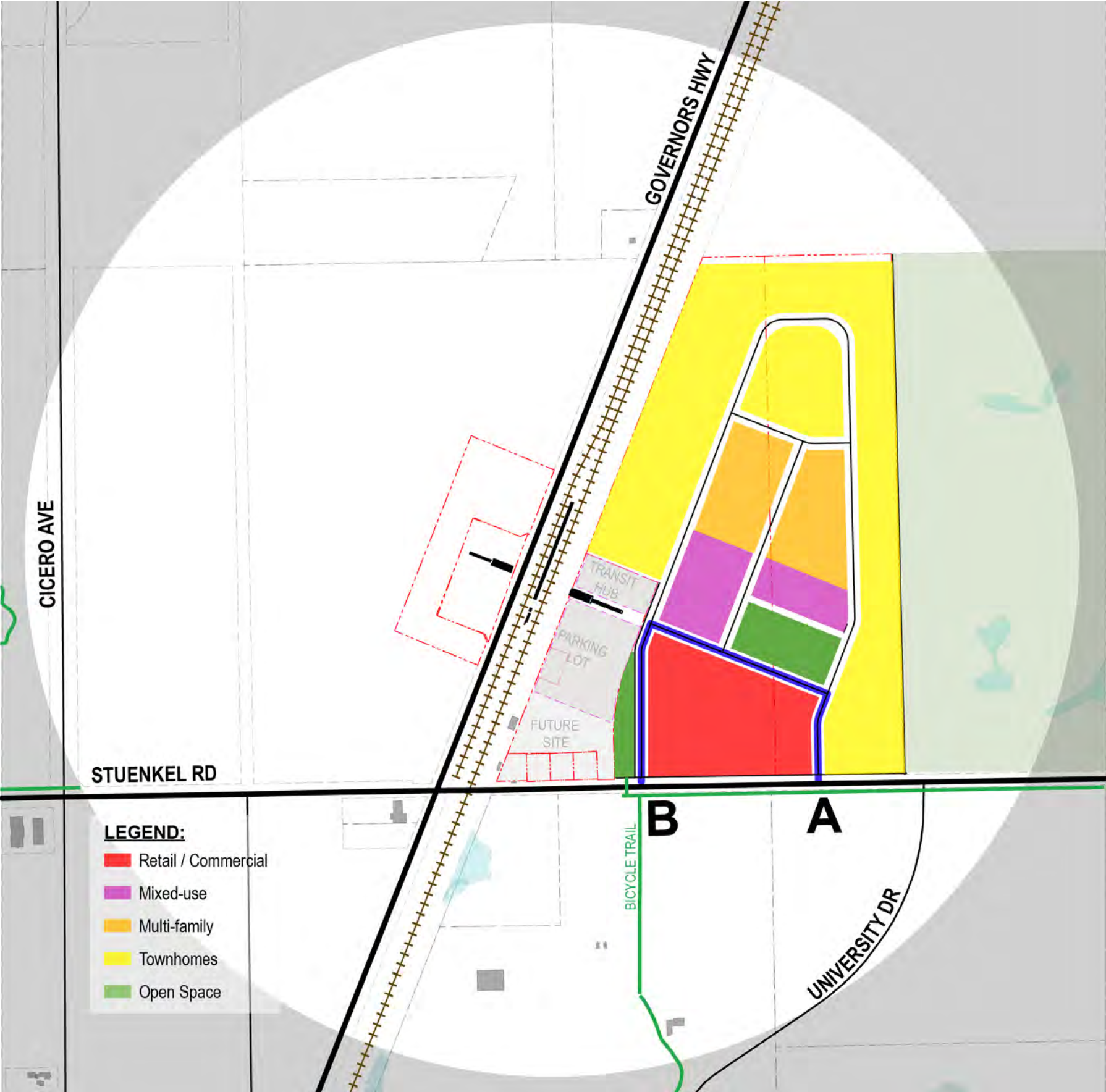
- Strong northern connection to reduce congestion on University Pkwy and increase pedestrian and multimodal connectivity to surrounding context
- Shifting site entrance to Point B to reduce congestion near the railroad crossing



OPEN SPACE:

- Boulevard along the main street, ending in public plaza near the station entrance. This plaza becomes the gateway to University Park and can be used for temporary outdoor events.

DEVELOPMENT FRAMEWORKS | OPTION #3



NODES:

- Public realm at the centre of site for proximity to Point A, therefore better access from University Pkwy



RETAIL AND OTHER LAND USES:

- Retail and Commercial along University Pkwy, to serve community needs
- Mixed-use around the station for better walkability
- Residential areas in north for privacy



COMPLETE STREETS

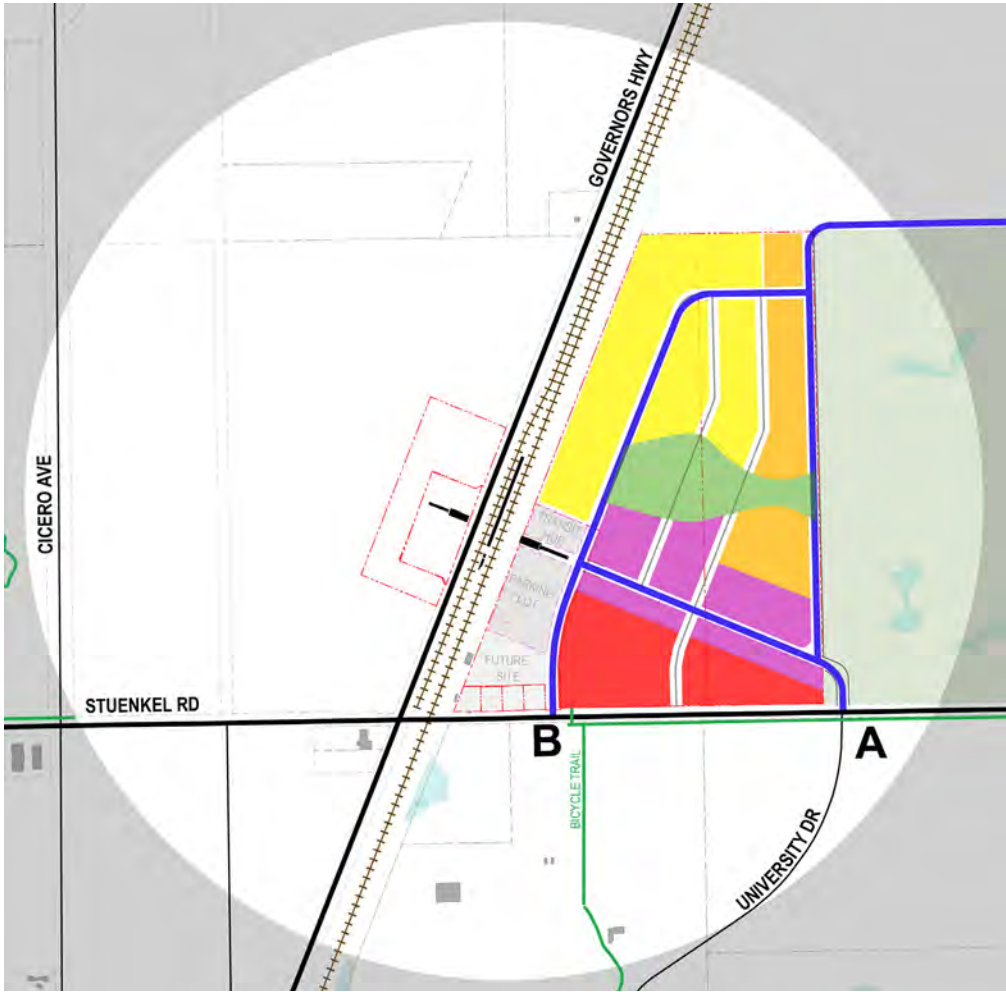
- Primary streets restricted to the south side , for privacy and traffic safety of residential area.
- Transit Hub next to the station entrance, increasing multimodal connectivity for commuters
- Aligning entry at Point B with GSU's bike trail for safer pedestrian crossing



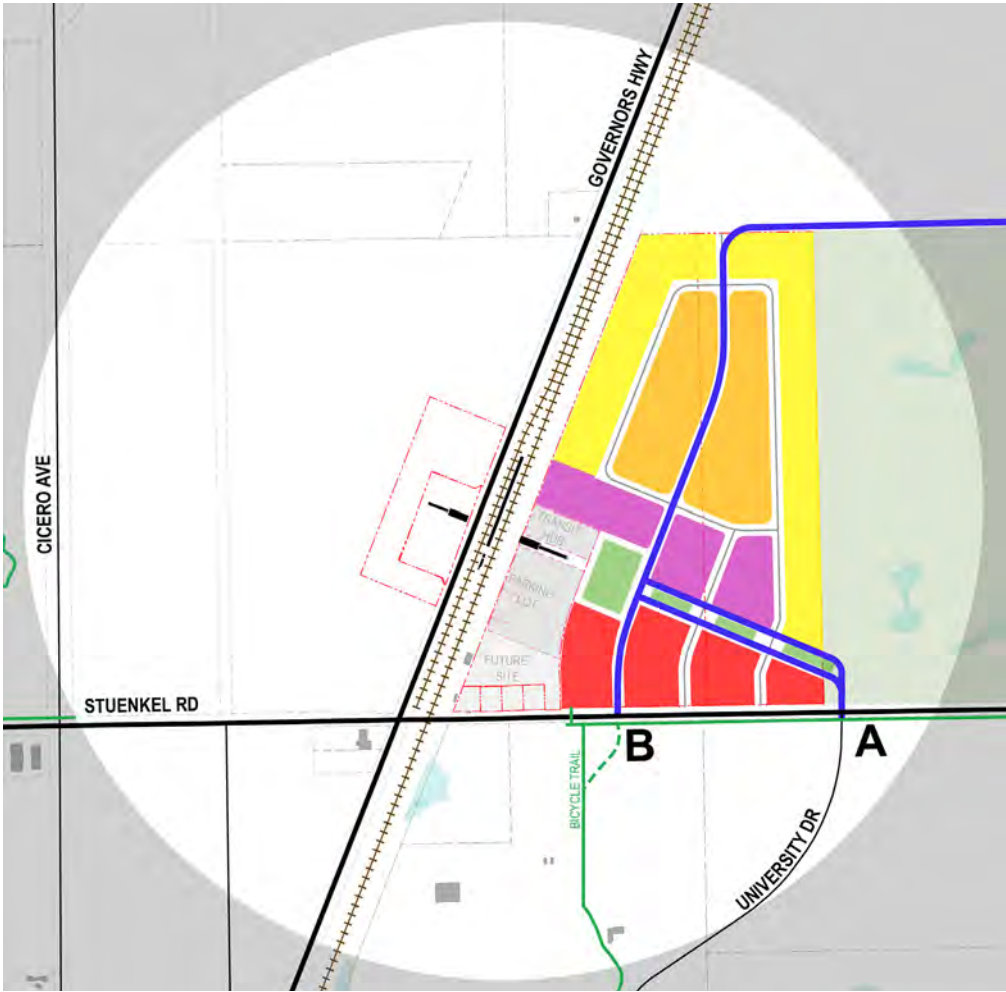
OPEN SPACE:

- Central green space for the community. It can be used by other institutions in the Village for various events and activities.

DEVELOPMENT FRAMEWORKS | OPTION COMPARISON



OPTION 1



OPTION 2



OPTION 3

NEXT STEPS

DISCOVERY

October 2021

VISION

March 2022

PLAN

May 2022

Community Involvement

Existing Conditions
Memorandum

Community
Meeting #1

Land Use Analysis
Memorandum

Community
Meeting #2

Draft
TOD Plan

Community
Meeting #3

Final
TOD Plan

NEXT
MEETING

GIVE US YOUR INPUT ON THE PROJECT!



Take the Survey!

Scan QR Code or go to :

https://www.surveymonkey.com/r/VILLAGE_UP

Visit Project Website!

**[https://rta-university-park-tod-scb625.hub.
arcgis.com](https://rta-university-park-tod-scb625.hub.arcgis.com)**

THANK YOU!!!

