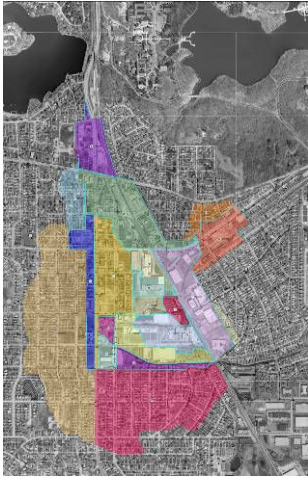


Mundelein Downtown Program Management

Mundelein, Illinois



Watershed Areas

Working in partnership with the Village of Mundelein, TBS has propelled forward a concept plan towards a real market test with a series of development teams, managing the process on behalf of the Village. TBS was hired to execute the Transit-Oriented Development Plan. This project includes a 24-acre planned unit development that will be the new downtown, centered around a major transit stop, and promoting a progressive concept of a dense, urban, mixed-use development. The plan boldly creates a landmark place, the Urban Green, and prominently situates the new government center on its axis. The diverse site will include high-density luxury condominiums, apartments, and town homes. The plan addresses parking, transit, and retail. The key to a successful project is to take these visionary ideas to reality.

Services include:

- Planning & Zoning
- Design Guidelines
- Civil Engineering
- Landscape Architecture
- Project Management

Project performance:

- \$225 Million
- Anticipated groundbreaking 2007
- 238 luxury apartments
- 90 soft lofts
- 300 condominiums
- 10 row homes
- 50,000 sf retail
- 2,000 parking spaces



TOD Plan



Preliminary Development Concept Plan



Rendered Perspective