



Village Hall Parking Lot Study

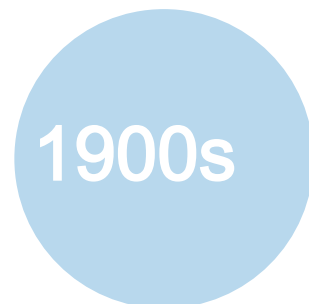
Village Board Presentation
November 26, 2024



Introduction

Mid-20th Century

Housing converted to parking lot



2005

Village consolidated parcels & Solicited developers

2006

2007

Parking Study
New Residential Proposal

2019

2024

Downtown Master Plan & Rezoning

Short-term redevelopment goals:

- Residential close to train station
- Develop larger underutilized site
- Close gaps between central shopping area, Village Hall & train

Rezoned from PL-1 to B-1 DO

Chestnut Square

Village approved condominium proposal

TODAY

New Proposal + Transit Oriented Development (TOD) Plan reestablished as a redevelopment site

Parking Study

Scope of the 2019 parking study

- ❖ Evaluate the parking demand from plans
 - Residential at VH parking lot
 - Performing Arts Center at Auditorium
- ❖ Inventory public lots & select private lots in the vicinity
 - Weekdays (court & non-court days)
 - Weekends (event & non-event days)
- ❖ Develop parking replacement & traffic management options
 - SSMTD parking lot on Harwood Avenue
 - Harwood jurisdictional transfer for more parking
 - St. John' Neumann Catholic Church (17951 Dixie Hwy)

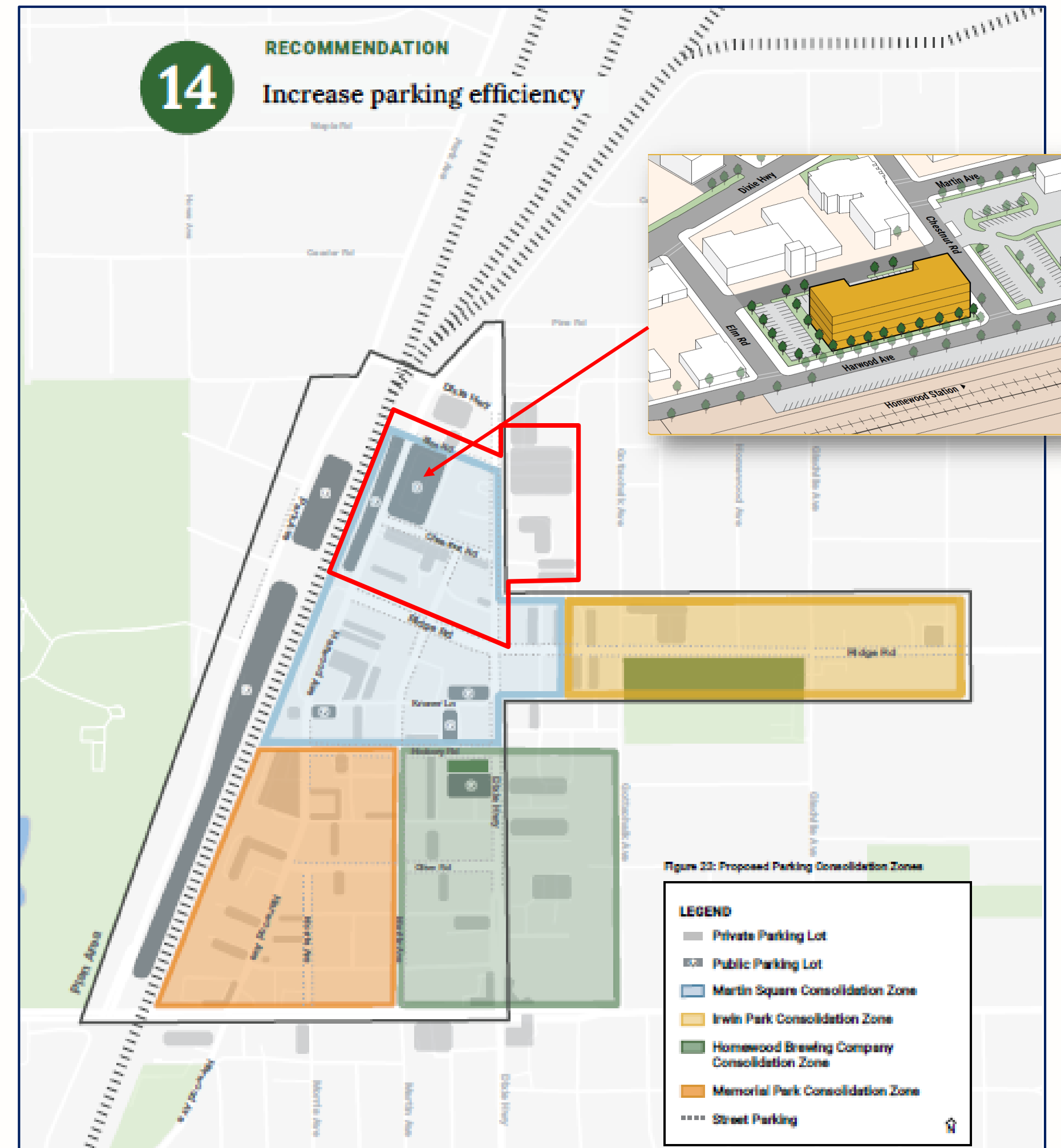
Conclusion: parking demand can be met if recommendations followed



Transit Oriented Development (TOD) Plan

2024 Downtown TOD Master Plan GOALS

- ❖ Infill and new residential development close to the train
 - Population density is lower downtown than the village as a whole
 - Village Hall parking lot residential redevelopment
- ❖ Increase parking efficiency
 - Significant land is dedicated to parking, however much of it is fragmented
 - Repurpose underused spaces for development
 - Establish parking zones
- ❖ Foster investment in downtown



Downtown Homewood Refreshed

Homewood Brewing Co. \$12 M



Hibbing \$925K

Historic Gottschalk House Renovation



Bergsteins Deli \$350 K

Hartford \$12 M

Starbucks Remodel

Amtrak \$15 M

Metra \$20.7 M

Martini Bar Expansion

Mongolian BBQ (new restaurant)

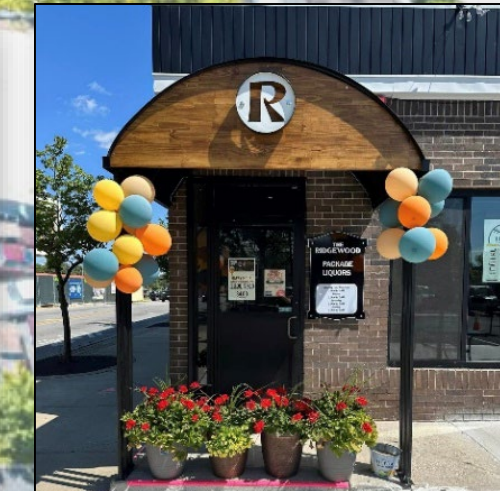
Stoney Point \$1.5M

Ridgewood \$600K

69 Prime (new restaurant)

Mitchell & Michael's (new restaurant)

Woori Taekwondo

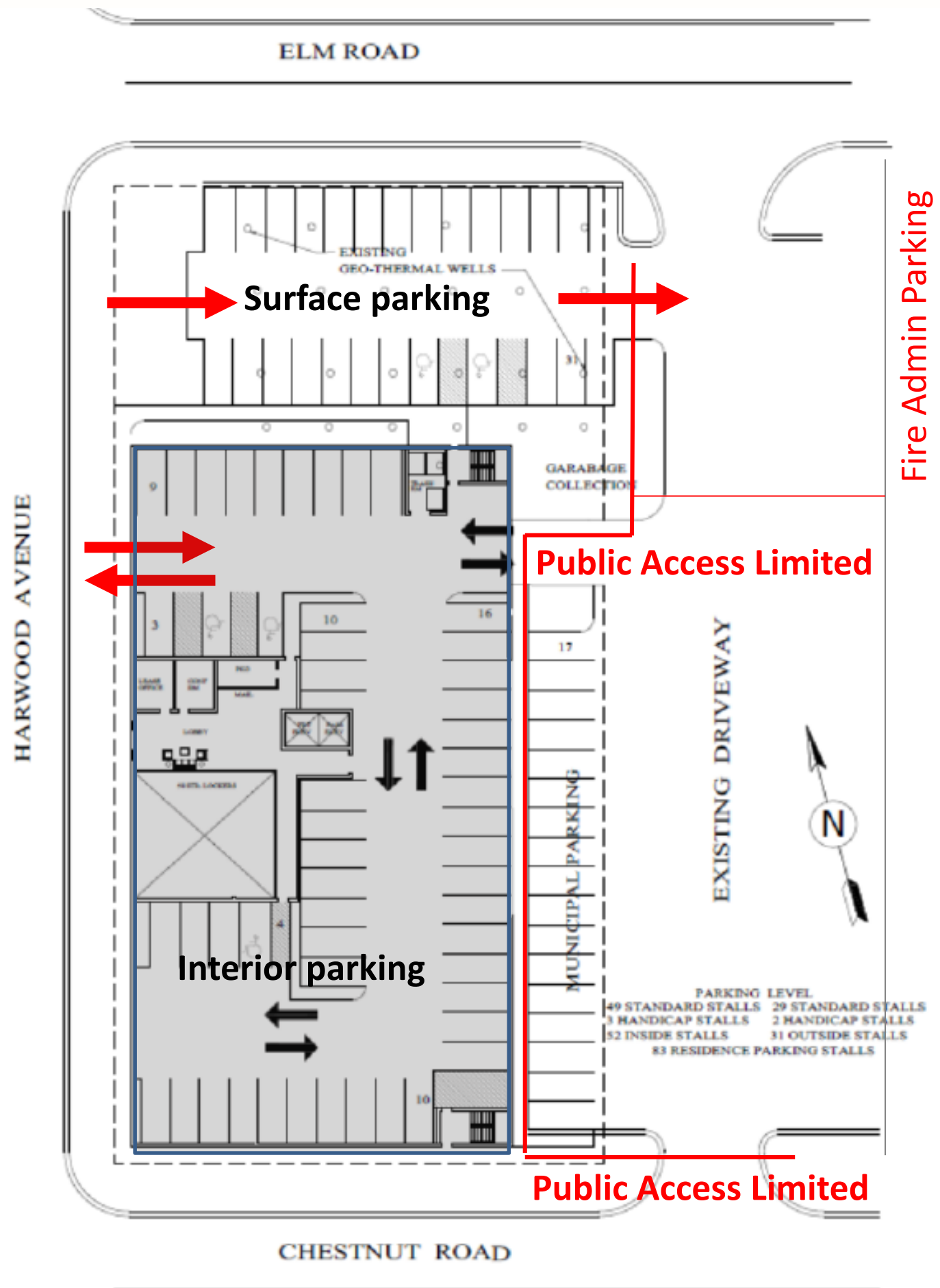


Current Proposal

Residential Development of Village Hall parking lot, 2024 Chestnut Road

- 5-story building
- 59 units
- Interior parking for residences
- On-site parking for visitors
- Reserve secure dedicated parking spaces for Municipal safety vehicles

Arts Center at VH Auditorium



Fire Station

Police Station

Police Parking
(alleyway between buildings)

Village Hall





Parking Plan

Current Parking Lot Capacity = 137 spaces

Group	Current Parking Needs	Recommendations from Parking Study/ Staff
Staff	<ul style="list-style-type: none"> • Village Hall staff: 25 spaces (8 AM to 5 PM) • Fire staff: 7 per shift + 2 admin (8 AM to 5 PM) • Police staff • Public Safety Vehicles: 19 spaces 	<ul style="list-style-type: none"> • Village Hall staff: St. John Neumann Church <ul style="list-style-type: none"> • Pedestrian improvements on Dixie Highway • Fire & Police employees: remain at Village Hall • Safety Vehicles: remain at Village Hall
Visitors	<ul style="list-style-type: none"> • Short term Village Hall business • ADA spaces • Court days 	<ul style="list-style-type: none"> • Post “Village Hall Visitors” signage on Chestnut Rd & Dixie Hwy • Modify parking regulations to 30 minutes during Village Hall operating hours
Events	<ul style="list-style-type: none"> • Village Festivals • Famer’s Markets • Events at Auditorium • Evening & Weekend parking for downtown restaurants & entertainment 	<ul style="list-style-type: none"> • SSMTD Harwood Avenue parking lot <ul style="list-style-type: none"> ◦ Utilize as revenue-generating commuter permit lot on weekdays until 6:00 PM. ◦ Public use (free of charge) on weekday evenings and weekends • Restripe Harwood for parking between Ridge Rd & Elm Rd <ul style="list-style-type: none"> ◦ 24 parking stalls along the west side of the road. ◦ Regulate on weekdays to avoid commuter parking • Overflow at St. John Neumann Church

Metra Lot - Harwood East
114 spaces + 6 ADA

Harwood Juris. Transfer
+24 spaces

Public Safety Lot
21 spaces + 5 ADA

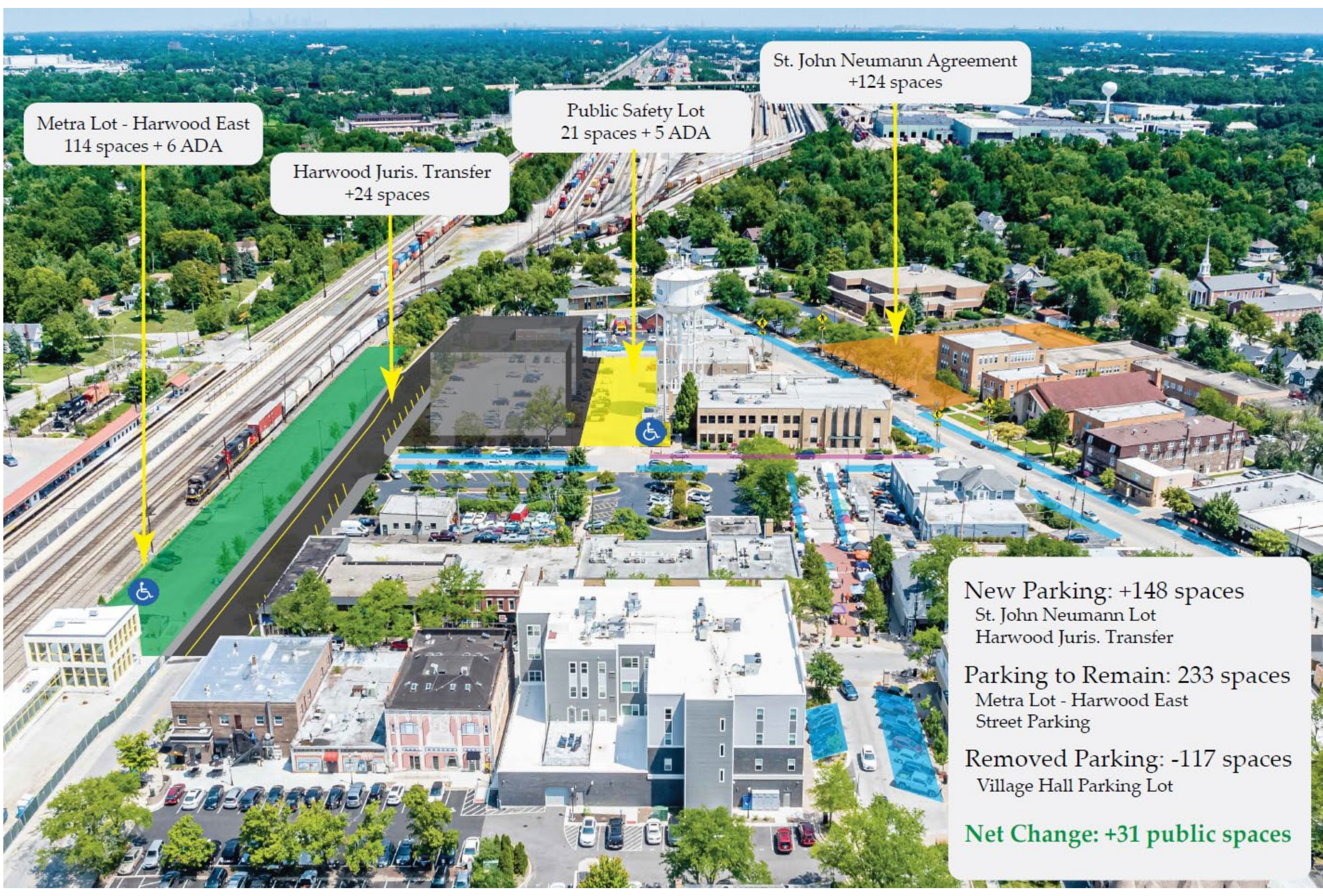
St. John Neumann Agreement
+124 spaces

New Parking: +148 spaces
St. John Neumann Lot
Harwood Juris. Transfer

Parking to Remain: 233 spaces
Metra Lot - Harwood East
Street Parking

Removed Parking: -117 spaces
Village Hall Parking Lot

Net Change: +31 public spaces



Next Steps

- Internally lit public Parking Lot signage (Installation this week)
- Redevelopment agreement approval for Village Hall Parking Lot (Groundbreaking April 2025)
- Secure parking with St. John Neumann's (In process)
- Improvements to crosswalks on Dixie Hwy (Budgeted)
- Improvements to the Metra & public parking lot on Harwood Ave (In process)
- Local control & one-way for angled parking on Harwood Ave (In process)

