



Village of Mount Prospect Committee of the Whole Traffic & Parking Discussion





MAPLE STREET LOFTS







- **Desirable**
- **Viable**
- **Possible**









MAPLE STREET LOFTS

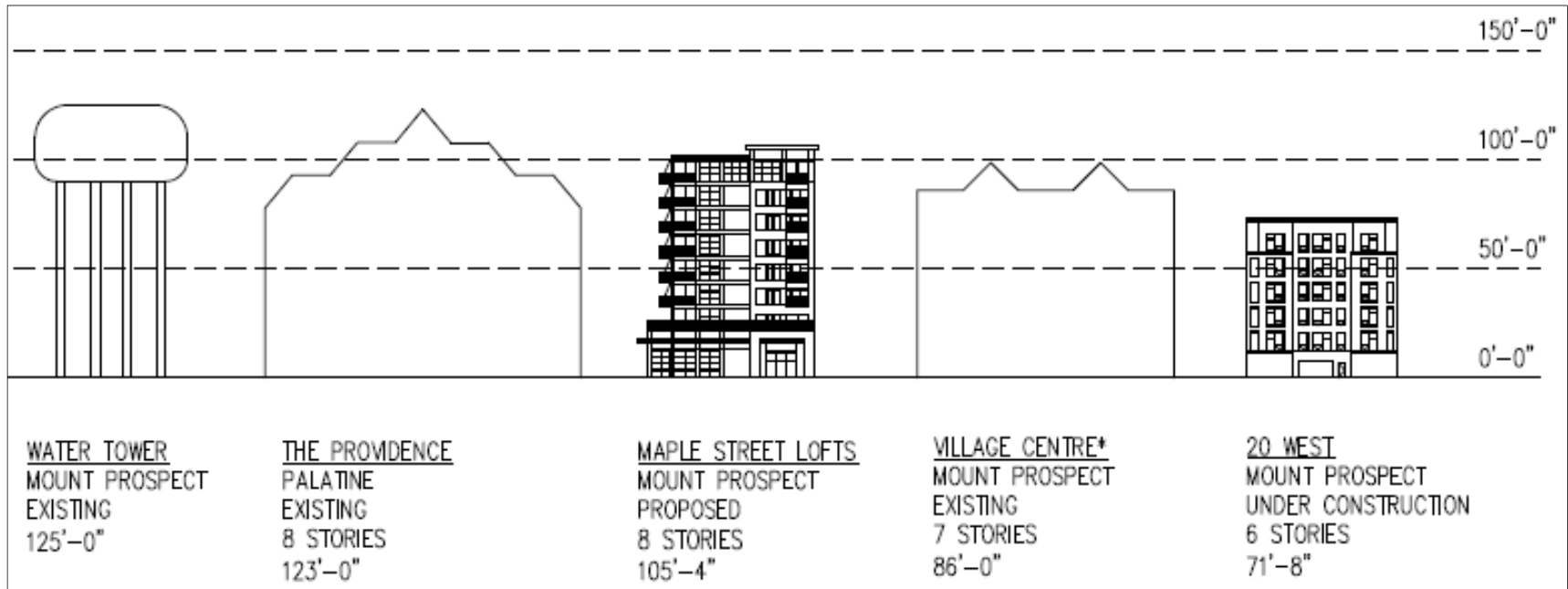


Density?

20 West	0.3 acres	73 units	243/acre
Emerson St.	0.75 acres	54 units	72/acre
V. Centre	3.3 acres	205 units	62/acre
Clocktower	2.95 acres	139 units	47/acre
Lofts/Shops	1.17 acres	34 units	29/acre

Density?

20 West	0.3 acres	73 units	243/acre
Emerson St.	0.75 acres	54 units	72/acre
V. Centre	3.3 acres	205 units	62/acre
Maple St	6.0 acres	323 units	54/acre
Clocktower	2.95 acres	139 units	47/acre
Lofts/Shops	1.17 acres	34 units	29/acre



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I-1 Permitted Uses
Light Manufacturing
Taxi Dispatch
Towing
Warehouse/Distribution
Medical/Dental Offices





KLOA examination of uses





Table A
 VEHICLE TRIP GENERATION COMPARISON OF LAND USES

Source	Type/Size	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Weekday Daily (Two-Way)	
		In	Out	In	Out	In	Out
<u>Allowable Use – Option 1</u>							
ITE (720)	Medical Office – 36,000 s.f.	70	20	34	90	648	648



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Source	Type/Size	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Weekday Daily (Two-Way)	
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<u>Allowable Use – Option 2</u>							
	• ITE (110) – Light Industrial – 32,000 s.f.	17	3	2	15	90	90
	• ITE (720) - Medical Offices – 18,000 s.f.	<u>38</u>	<u>10</u>	<u>18</u>	<u>45</u>	<u>302</u>	<u>302</u>
	Total:	55	13	20	60	392	392

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<u>Alternative Use</u>							
ITE (850)	Grocery Store – 40,000 s.f.	92	61	201	193	2,024	2,024

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<u>Proposed Development</u>							
SSE ¹	Maple Street Lofts 323 units	25	80	90	45	675	675

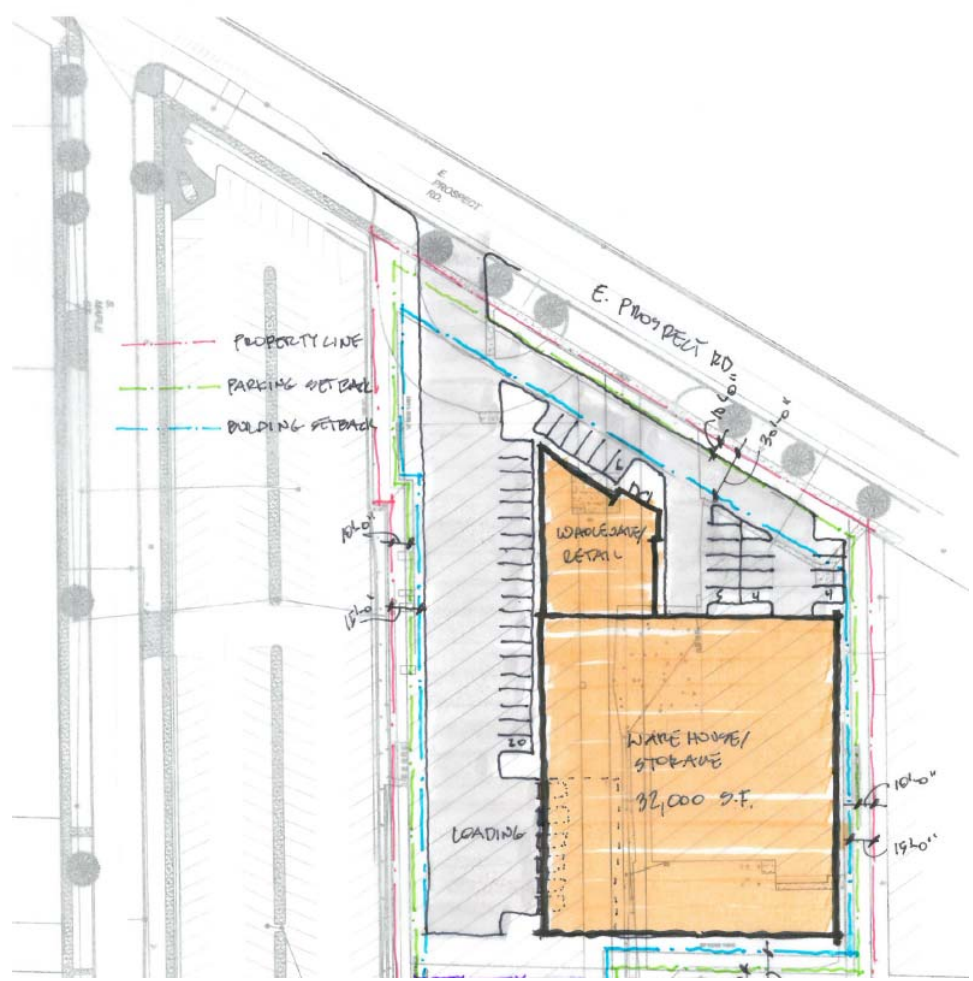


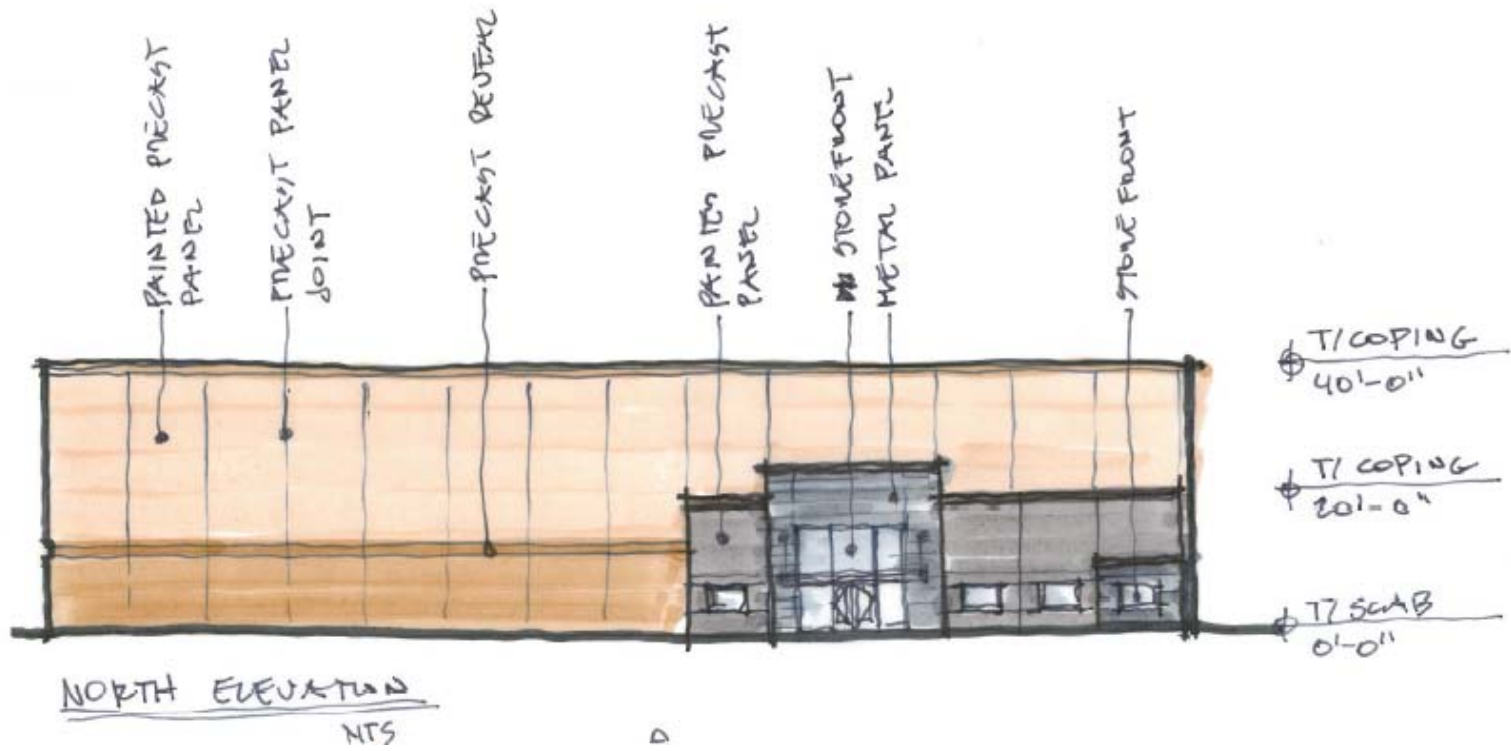
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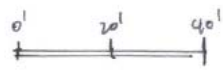
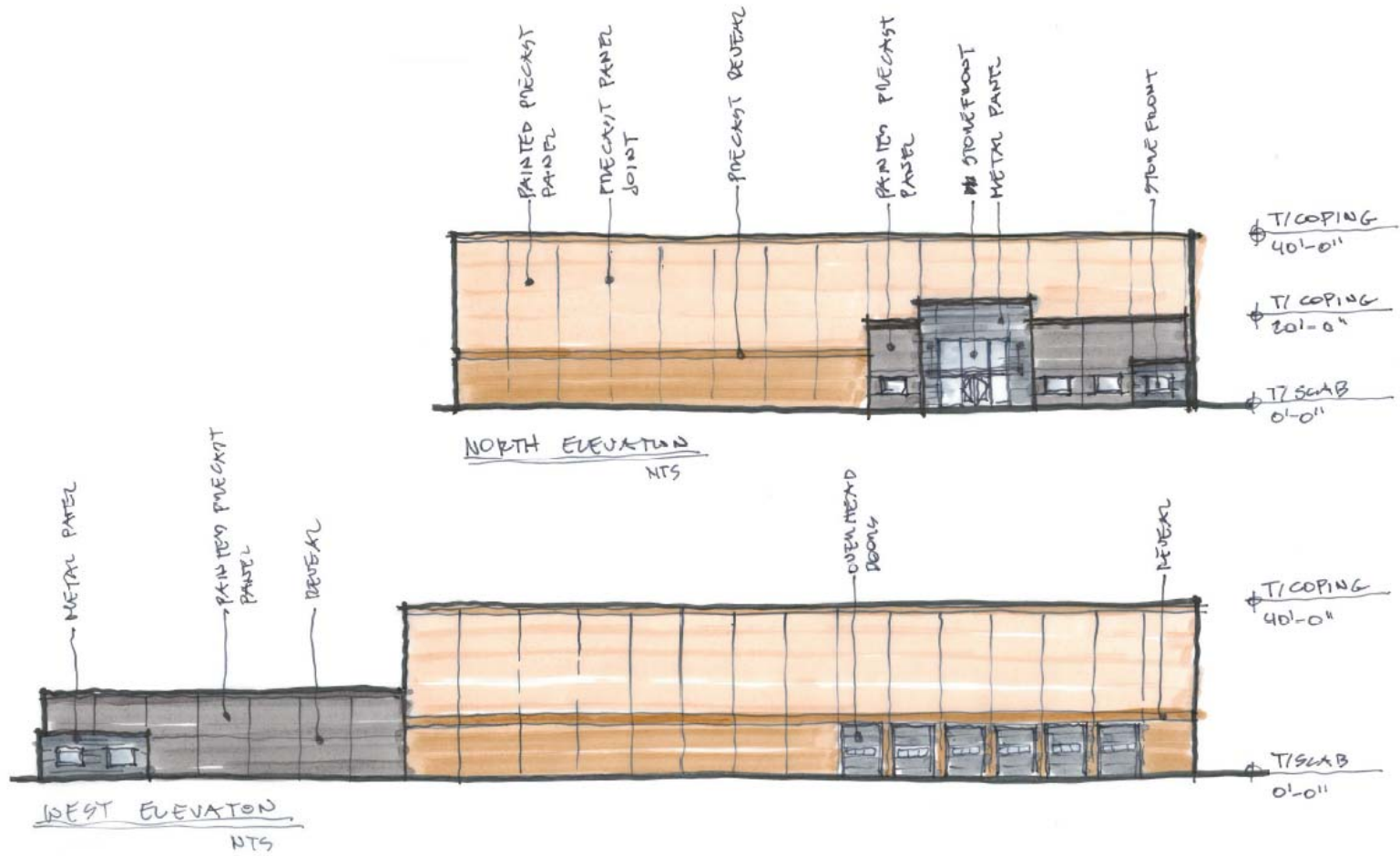
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¹ Based on SSE Traffic Memorandum – Mount Prospect Downtown Transportation Study Addendum #1, dated October 15, 2018.							



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PARENTI SITE ALTERNATE A
BUILDING ELEVATIONS

