

VILLAGE OF WORTH TRANSIT ORIENTED DEVELOPMENT PLAN

COMMUNITY WORKSHOP

October 21, 2015

AGENDA

- 7:00 Introduction
- 7:10 Project Intro
- 7:15 SWOT
- 7:45 Existing Conditions
- 8:00 Image Preference Survey
- 8:30 Small Group Discussion
- 9:00 Adjourn

PLANNING TEAM

FARR ASSOCIATES

- Lead Consultant
- Planning and Urban Design

GOODMAN WILLIAMS GROUP

- Real Estate Market Analysis

SAM SCHWARTZ ENGINEERING

- Transportation Planning

SCHEDULE

OCTOBER 2015

- Community Workshop

March 2016

- Open House to Review Draft Plan

May 2016

- Final Plan Document

Worth TOD Focus Area

1. Metra Station (SWS)
2. Fire Station
3. Police Station / Village Hall
4. Post Office
5. Public Library
6. Worth Junior High School
7. Worth Elementary School
8. Worthwoods Elementary School
9. Terrace Center
10. Medical Marijuana Dispensary

 Bus Stop

 1/4 mile radius from Metra

 1/2 mile radius from Metra

 Village of Worth

 Commercial Corridor

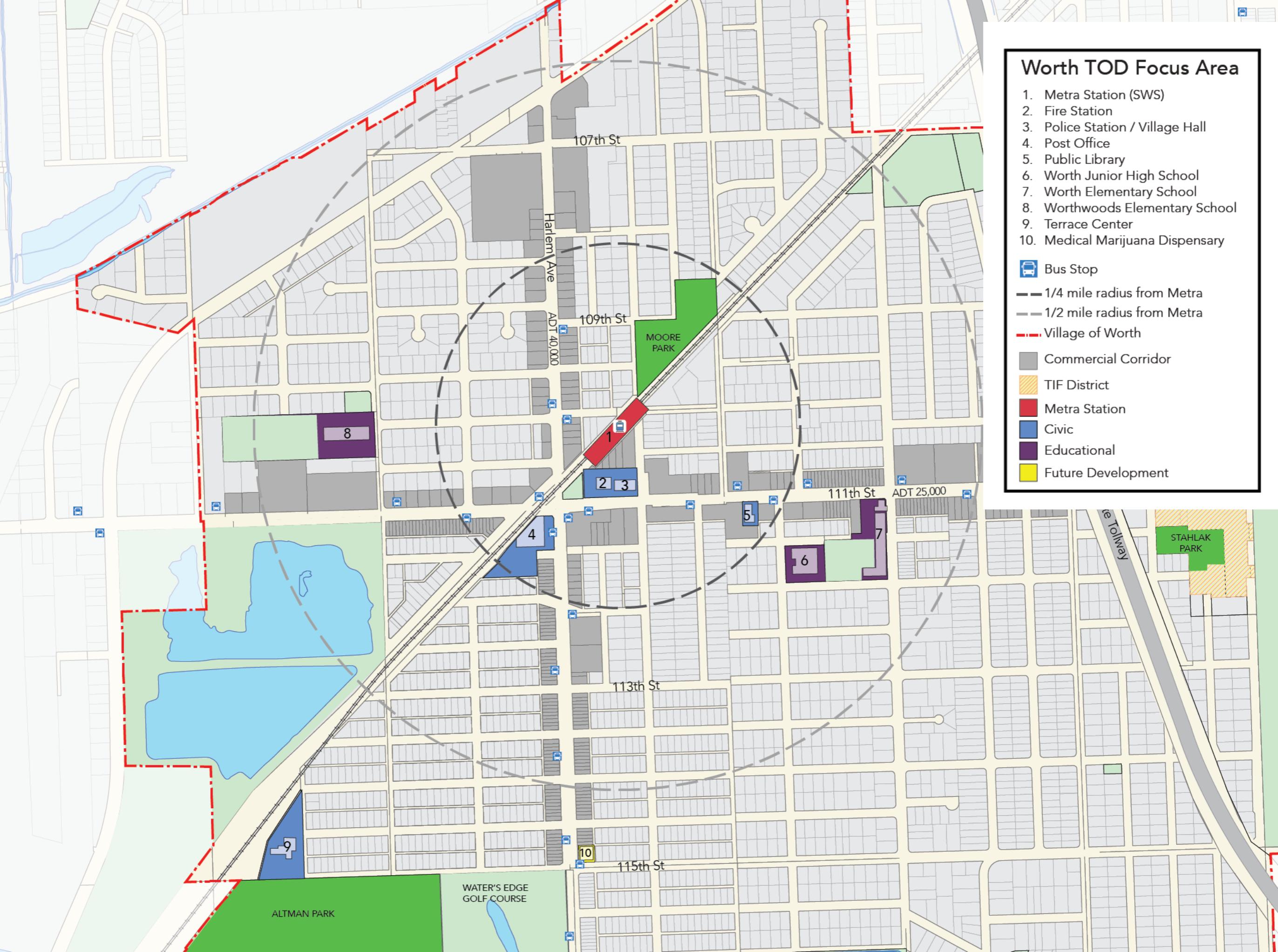
 TIF District

 Metra Station

 Civic

 Educational

 Future Development



GOAL OF THIS PLAN

To realize the full potential of the Worth's core area as a place to live and conduct business.

STRATEGY

Make the most of Worth's Metra station by promoting **transit oriented development** and other core station area improvements

WHAT IS TRANSIT ORIENTED DEVELOPMENT (TOD)?

- A mix of residential, office and retail uses integrated in a walkable district
- Located 5-10 minute walk from transit stop

BENEFITS

- Adds more residents/customers
- Creates a walkable downtown for the Village
- Increases transit use
- Supports more travel options



Orland Park

GOALS FOR TONIGHTS MEETING

- Define Worth's strengths, weaknesses, opportunities
- Define priority areas for improvement
- Establish appetite for investment

SWOT

STRENGTHS

OPPORTUNITIES

WEAKNESSES

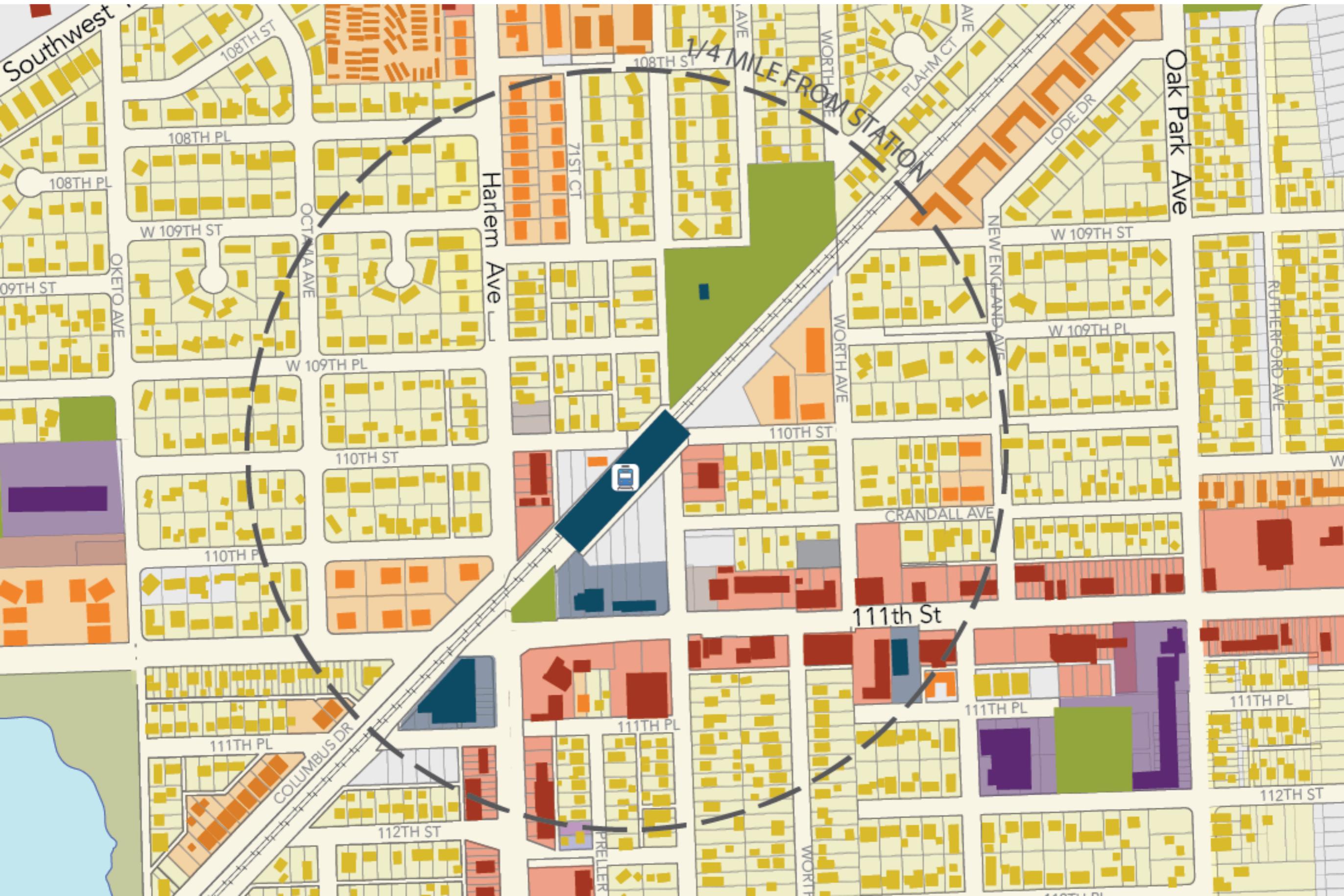
THREATS

CORE AREA

CORE AREA



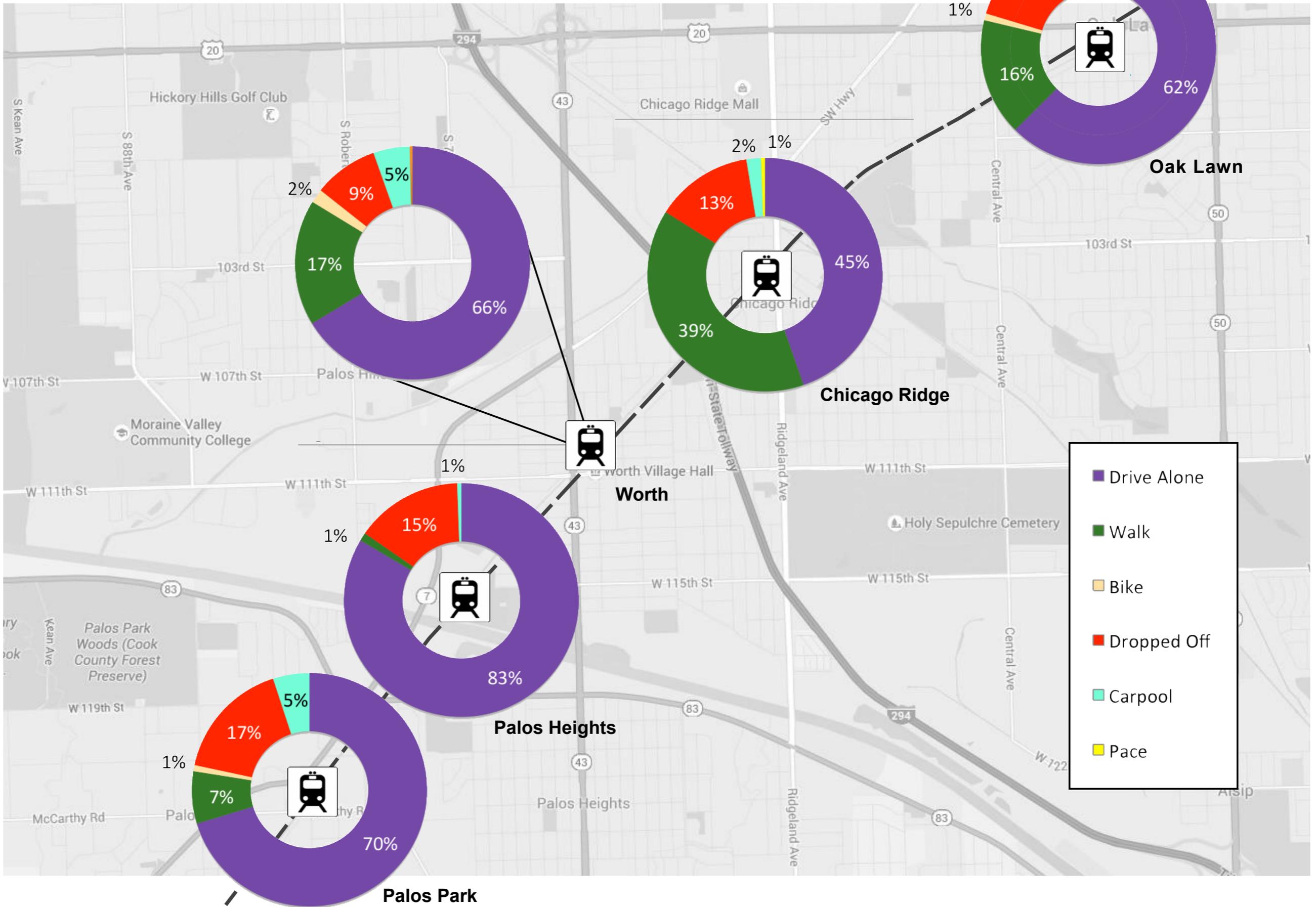
CORE AREA – 5 MINUTE WALK



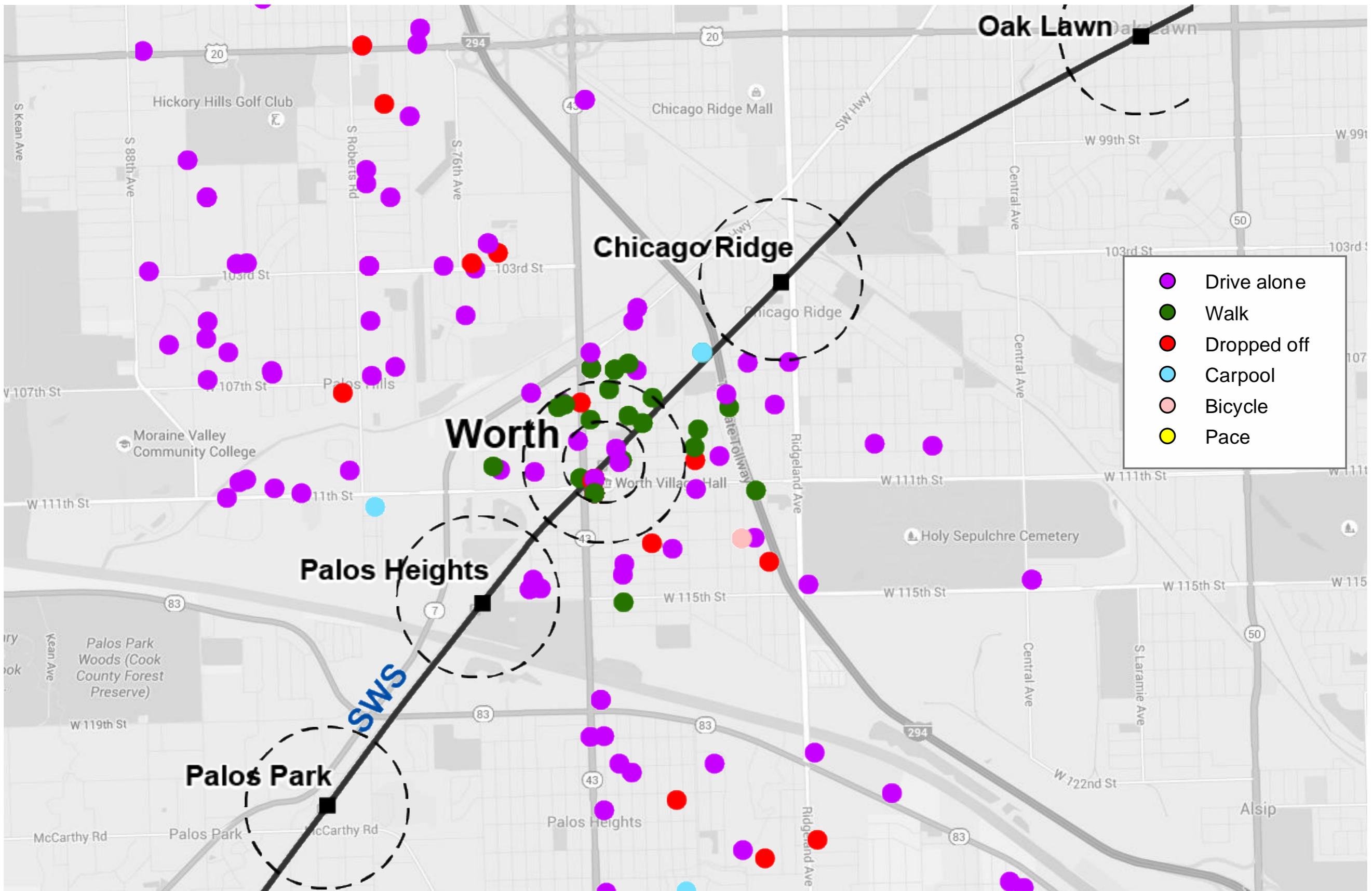
CORE AREA – ADJUSTED FOR BARRIERS



TRANSIT – MODE OF ACCESS



WORTH STATION- POINTS OF ORIGIN



WORTH STATION - POINTS OF ORIGIN
WORTH STATION - POINTS OF ORIGIN

SIDEWALKS

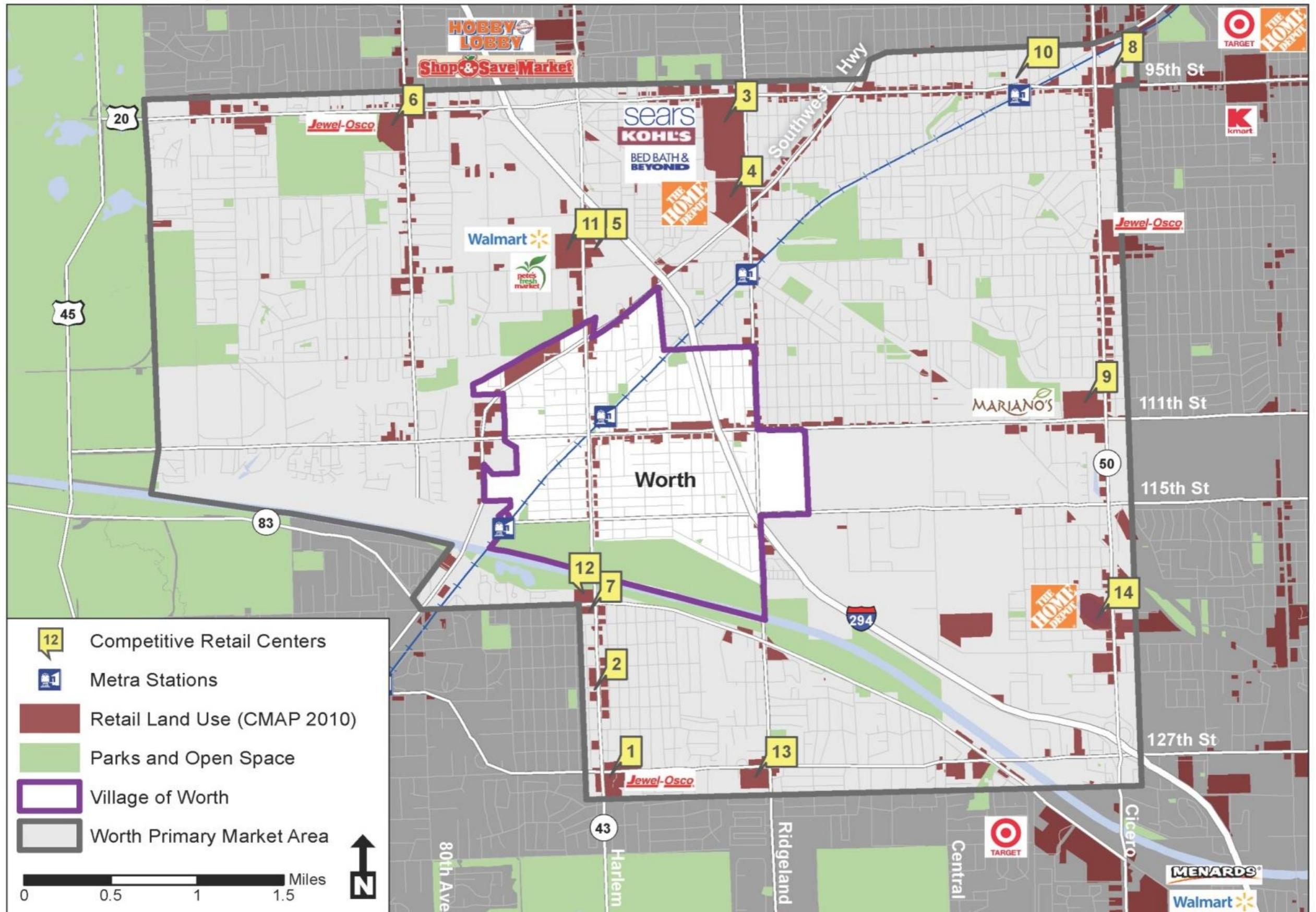


CORRIDORS

CORRIDOR LAND USE



COMPETITIVE RETAIL MAP



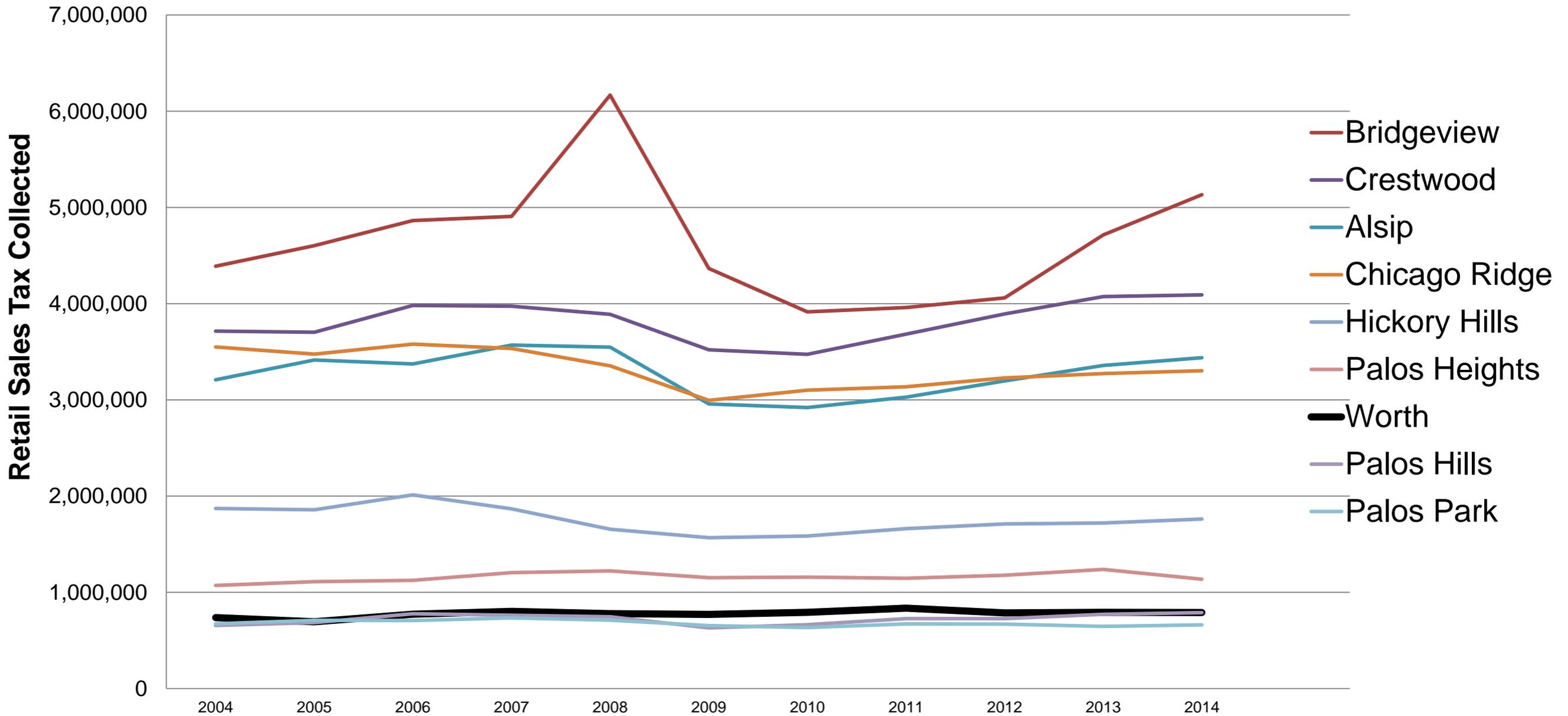
-  Competitive Retail Centers
-  Metra Stations
-  Retail Land Use (CMAP 2010)
-  Parks and Open Space
-  Village of Worth
-  Worth Primary Market Area

0 0.5 1 1.5 Miles

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RETAIL SALES TAX TRENDS

Retail Sales Tax Trends

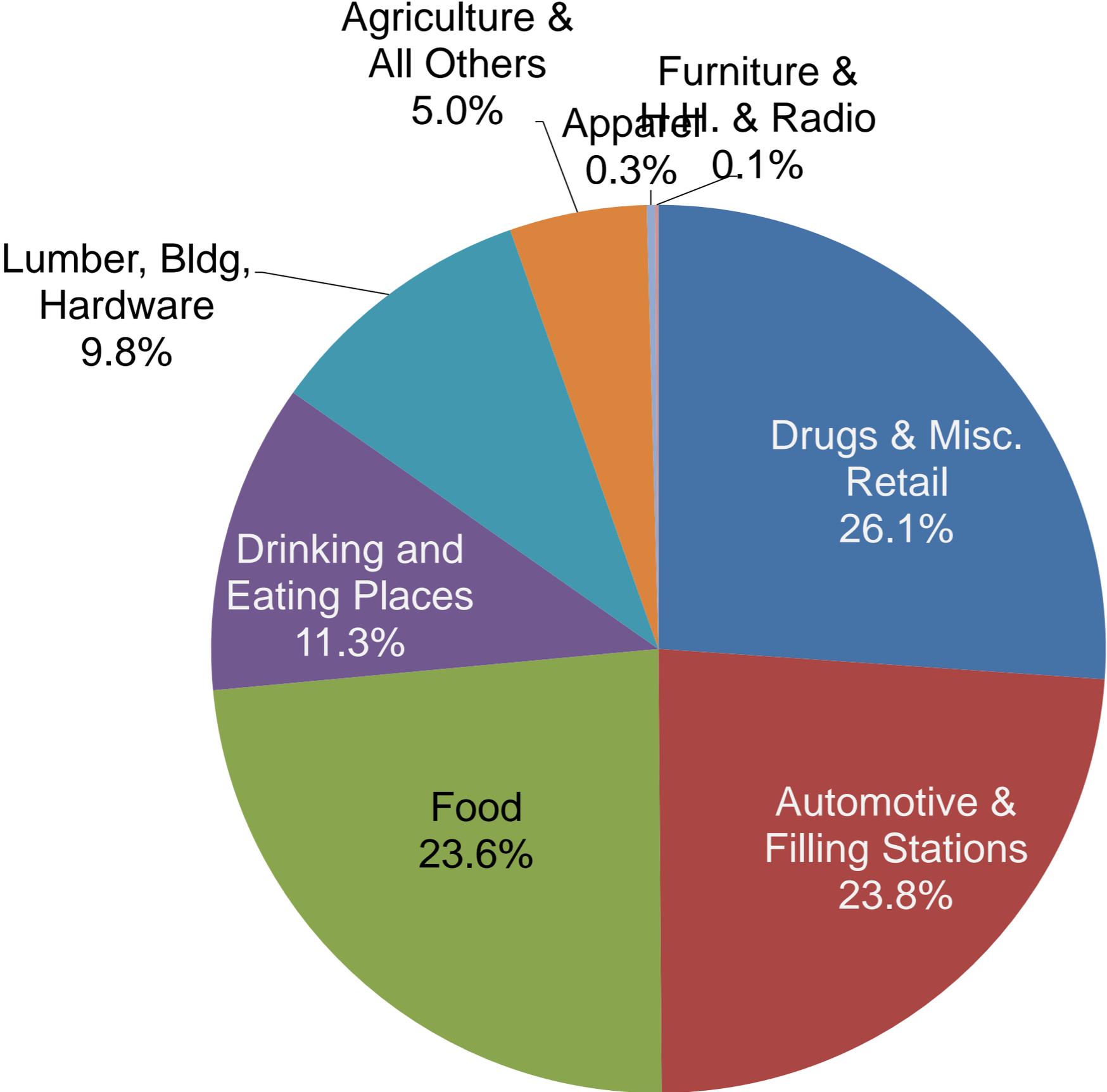


RETAIL SALES TAX TRENDS PER CAPITA

Municipality	Sales Tax	Population	Per Capita
Crestwood	\$4,090,924	10,745	\$380.73
Orland Park	\$20,096,128	57,547	\$349.21
Bridgeview	\$5,133,101	16,952	\$302.80
Chicago Ridge	\$3,303,498	14,480	\$228.14
Oak Lawn	\$11,223,420	56,695	\$197.96
Alsip	\$3,438,341	19,168	\$179.38
Palos Park	\$663,200	4,909	\$135.10
Hickory Hills	\$1,762,079	14,130	\$124.70
Palos Heights	\$1,135,936	12,415	\$91.50
Worth	\$790,778	10,421	\$75.88
Palos Hills	\$789,261	17,434	\$45.27

Sources: ESRI Business Analyst, IL Dept of Revenue

WORTH 2014 SALES TAX



Commercial Vacancy



OCCUPIED	194,054 SF
VACANT	115,272 SF (37%)
TOTAL	309,326 SF

ADT 25,000

111TH STREET KEY ASSETS

- 27,300 Average Daily Traffic Counts on 111th Street
- Metra Station (430 boardings/day)
- Village Hall, Police Station, Library
- Eating Places (Chieftan, Krapil's Steakhouse)
- Pharmacy/Grocery (Walgreens, Fairplay)

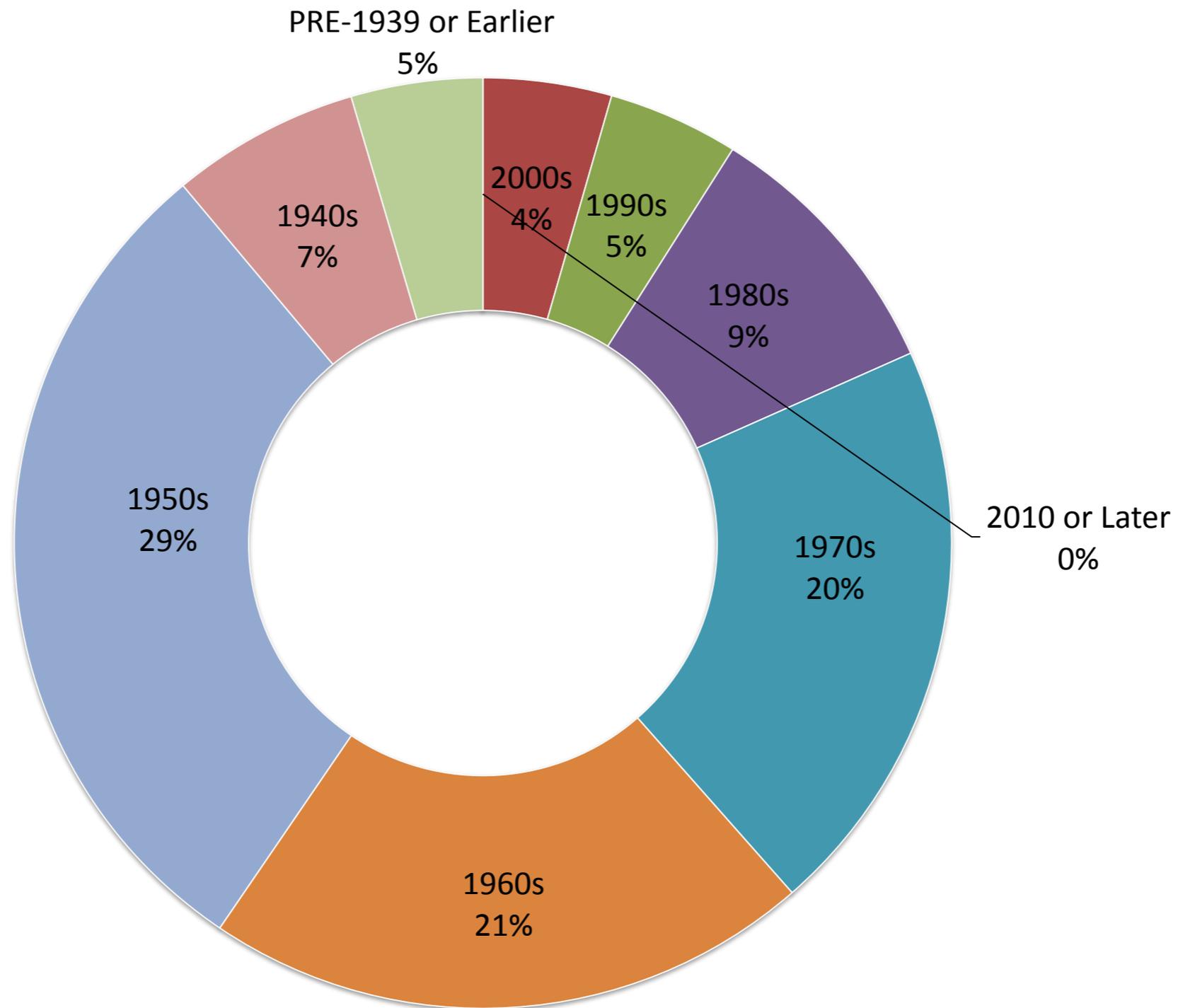


NEIGHBORHOODS

NEIGHBORHOODS



WORTH HOUSING AGE



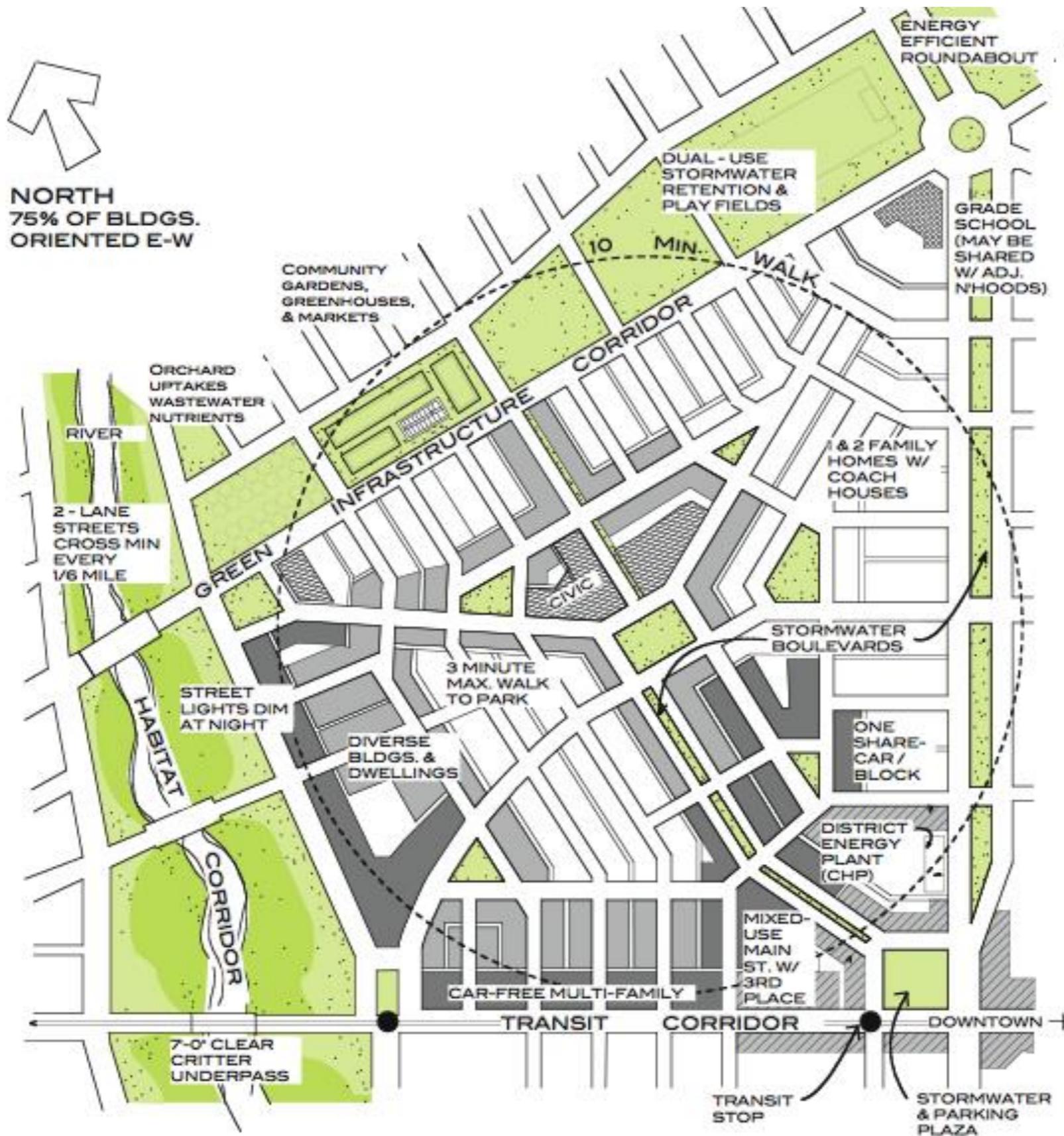
Source: U.S. Census Bureau

RESIDENTIAL PERMITS 2005-2014

<u>Community</u>	<u>SF</u>	<u>MF</u>	<u>Total</u>	<u>Percent of Area</u>
Orland Park	816	482	1,298	50.6
Oak Lawn	187	193	380	14.8
Bridgeview	198	33	231	9.0
Palos Park	82	81	163	6.4
Palos Heights	88	20	108	4.2
Hickory Hills	72	14	86	3.4
Palos Hills	72	0	72	2.8
Alsip	47	18	65	2.5
Crestwood	52	12	64	2.5
Chicago Ridge	32	28	60	2.3
<i>Worth</i>	39	0	39	1.5
Total	1,685	881	2,566	100.0

Source: U.S. Census Bureau

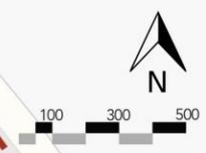
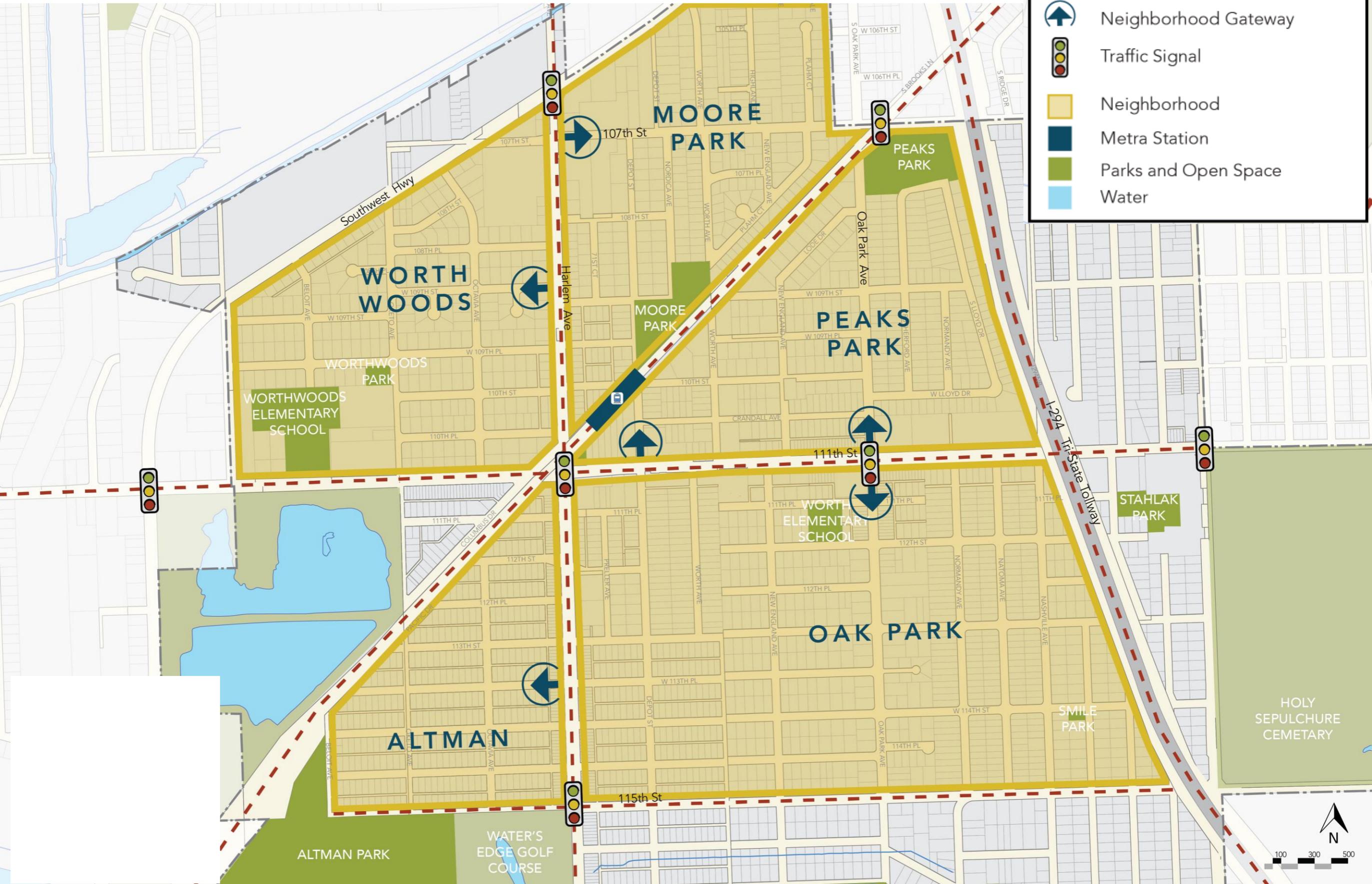
WHAT DOES A SUSTAINABLE NEIGHBORHOOD LOOK LIKE?



WORTH NEIGHBORHOODS

Neighborhoods

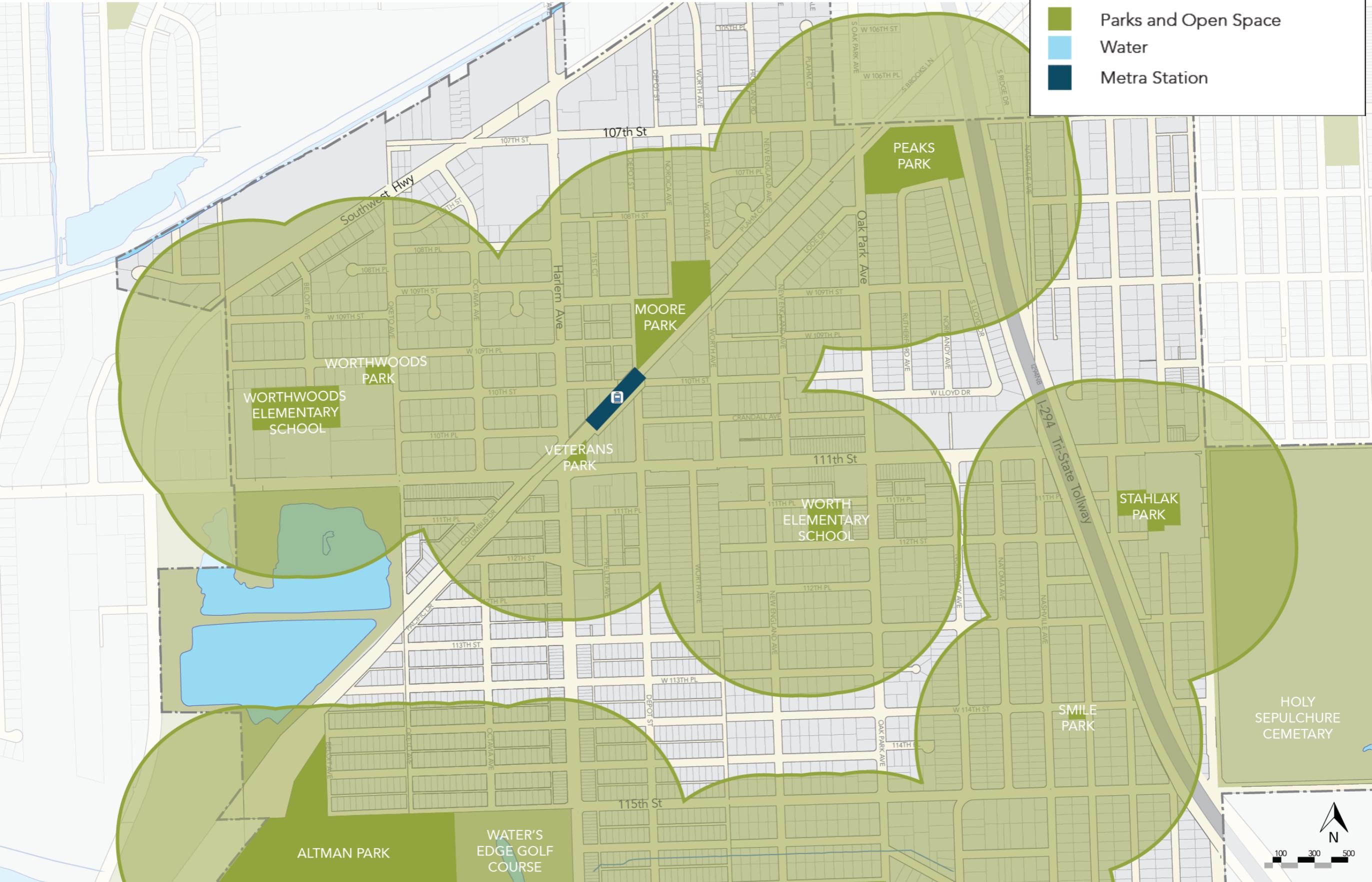
-  Village of Worth
-  Neighborhood Barrier
-  Neighborhood Gateway
-  Traffic Signal
-  Neighborhood
-  Metra Station
-  Parks and Open Space
-  Water



WORTH NEIGHBORHOODS – PARK DESERTS

Park Desert Map

-  Village of Worth
-  3 min. walk radius from park
-  Parks and Open Space
-  Water
-  Metra Station



WORTH NEIGHBORHOODS – MISSING MIDDLE



Credit: Jim Meacci

Duplex



Credit: Gallery House Studio AirBnB

Single Family Accessory Unit



Credit: Domestic Observances Blog

Triplex



Single-Family Detached

Duplex

Triplex and Fourplex

Bungalow Court

Townhouse

Live/Work

Courtyard Apartment

Mid-Rise Mixed use



Credit: Nicholas James

Townhouse



Credit: Yo Chicago

Courtyard Building



Credit: AMU

Live Work

VISUAL PREFERENCE SURVEY