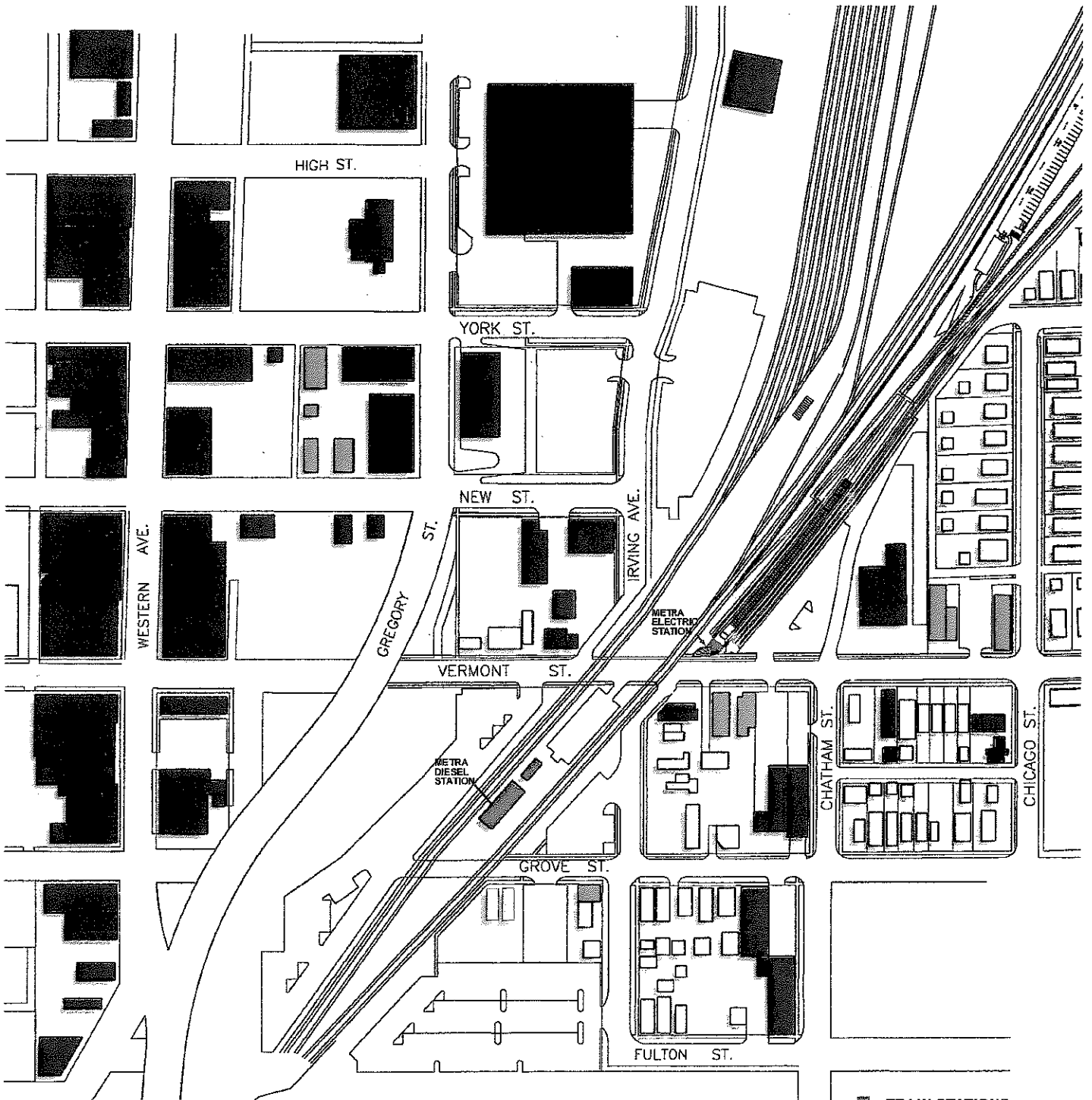


An aerial, grayscale photograph of a city street grid. A prominent blue line, representing a transit route, runs diagonally from the upper right towards the lower left. The text is overlaid on this image.

Blue Island

Transit Oriented Development

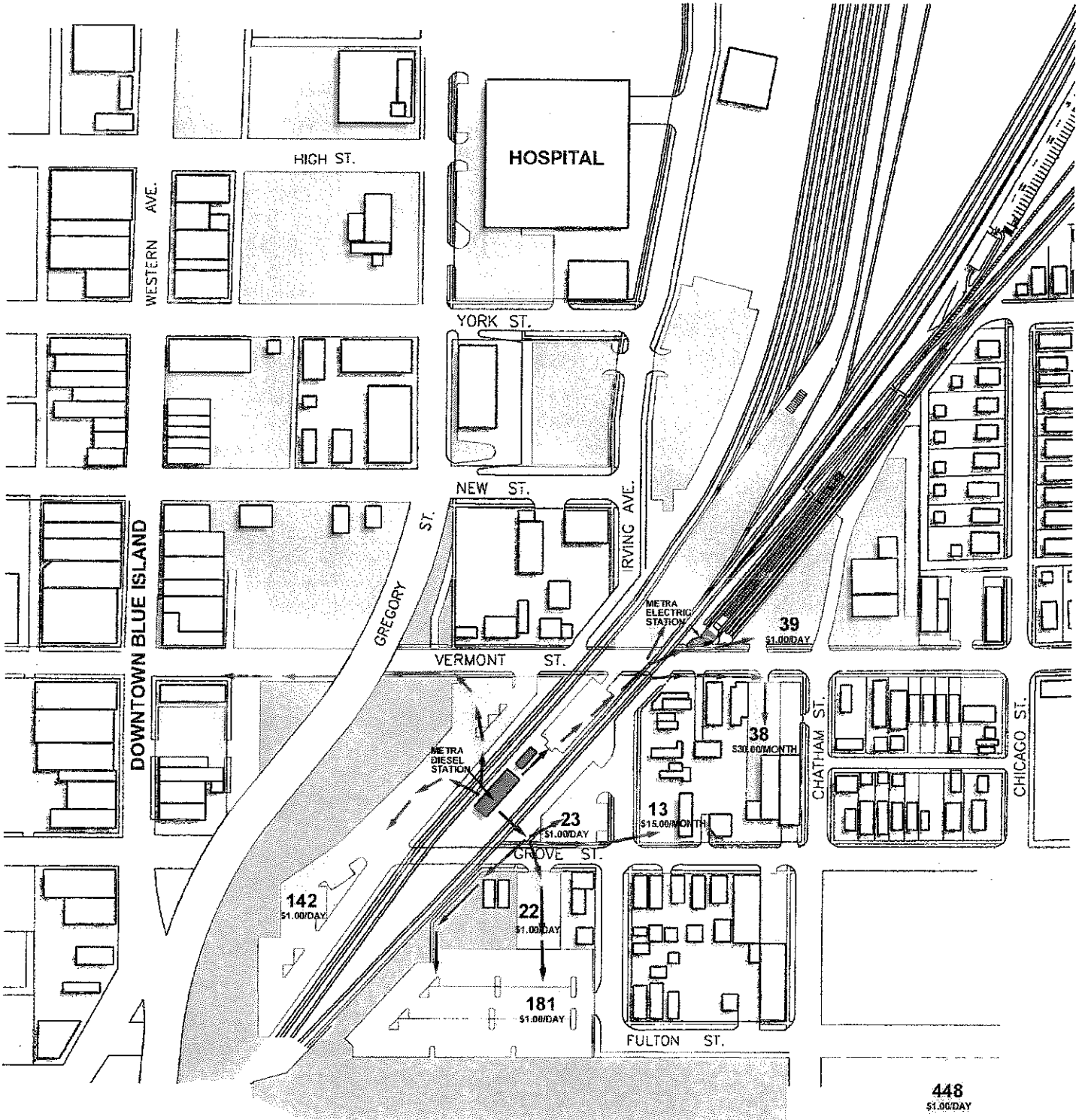


- TRAIN STATIONS
- COMMERCIAL
- LIGHT INDUSTRIAL
- INSTITUTIONAL
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL



EXISTING LAND USE

BLUE ISLAND TOD



METRA ELECTRIC: 266 AVERAGE DAILY BOARDINGS
 METRA DIESEL: 1,030 AVERAGE DAILY BOARDINGS

- TRAIN STATIONS
 - PARKING AREAS
 - PEDESTRIAN PATTERNS
 - GREENSPACE
- ↑

PARKING / PATTERNS **BLUE ISLAND TOD**



1
SOUTHEAST FROM
DIESEL STATION



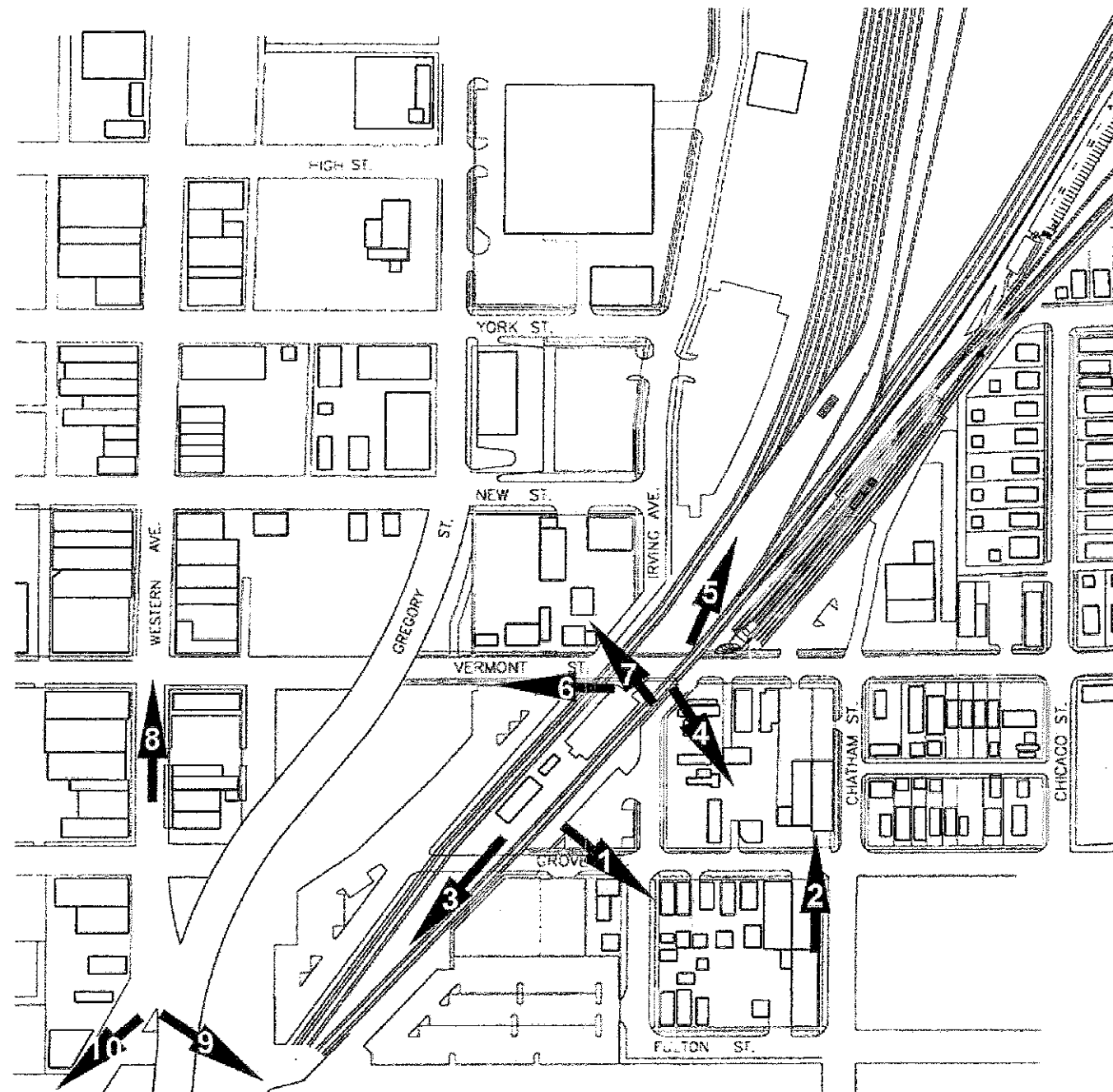
2
INDUSTRY ON GROVE ST.



3
SOUTHWEST FROM
DIESEL STATION



4
SOUTHEAST FROM VERMONT ST.



5
NORTH FROM VERMONT ST.



6
WEST ON VERMONT ST.



10
RESIDENTIAL AREA



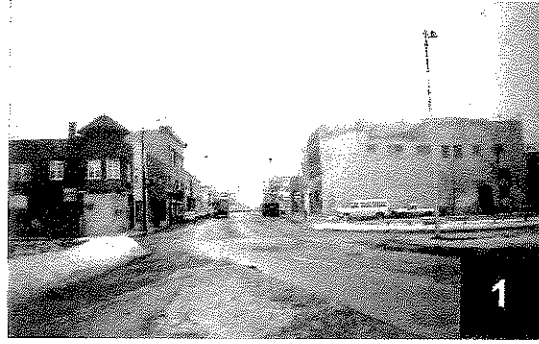
9
RIVERFRONT AREA



8
DOWNTOWN



7
COMMERCIAL ON VERMONT ST.



TOWARDS DOWNTOWN



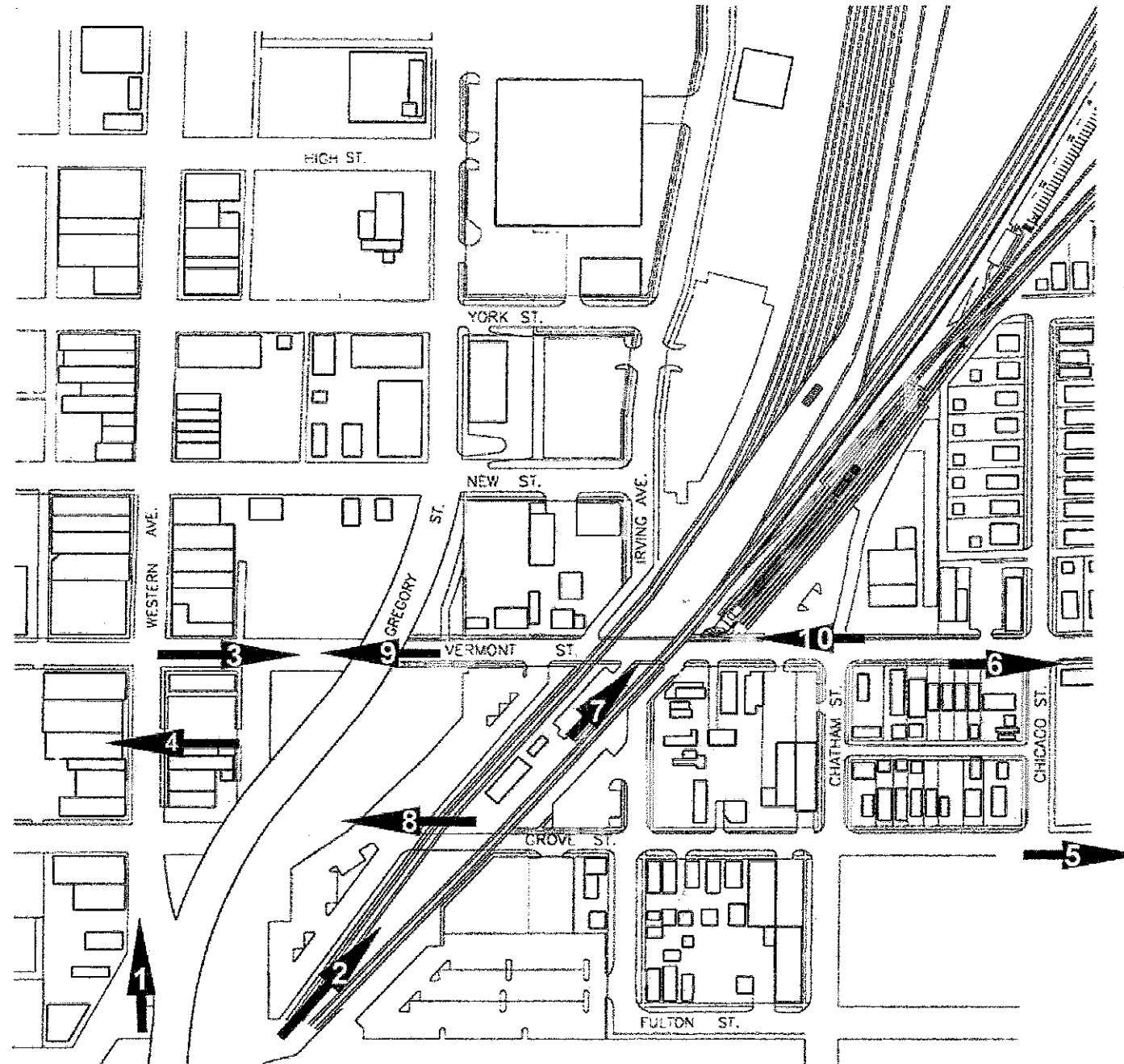
TOWARDS STATION AREA



FROM DOWNTOWN -
TOWARDS STATION AREA



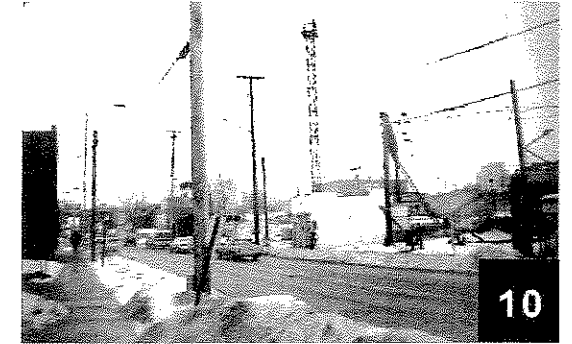
DOWNTOWN



EAST ON GROVE ST.



EAST ON VERMONT ST.



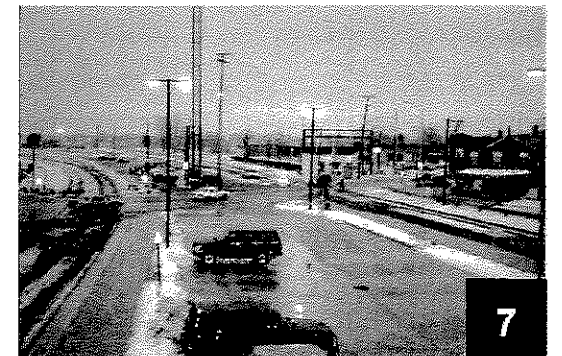
TOWARDS ELECTRIC STATION



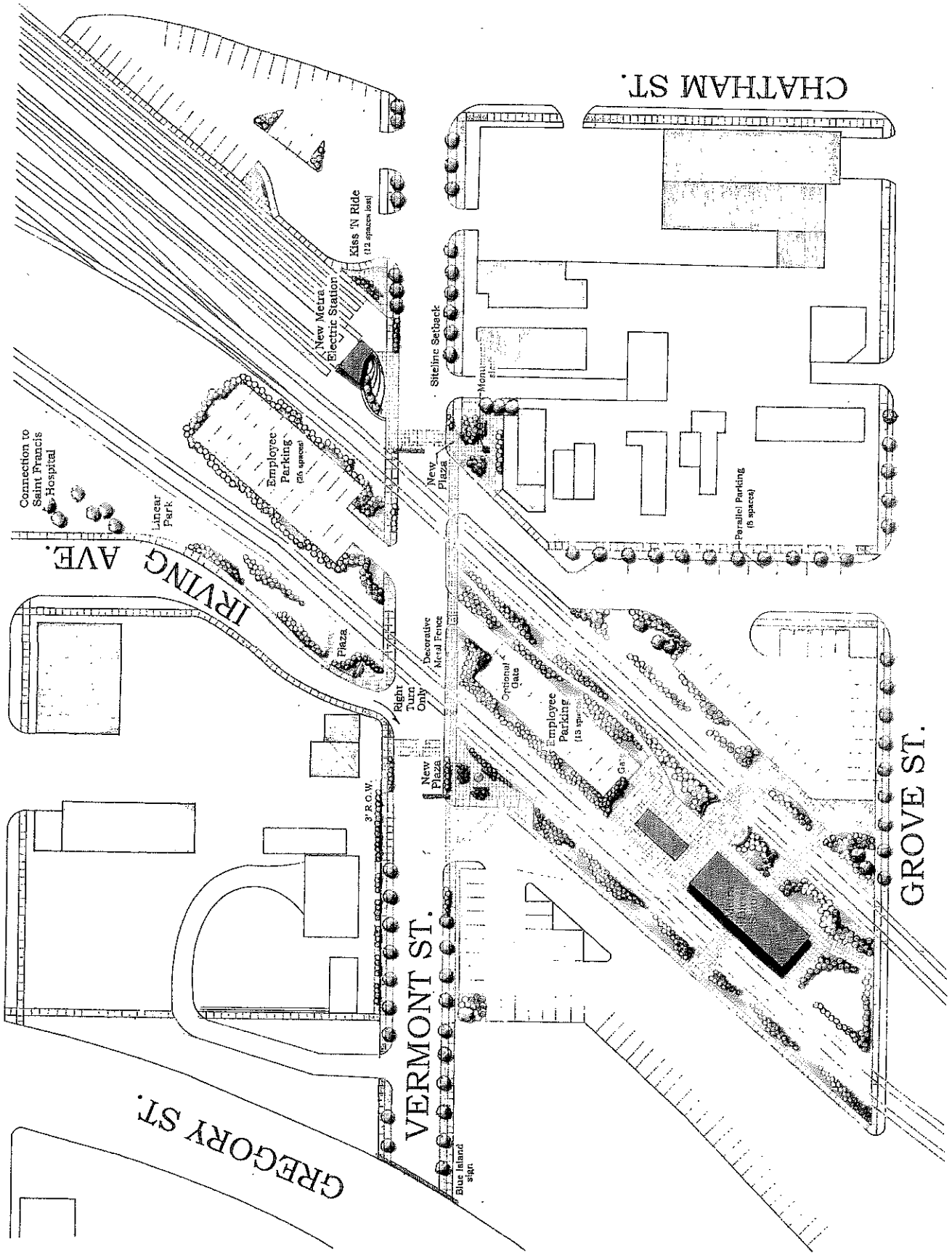
WEST ON VERMONT ST.



WEST ON GROVE ST.

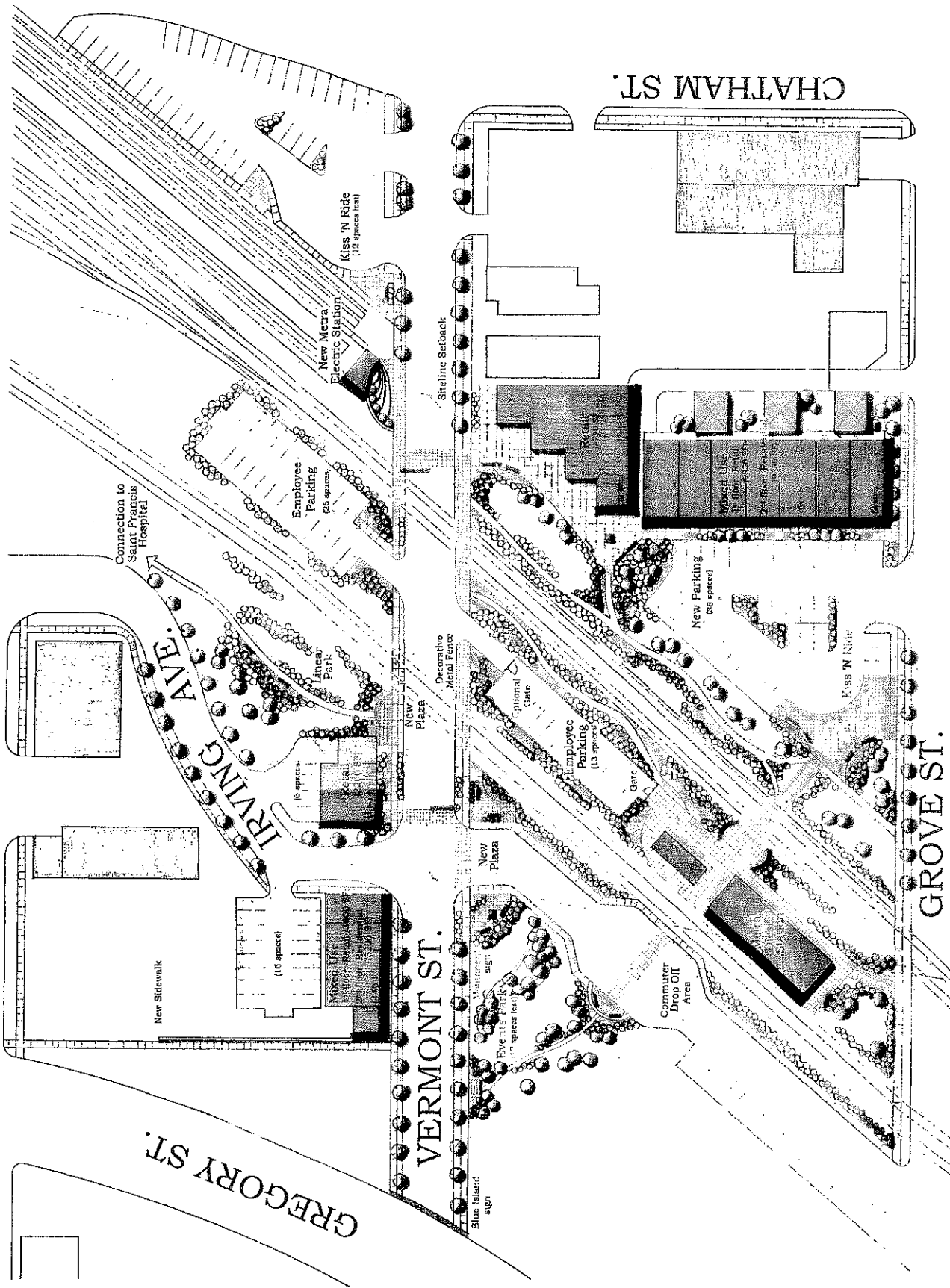


NORTH FROM DIESEL STATION



CONCEPT A

- Landscape treatment (planting, fencing, benches) around existing Metra diesel station and proposed Metra Electric Station.
- Plantings installed as a buffer between tracks, parking, and station areas.
- Signage developed near Gregory St. overpass, to help guide visitors downtown.
- Trees and ornamental lighting placed along Vermont St. to help create a more attractive corridor.
- Two small plazas developed near the intersection of Vermont St. and Irving Ave.
- Linear Park developed to help create a connection between station area and St. Francis Hospital.
- Small plaza designed across from the Metra Electric Station to serve as a public gathering space.
- Monument sign installed in plaza to serve as focal point and pedestrian crosswalk enhancement..
- Irving Ave. designated as a right turn only at the intersection of Vermont St. to help minimize vehicular / rail conflict..
- Kiss 'N Ride drop off developed just East of Metra Electric Station.
- Parking lots landscaped to enhance their attractiveness.



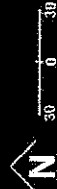
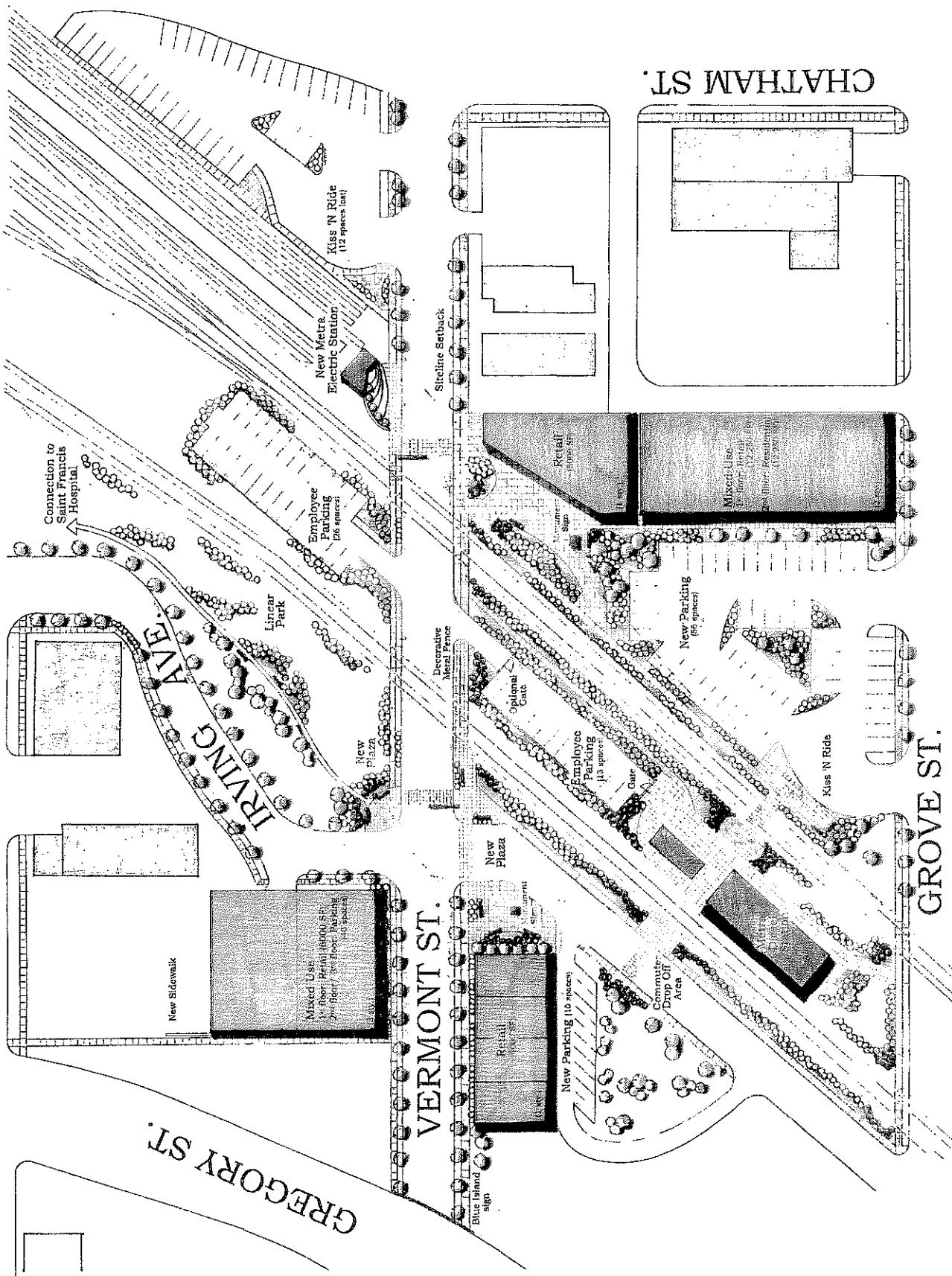
CONCEPT B



BLUE ISLAND TOD
TENG

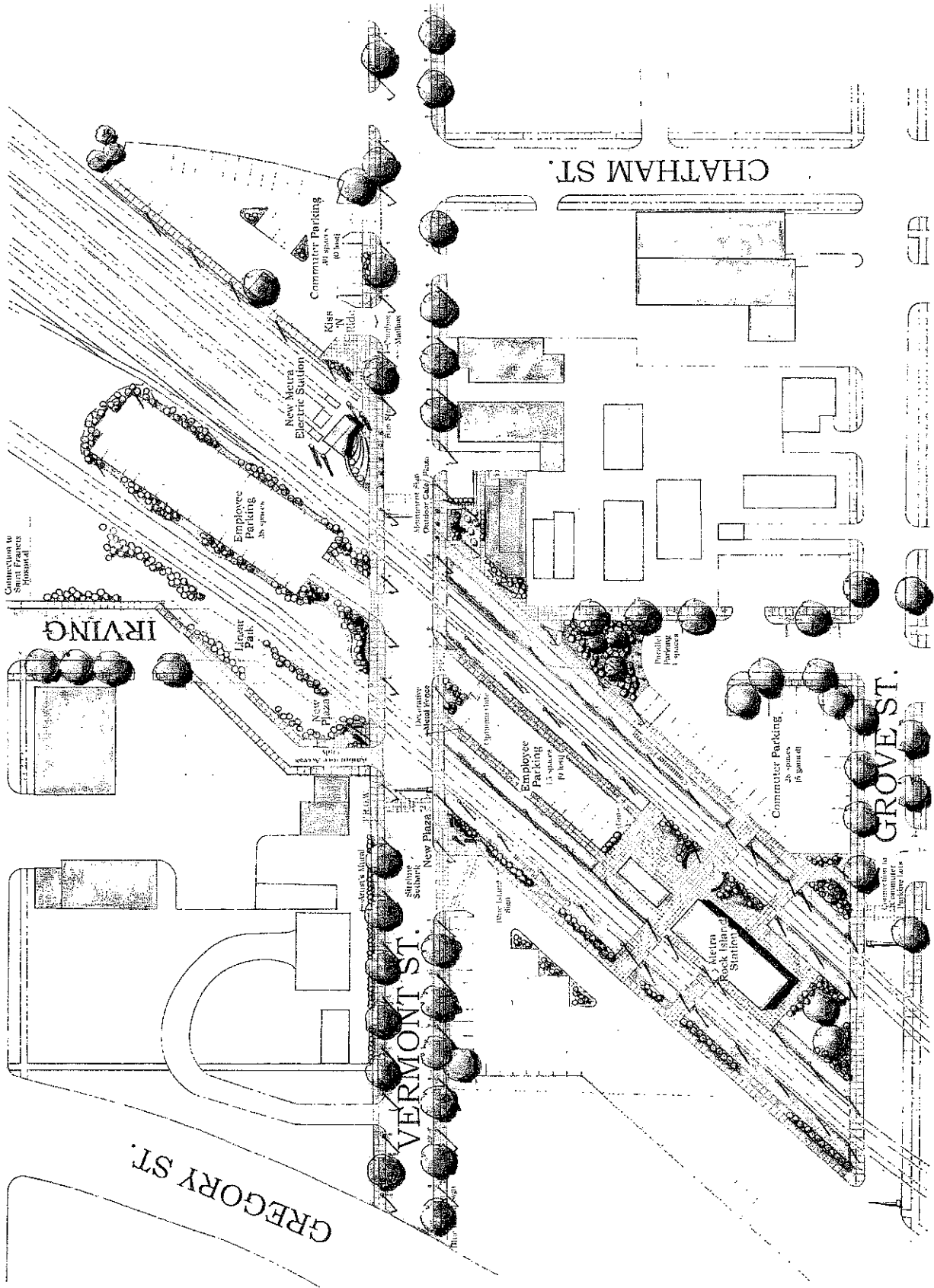
CONCEPT B

- Plantings installed as a buffer between tracks, parking, and station areas.
- Signage developed near Gregory St. overpass, to help guide visitors downtown.
- Trees and ornamental lighting placed along Vermont St. to help create a more attractive corridor.
- Two small plazas developed near the intersection of Vermont St. and Irving Ave.
- Linear Park developed to help create a connection between station area and St. Francis Hospital.
- Small plaza designed across from the Metra Electric Station to serve as a public gathering space.
- Monument sign installed in west plaza to serve as way-finding to downtown area.
- Kiss 'N Ride drop off developed just East of Metra Electric Station.
- Parking lots landscaped to enhance their attractiveness.
- Landscape and plaza treatment (plantings, fencing, benches) around existing Metra diesel station and proposed Metra Electric Station.
- Events Park created between downtown and station area.
- Commuter drop off area designed west of Metra Diesel Station.
- Irving Ave. reconfigured to ease traffic congestion and improve intersection.
- Mixed-use development created surrounding Irving Ave. and Vermont St. Development would likely include convenience retail and services as well as residential space.
- Abandoned section of Irving Ave. developed into a pedestrian plaza East of Metra Diesel Station.
- Parking reconfigured throughout station area.
- New sidewalk connection from Vermont St. to downtown area.



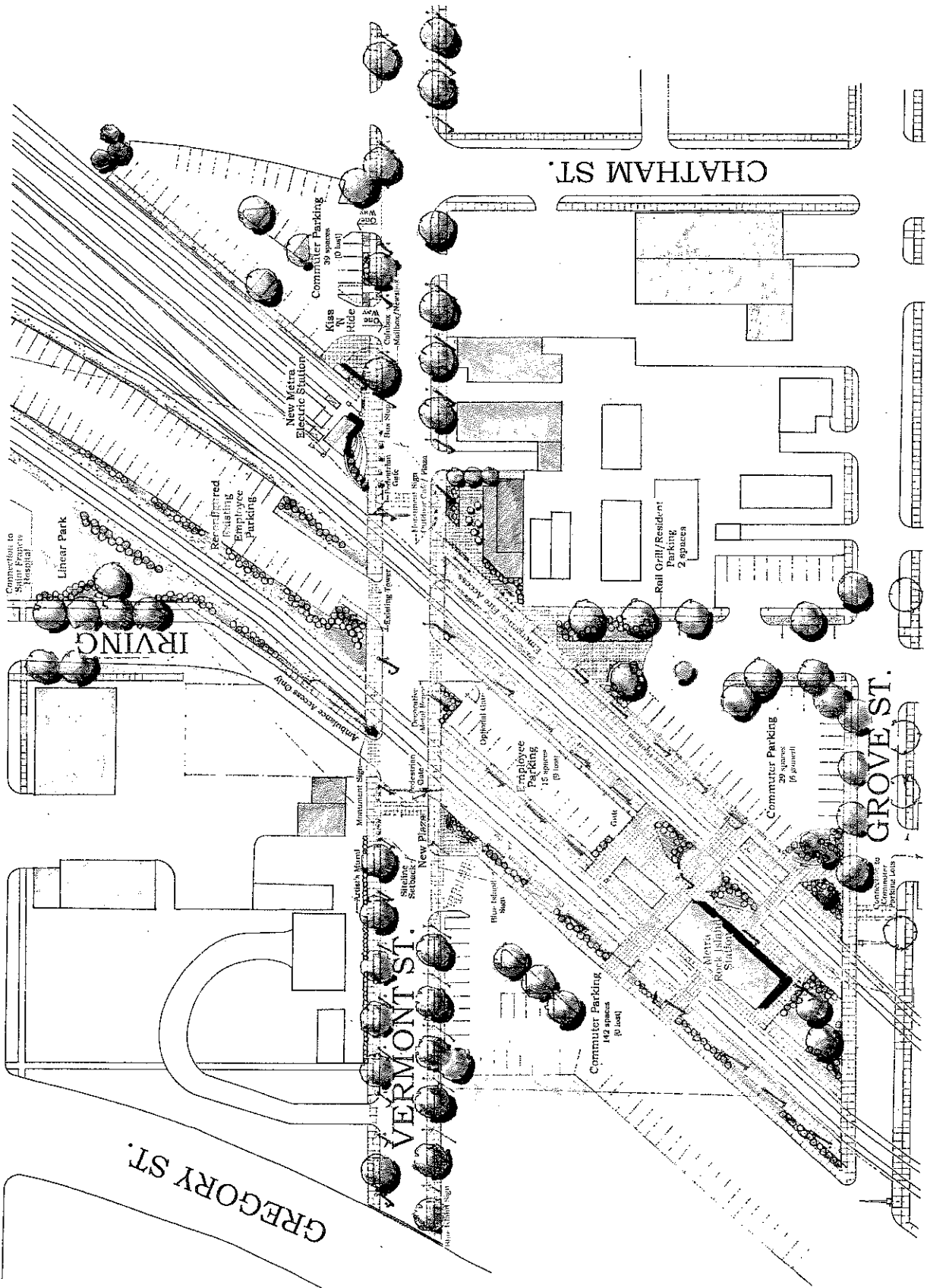
CONCEPT C

- Landscape and plaza treatment (plantings, fencing, benches) around existing Metra diesel station and proposed Metra Electric Station.
- Plantings installed as a buffer between tracks, parking, and station areas.
- Signage developed near Gregory St. overpass, to help guide visitors downtown.
- Trees planted along Vermont St. to help create a more attractive corridor.
- Two small plazas developed near the intersection of Vermont St. and Irving Ave.
- Linear Park developed to help create a connection between station area and St. Francis Hospital.
- Small plaza designed across from the Metra Electric Station to serve as a public gathering space.
- Monument sign installed in plaza to serve as focal point and way-finding to downtown area.
- Parking reconfigured throughout station area.
- Irving Ave. reconfigured to ease traffic congestion and improve intersection.
- Kiss 'N Ride bus stop developed just East of Metra Electric Station.
- Parking lots landscaped to enhance their attractiveness.
- Large mixed-use project (retail / parking deck) developed between station area and downtown.
- Retail development proposed in areas fronting along Vermont St.
- Mixed-use development proposed East of Metra Diesel Station.
- Large plaza developed across from Metra Electric Station.
- New sidewalk connection from Vermont St. to downtown area.



CONCEPT D

- Landscape and plaza enhancement (paving, lighting, benches, plantings) around existing Metra Rock Island Station.
- New paved commuter platforms provide safe access between Vermont and Grove Streets and Metra commuter trains.
- Decorative metal fencing and gates around reconfigured existing Metra employee parking.
- Landscape and plaza treatment to accommodate future Metra Electric Station.
- Landscape treatment around reconfigured existing Metra employee parking.
- Reconfigured commuter parking to serve new Kiss 'N Ride drop-off area and landscaped plaza.
- Small plaza designed across from the Metra Electric Station to serve as a public gathering space and an outdoor café/plaza for *Rail Grill* Restaurant.
- Plantings installed as a buffer between tracks, parking, and station areas.
- Irving Ave. reconfigured to ease traffic congestion and improve intersection.
- New Plaza and Linear park developed to establish a connection between station area and St. Francis Hospital.
- New plaza located at western side of Vermont Street corridor provides seating and monument sign to serve as a way-finding element to Blue Island downtown area.
- New sidewalk connection on north side of Vermont St. to downtown area.
- Signage developed at Gregory St. overpass, to help guide visitors downtown.
- Trees planted along Vermont St. to help create a more attractive corridor.

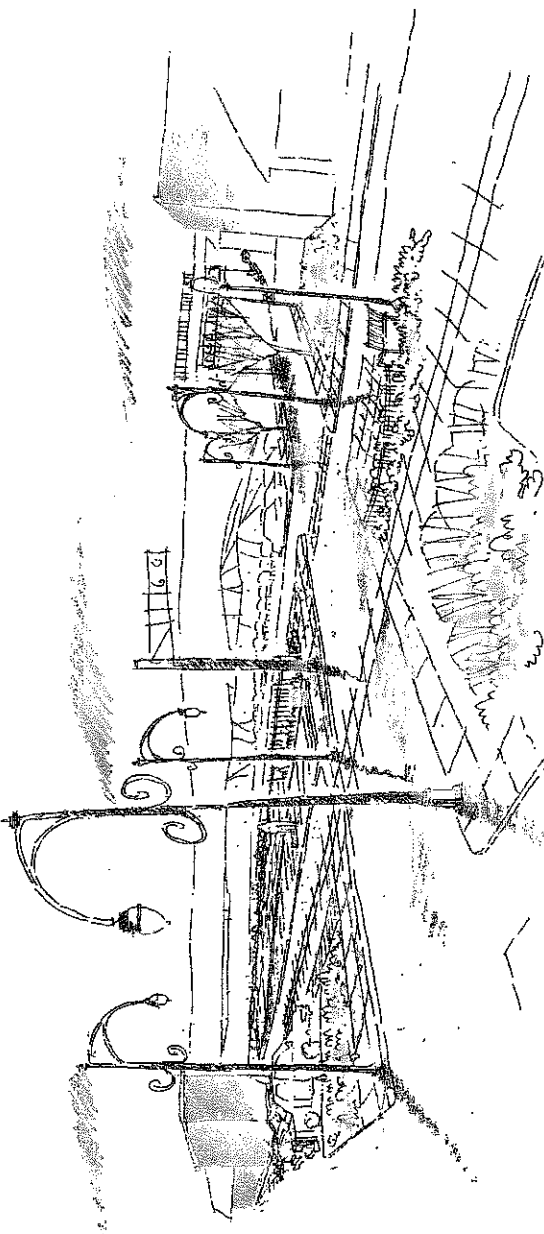


April 16, 1999

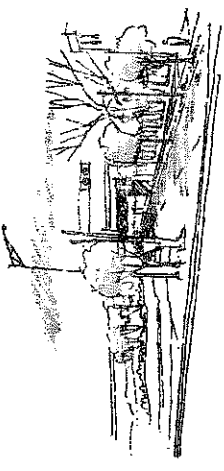
BLUE ISLAND TOD TENG



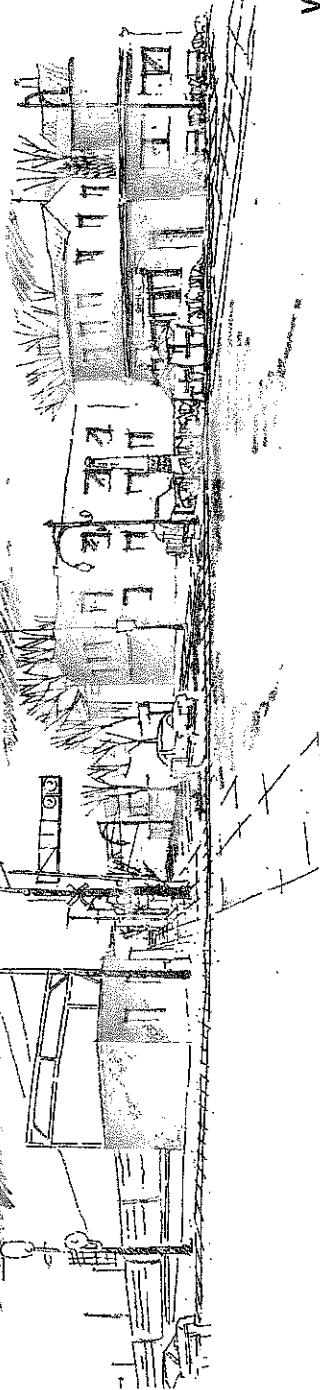
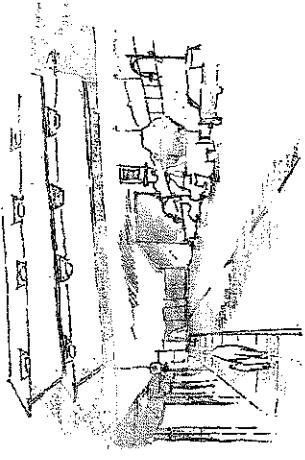
CONCEPT D'



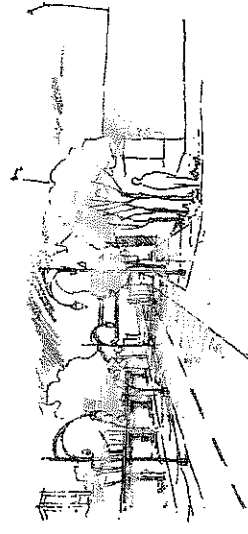
VIEW TO METRA ROCK ISLAND STATION



VIEW FROM STATION
TO DOWNTOWN



VIEW TO METRA ELECTRIC STATION AND CAFÉ



VIEW FROM DOWNTOWN
TO STATION

**BLUE ISLAND TOD
CONCEPT D**

CONCEPT D'

- Landscape and plaza enhancement (paving, lighting, benches, plantings) around existing Metra Rock Island Station.
- New paved commuter platforms provide safe access between Vermont and Grove Streets and Metra commuter trains.
- New landscaped plaza/ drop-off area provides seating adjacent to commuter parking lot and Metra Rock Island Station.
- Decorative metal fencing and gates around reconfigured existing Metra employee parking.
- Landscape and plaza treatment to accommodate future Metra Electric Station.
- Landscape treatment established around reconfigured existing Metra employee parking.
- Reconfigured commuter parking to serve new Kiss 'N Ride drop-off area and landscaped plaza.
- Small plaza designed across from the Metra Electric Station to serve as a public gathering space and an outdoor café/plaza for *Rail Grill* Restaurant.
- Mountable curb provided for emergency fire access into restaurant area.
- Plantings installed as a buffer between tracks, parking, and station areas.
- Small plaza established at the intersection of Irving Ave. and Vermont St. provides a safe connection between downtown Blue Island and station area.
- New Plaza and Linear park developed to establish a connection between station area and St. Francis Hospital.
- New plaza located at western side of Vermont Street corridor provides seating and monument sign to serve as a way-finding element to Blue Island downtown area.
- New sidewalk connection on north side of Vermont St. to downtown area.
- Signage developed at Gregory St. overpass, to help guide visitors downtown.
- Trees planted along Vermont St. to help create a more attractive corridor.

Blue Island Transit Oriented Development

Prepared for the Regional Transportation Authority

Opinion of Probable Landscape Construction Costs

Prepared by Teng and Associates

April 16, 1999

Area A: Vermont Street Corridor

Site Preparation

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Asphalt Removal	2470	square feet	\$2.0 per square foot	\$4,940
Concrete Walk Removal	100	square feet	\$1.5 per square foot	\$150
Curb Removal	405	linear feet	\$5.0 per linear foot	\$2,025

Site Improvements

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Hardscape				
Curbs	402	linear feet	\$25.0 per linear foot	\$10,050
Concrete Pavers	2590	square feet	\$12.5 per square foot	\$32,375
Concrete Walks	4670	square feet	\$4.0 per square foot	\$18,680
Pre Cast Concrete Rail Crossings	117	square feet	\$190.0 per square foot	\$22,230
Ornamental Lighting	37	each	\$3,500.0 each	\$129,500
Light Bollards	14	each	\$750.0 each	\$10,500
Signage and Artwork				
Banners	450	square feet	\$20.0 per square foot	\$9,000
Artist's Mural	3800	face feet	\$10.0 per face foot	\$38,000
Monument Sign	2	each	\$18,000 each	\$36,000
Planting				
Street Trees	22	each	\$800.0 each	\$17,600
Groundcover/Perennials/Topsoil	2,200	square feet	\$7.0 per square foot	\$15,400
Total Landscape Improvements for Vermont Street				\$346,450

Area B: Metra Electric Station & Commuter Parking Lot

Site Preparation

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Asphalt Removal	480	square feet	\$2.0 per square foot	\$960
Concrete Walk Removal	100	square feet	\$1.5 per square foot	\$150
Curb Removal	85	linear feet	\$5.0 per linear foot	\$425

Site Improvements

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Hardscape				
Curbs	185	linear feet	\$25.0 per linear foot	\$4,625
Concrete Pavers	1150	square feet	\$12.5 per square foot	\$14,375
Decorative Metal Fencing (4' ht.)	250	linear feet	\$75.0 per linear foot	\$18,750
Ornamental Lighting	4	each	\$3,500.0 each	\$14,000
Benches	1	each	\$1,200.0 each	\$1,200
Planting				
Street Trees	3	each	\$800.0 each	\$2,400
Ornamental Trees	3	each	\$450.0 each	\$1,350
Groundcover/Perennials/Topsoil	300	square feet	\$7.0 per square foot	\$2,100
Total Landscape Improvements for Metra Electric Station & Commuter Parking Lot				\$60,335

Area C: Employee Parking Lot (North of Vermont Street)

Site Preparation

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Asphalt Removal	4415	square feet	\$2.0 per square foot	\$8,830

Site Improvements

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Hardscape				
Curbs	685	linear feet	\$25.0 per linear foot	\$17,125
Concrete Walks	550	square feet	\$4.0 per square foot	\$2,200
Ornamental Lighting	8	each	\$3,500.0 each	\$28,000
Planting				
Shrubs	74	each	\$70.0 each	\$5,180
Groundcover/Perennials/Topsoil	1,350	square feet	\$7.0 per square foot	\$9,450
Total Landscape Improvements for Employee Parking Lot (North of Vermont Street)				\$70,785

Area D: Linear Park

Site Improvements

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Hardscape				
Concrete Walks	1675	square feet	\$4.0 per square foot	\$6,700
Decorative Metal Fencing (4' ht.)	50	linear feet	\$75.0 per linear foot	\$3,750
Ornamental Lighting	7	each	\$3,500.0 each	\$24,500
Planting				
Street Trees	5	each	\$800.0 each	\$4,000
Shrubs	56	each	\$70.0 each	\$3,920
Groundcover/Perennials/Topsoil	295	square feet	\$7.0 per square foot	\$2,065
Sod	1,150	square yards	\$6.0 per square yard	\$6,900
Soil	260	cubic yards	\$25.0 per cubic yard	\$6,500
Total Landscape Improvements for Plaza & Linear Park				\$58,335

Area E: Metra Rock Island Station, Plazas, & Two Commuter Parking Lots

Site Preparation

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Asphalt Removal	4410	square feet	\$2.0 per square foot	\$8,820
Curb Removal	430	linear feet	\$5.0 per linear foot	\$2,150

Site Improvements

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Hardscape				
Curbs	530	linear feet	\$25.0 per linear foot	\$13,250
Concrete Pavers	5355	square feet	\$12.5 per square foot	\$66,938
Concrete Walks	3425	square feet	\$4.0 per square foot	\$13,700
Raised Concrete Platforms	12400	square feet	\$10.0 per square foot	\$124,000
Decorative Metal Fencing (4' ht.)	370	linear feet	\$75.0 per linear foot	\$27,750
Ornamental Gate (vehicular)	1	each	\$1,500.0 each	\$1,500
Ornamental Gate (pedestrian)	1	each	\$500.0 each	\$500
Ornamental Lighting	25	each	\$3,500.0 each	\$87,500
Benches	4	each	\$1,200.0 each	\$4,800
Trash Receptacles	2	each	\$750.0 each	\$1,500

Signage and Artwork			
Monument Sign	1 each	\$18,000 each	\$18,000
Planting			
Street Trees	5 each	\$800.0 each	\$4,000
Ornamental Trees	3 each	\$450.0 each	\$1,350
Shrubs	158 each	\$70.0 each	\$11,060
Groundcover/Perennials/Topsoil	1,625 square feet	\$7.0 per square foot	\$11,375
Total Landscape Improvements for Metra Rock Island Station, Plazas, & Parking			\$398,193

Area F: Rail Grill Café & Plaza
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Site Preparation

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Asphalt Removal	4955	square feet	\$2.0 per square foot	\$9,910
Curb Removal	355	linear feet	\$5.0 per linear foot	\$1,775

Site Improvements

ITEM	AMOUNT	UNITS	UNIT COST	TOTAL
Hardscape				
Concrete Pavers	4515	square feet	\$12.5 per square foot	\$56,438
Raised Concrete Platform	1650	square feet	\$10.0 per square foot	\$16,500
Ornamental Lighting	5	each	\$3,500.0 each	\$17,500
Benches	4	each	\$1,200.0 each	\$4,800
Signage and Artwork				
Monument Sign	1	each	\$18,000 each	\$18,000
Planting				
Street Trees	4	each	\$800.0 each	\$3,200
Ornamental Trees	3	each	\$450.0 each	\$1,350
Shrubs	63	each	\$70.0 each	\$4,410
Groundcover/Perennials/Topsoil	410	square feet	\$7.0 per square foot	\$2,870
Total Landscape Improvements for Rail Grill Café & Plaza				\$136,753

Total Landscape Improvements for Vermont Street	\$346,450
Total Landscape Improvements for Metra Electric Station & Commuter Parking Lot	\$60,335
Total Landscape Improvements for Employee Parking Lot	\$70,785
Total Landscape Improvements for Linear Park	\$58,335
Total Landscape Improvements for Metra Rock Island Station, Plazas, & Parking	\$398,193
Total Landscape Improvements for Rail Grill Café & Plaza	\$136,753
Total Landscape Improvements	\$1,070,850