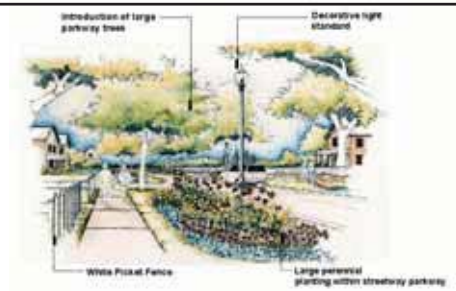
NEW DOWNTOWN RESIDENTIAL NEIGHBORHOOD

THE REDEVELOPMENT SITES NORTH OF THE DOWNTOWN CORE OFFER THE OPPURTUNITY TO CREATE A NEW RESIDENTIAL NEGHBORHOOD WITHIN THE VILLAGE CENTER. ALTHOUGH COMPRISED OF A SERIES OF INDIVIDUAL DEVELOPMENTS, THESE SHOULD BE LINKED TOGETHER TO FORM ONE COHESIVE NEIGHBORHOOD. THIS NEIGHBORHOOD SHOULD TAKE ON A MORE URBAN CHARACTER, WITH SMALLER YARDS, GARAGES OFF ALLEYS AND HIGHER DENSITY. DEVELOPMENT TYPES WOULD INCLUDE SMALL LOT SINGLE FAMILY, TOWNHOUSES, CONDOMINIUMS AND MIXED RESIDENTIAL/COMMERCIAL USES.

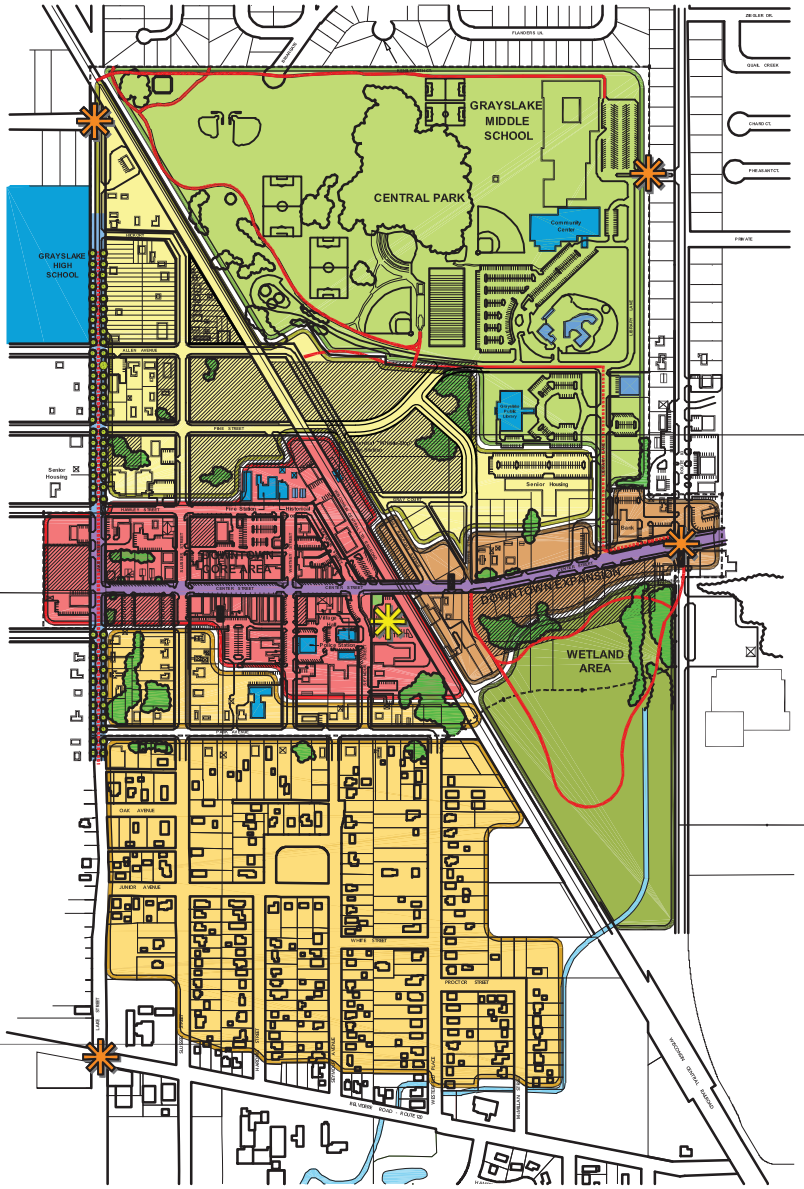
PERIMETER STREETSCAPE TREATMENT



AREAS WITHIN THE VILLAGE CENTER THAT ARE NOT PART OF THE DOWNTOWN CORE SHOULD HAVE A SEPARATE AND DISTINCT STREETSCAPE CHARACTER. THIS STREETSCAPE DESIGN WOULD EMPHASIZE A MORE RESIDENTIAL CHARACTER. DESIGN ELEMENTS WOULD INCLUDE HISTORIC STREETLIGHTS, FLOWER BEDS WITHIN STREET PARKWAYS AND PICKET FENCES.

DOWNTOWN STREETSCAPE TREATMENTS

A CONTINUATION OF THE EXISTING DOWNTOWN STREETSCAPE IMPROVEMENT IS PROPOSED THROUGHOUT THE DOWNTOWN CORE AREA AND ALONG THE CENTER STREET EXPANSION AREA.



VILLAGE CENTER VISION STATEMENT

THE VILLAGE CENTER IS ENVISIONED AS A DYNAMIC, INTERESTING AND VITAL PLACE WHERE PEOPLE WORK, LIVE, SHOP AND PARTICIPATE IN CULTURAL AND CIVIC ACTIVITIES. COMPRISED OF THE DOWNTOWN AREA, ADJACENT NEIGHBORHOODS AND PUBLIC FACILITIES THAT FORM THE HEART OF THE COMMUNITY, THE VILLAGE CENTER FOSTERS A RANGE OF ACTIVITIES FOUND NOWHERE ELSE IN THE VILLAGE. WHILE THE DEMAND FOR COMMERCIAL AND RESIDENTIAL SPACE FOSTERS SIGNIFICANT REDEVELOPMENT, THE VILLAGE CENTER RETAINS ITS TRADITIONAL SMALL TOWN/DOWNTOWN CHARACTER. THUS, WHILE THE VILLAGE CENTER OF THE FUTURE IS A PLACE OF GROWTH AND DEVELOPMENT, THIS ACTIVITY IS CHANNELED TO MAKE THE VILLAGE CENTER A FULLER EXPRESSION OF ITSELF, AND GRAYSLAKE.

COMMERCIAL REDEVELOPMENT

SIGNIFICANT OPPORTUNITIES FOR COMMERCIAL REDEVELOPMENT EXIST WITHIN THE DOWNTOWN CORE AREA AND THE EASTERN DEVELOPMENT TO BE DESIGNED IN A MANNER CONSISTENT WITH THE VISION FOR THE VILLAGE CENTER. THESE EXAMPLES ILLUSTRATE THE KIND OF DEVELOPMENT PROPOSED, CHARACTERIZED BY ATTRACTIVE FACADES, STRONG ORIENTATION TO THE STREET/SIDEWALK AND UPPER LEVEL RESIDENTIAL UNITS.

VILLAGE CENTER ENTRY FEATURE

A FORMAL ARCHED ENTRY FEATURE IS PROPOSED TO MARK THE APPROACHES TO THE VILLAGE CENTER. THE PROPOSED DESIGN CALLS FOR BRICK COLUMNS WITH STONE ACCENTS SUPPORTING A CAST IRON ARCH. THE ENTRY FEATURE WILL INCLUDE A SPECIAL DOUBLE LUMINAIRE VERSION OF GRAYSLAKE'S HISTORIC CHARACTER STREETLIGHT.

LEGEND

- VILLAGE CENTER ENTRY FEATURES
- PERIMETER STREETSCAPE TREATMENT
- DOWNTOWN STREETSCAPE TREATMENT
- BIKE TRAILS ON STREETS
- BIKE TRAILS THROUGH OPEN SPACE
- DOWNTOWN CORE AREA
- DOWNTOWN BUSINESS EXPANSION
- FESTIVAL SPACE
- PUBLIC USE CAMPUS
- NEW DOWNTOWN RESIDENTIAL NEIGHBORHOOD
- HERITAGE NEIGHBORHOOD
- WETLAND AREA
- PUBLIC FACILITIES
- REDEVELOPMENT SITES
- EXISTING TREES
- VILLAGE CENTER BOUNDARIES

Figure 31:

VILLAGE CENTER SUBAREA PLAN

DATE: JUNE 2005
PLAN SCALE: N.T.S

NORTH

CAMIROS

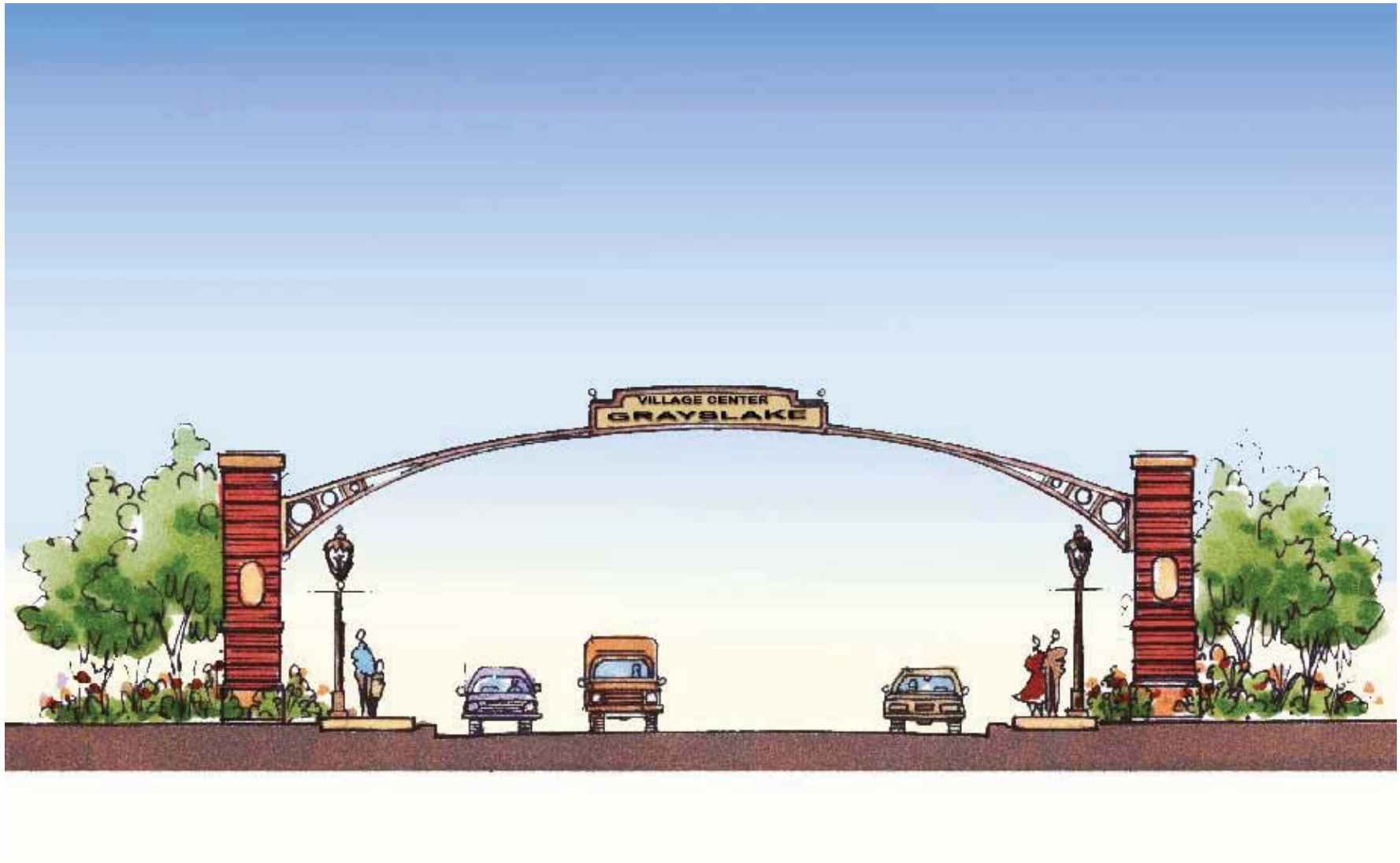


Figure 32:

VILLAGE CENTER ARCHWAY DESIGN

GRAYSLAKE COMPREHENSIVE PLAN

Grayslake, Illinois

DATE: JUNE 2005

CAMIROS

Planning, Zoning, Economic Development, Landscape Architecture
411 South Wells Street, Chicago, Illinois 60607 Phone: (312) 922-9211

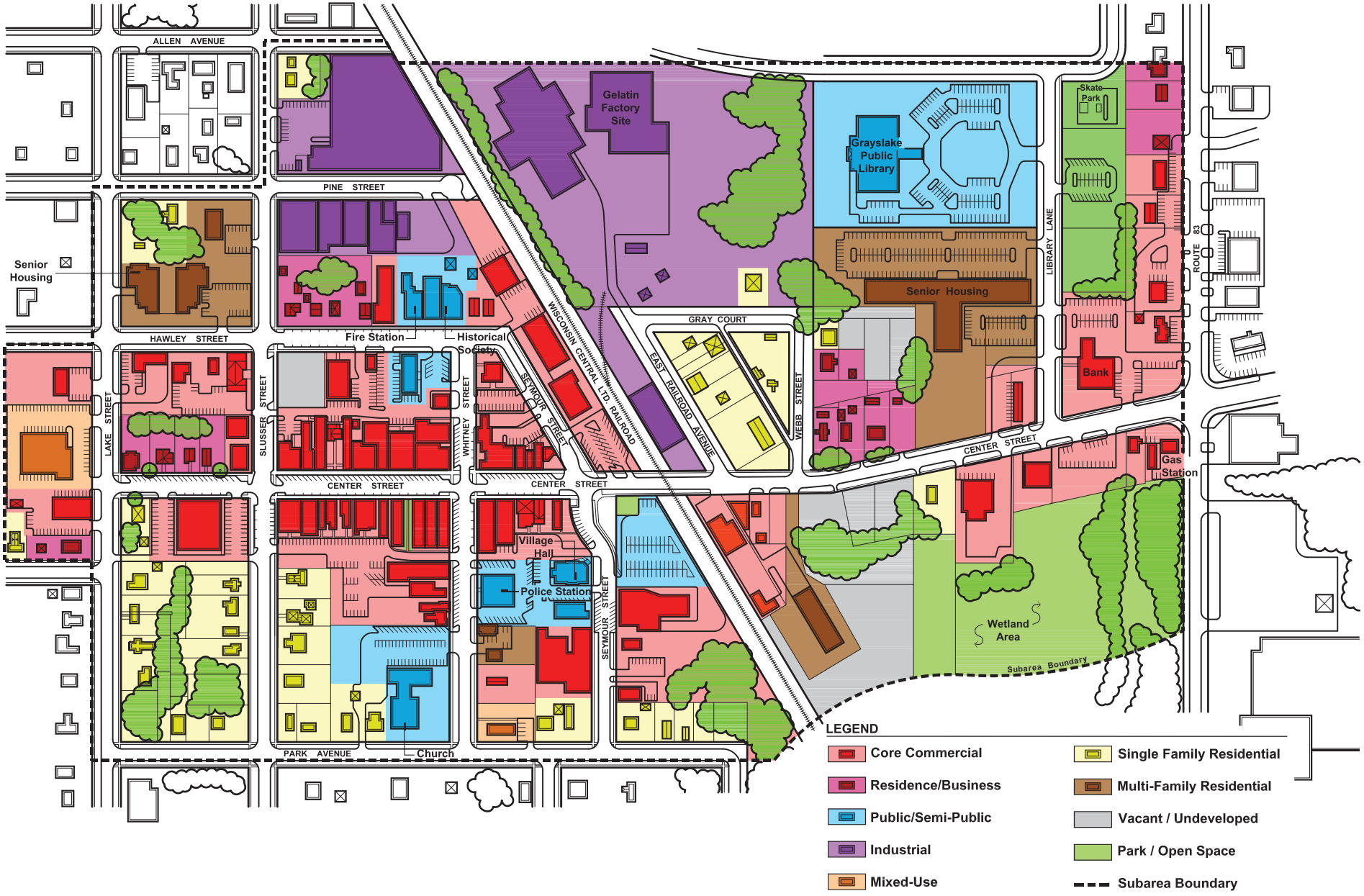


Figure 33:

EXISTING LAND USE DOWNTOWN SUBAREA PLAN

DATE: JUNE 2005

0' 50' 100' 200' NORTH

GRAYSLAKE COMPREHENSIVE PLAN

Grayslake, Illinois

CAMIROS

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411 South Wells Street, Chicago, Illinois 60607 Phone: (312) 922-9211

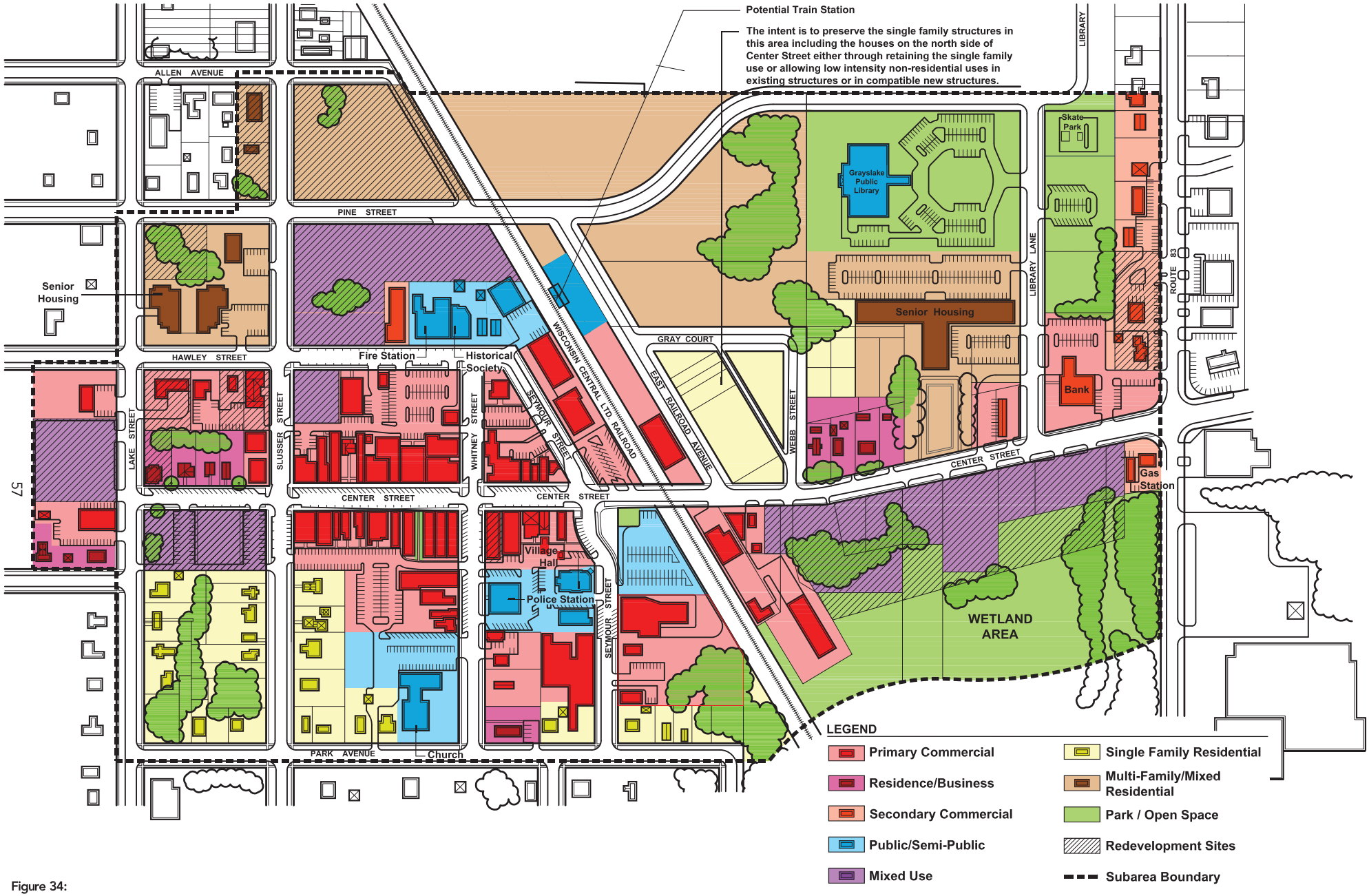

Figure 34:

FUTURE LAND USE DOWNTOWN SUBAREA PLAN

GRAYSLAKE COMPREHENSIVE PLAN

Grayslake, Illinois

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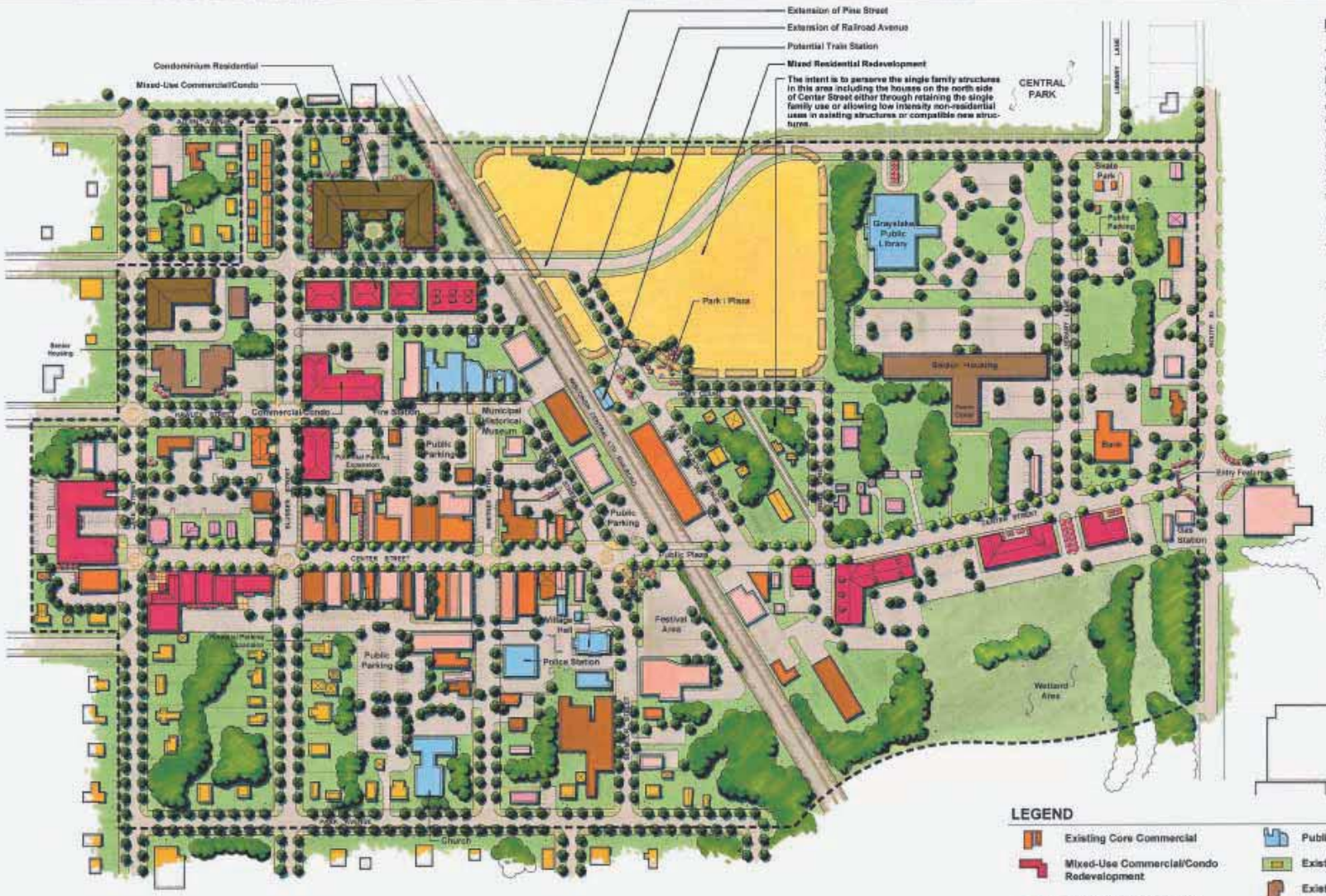
411 South Wells Street, Chicago, Illinois 60607 Phone: (312) 922-9211



ILLUSTRATIVE PLAN NARRATIVE

The Downtown Illustrative Plan depicts the downtown of the future as it would look with proposed improvements and redevelopment concepts. While not designed as an absolute or inflexible layout, the plan emphasizes the preservation of the downtown core area and its traditional character. This essential character would form the basis of the design for in-fill redevelopment. This redevelopment would follow traditional design themes compatible with the downtown character. The result would be a downtown that maintains its identity but gains interest, variety and mass through carefully designed redevelopment.

Key recommendations reflected in the plan include:

1. Preservation of the downtown core area as a unique Grayslake feature.
2. Mixed use redevelopment of designated redevelopment sites.
3. A potential train station.
4. A proposed railroad crossing at Pine Street.
5. The extension of East Railroad Avenue northward to the proposed railroad crossing at Pine Street.
6. Townhouse and single family redevelopment in the area.
7. A parking program that provides adequate public and private parking throughout the downtown.
8. Expansion of downtown streetscape improvements.
9. Ties Downtown Illustrative Plan area into the broader Village Center Plan.

LEGEND

- Existing Core Commercial
- Mixed-Use Commercial/Condo Redevelopment
- Condominium Residential Redevelopment
- Townhouse Redevelopment
- Mixed Residential Redevelopment
- Public / Semi-Public
- Existing Single Family
- Existing Multi-Family
- Residence / Business
- Park / Open Space
- Subarea Boundary

DATE: JUNE 2005

0 50 100 200 NORTH

Figure 35:

ILLUSTRATIVE PLAN DOWNTOWN SUBAREA PLAN

GRAYSLAKE COMPREHENSIVE PLAN

Grayslake, Illinois

CAMIROS

VIEW OF PROTOTYPICAL MIXED USE REDEVELOPMENT ON THE SOUTHEAST CORNER OF LAKE STREET AND CENTER STREET

Figure 36:

PROTOTYPICAL DOWNTOWN REDEVELOPMENT

DATE: JUNE 2005

GRAYSLAKE COMPREHENSIVE PLAN Grayslake, Illinois

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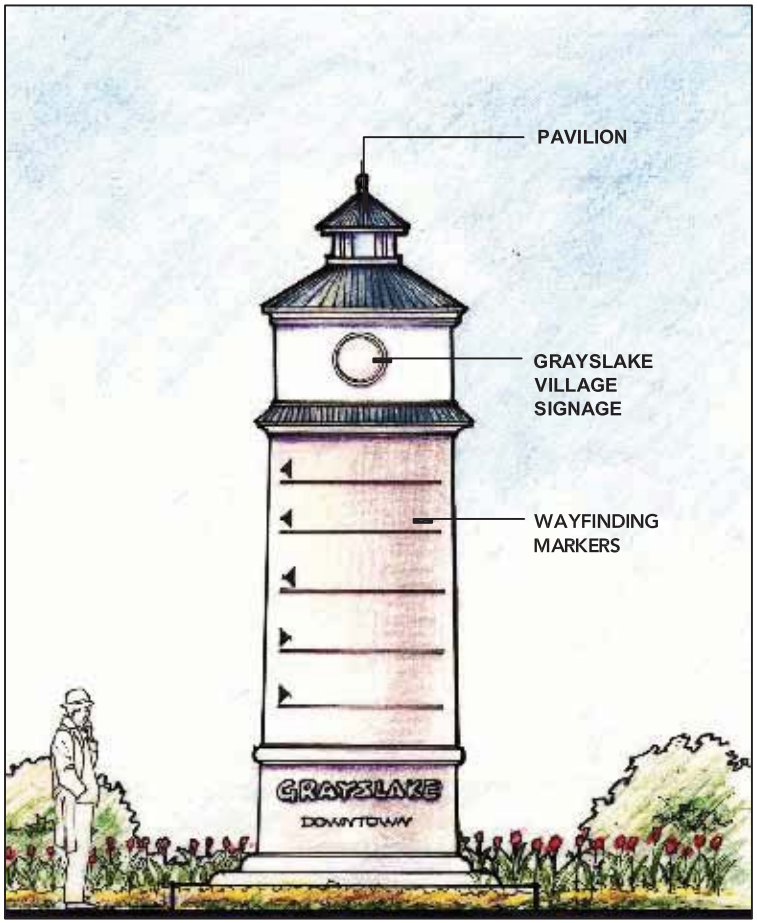
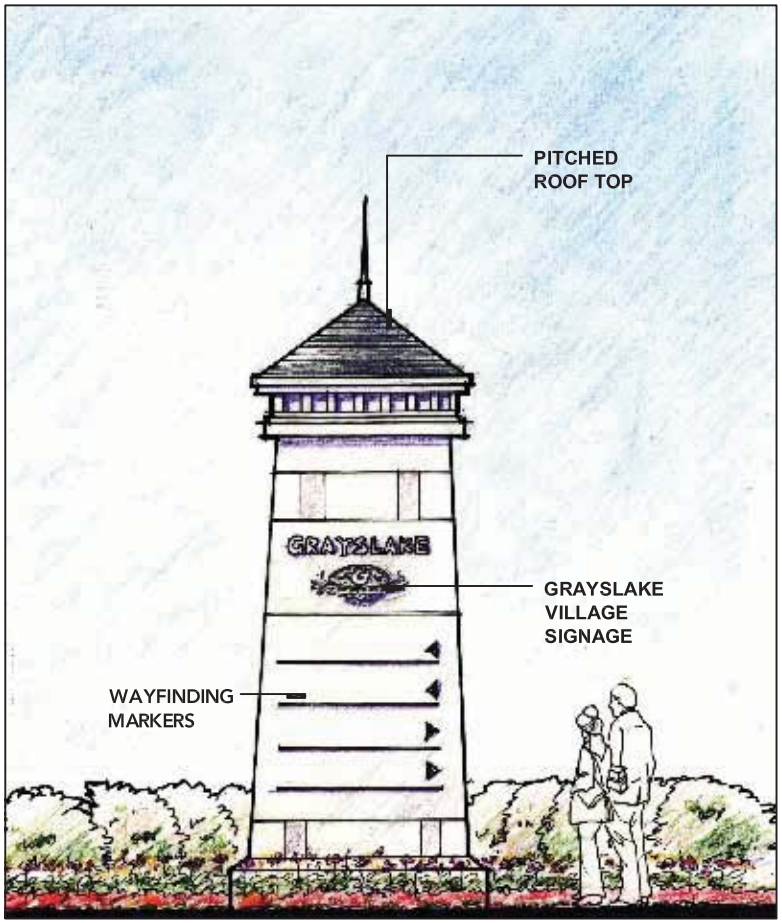


CAST STONE OBELISK A



CAST STONE OBELISK B

Figure 37:

COMMUNITY IDENTIFICATION IMPROVEMENTS

GRAYSLAKE COMPREHENSIVE PLAN

Grayslake, Illinois

DATE: JUNE 2005

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