



Wheeling



Current site of the proposed Town Center (Photo Credit: Tom Wessell)



Rendering of the proposed Town Center
(Photo Credit: Friedman Urban R2)

The Wheeling Station Area Planning Study was completed in April 2004. This project provided a coordinated plan for the redevelopment of the area around the Wheeling Metra Station, focusing on commercial and residential land uses.

Implementation Highlights

In 2008, the Village acquired the 11-acre Wickes furniture site just north/northeast of the Metra station. This site is envisioned as a future TOD project that will create a Town Center for the community and a developer is currently working on approvals for a 295-unit apartment building, a movie theater and brewery as well as additional retail and commercial outlots. More recently, the Village participated in a joint project with neighboring communities to update stormwater management requirements, ultimately reducing the burden for properties located in TOD area. By doing so, a costly development barrier has been removed. In 2014 the Village updated their zoning code to create mixed-use districts around the Metra station to allow, encourage and attract higher-density development.

A 288-unit luxury, multi-family development called Northgate Crossings, located at Dundee Road within walking distance of the Wheeling Metra station, commenced construction in September 2014 and is expected to have its first occupants in late



Rendering of Northgate Crossing (Photo Credit: REVA Development Partners LLC)

2015. This project was designed to appeal to young professionals, empty nesters and corporate transferees that are looking for a walkable, transit-served suburban location near dining and entertainment.

Setting Ideas in Motion