

**MAYOR**

Andrew Przybylo

**TRUSTEES**

George D. Alpogianis

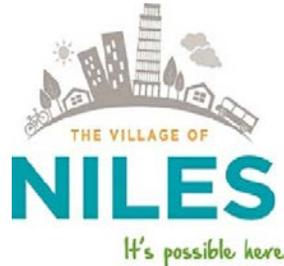
John C. Jekot

Joe LoVerde

Danette O'Donovan Matyas

Denise M. McCreery

Dean Strzelecki



1000 Civic Center Drive, Niles, Illinois 60714

**VILLAGE MANAGER**

Steven C. Vinezeano

**VILLAGE CLERK**

Marlene J. Victorine

Phone: (847) 588-8000

Fax: (847) 588-8051

[www.vniles.com](http://www.vniles.com)

**AGENDA**

**NILES VILLAGE BOARD INFORMAL CONSIDERATION  
COUNCIL CHAMBERS  
November 15, 2016  
6:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

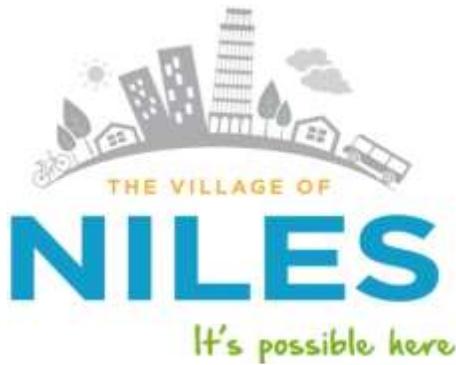
**PRESENTATIONS**

Alternative Water Study Update

Touhy Corridor Land Use Plan by Lakota Group

**PUBLIC COMMENTS**

**ADJOURNMENT**



**MAYOR**  
Andrew Przybylo

**VILLAGE MANAGER**  
Steven C. Vinezeano

**VILLAGE CLERK**  
Marlene J. Victorine

**TRUSTEES**  
George D. Alpagianis  
John C. Jekot  
Joe LoVerde  
Danette O'Donovan Matyas  
Denise McCreery  
Dean Strzelecki

## Memorandum

**To:** Charles Ostman, Director of Community Development

**From:** Ross Klicker, Economic Development Coordinator

**Date:** 11/2/2016

**Re:** Touhy Triangle Master Plan

---

The Touhy Triangle Master plan prepared by The Lakota Group and Gewalt Hamilton and Associates, examines the prevailing land use and building patterns, transportation and infrastructure conditions, and development potential of the 'Touhy Triangle'. **Out of this analysis, a site development and planning framework was established, including a master plan vision for the Study Area. While this plan is intended to serve as an essential resource in guiding the area's future it must be noted that this is not a "blueprint". Elements shown within this plan** are desirable elements to achieve the areas goals of becoming a Hospitality, Retail and Cultural destination for our community and the region. Their locations can change but the Village should strive to place these elements within the final development and redevelopment scenarios.

Once approved this plan will become the basis for all marketing efforts within this area and will include the development of marketing materials for distribution to broker developers, and end users. This plan will be used in promoting the area at regional and national trade events. Additionally this plan will allow us to host "Open House" events where those who are interested can come and see the potential of the area. All of these efforts will be made with the hope of seeing significant development of the elements within this plan within the next 5 to 7 years. Of course we will strive to make this a shorter timeframe, but with current market conditions and development patterns within the region we believe this will be a reachable goal for this plan.

Village of Niles, Illinois

# TOUHY TRIANGLE MASTER PLAN EXECUTIVE SUMMARY

**THE  
LAKOTA  
GROUP.**

Gewalt Hamilton  
Associates

NOVEMBER 2016

## Plan Purpose

One of the Top Community Issues to emerge from the Niles 2030 Comprehensive Plan was the Village's lack of a 'true downtown area', which was believed to "negatively impact the Village's sense of community, image and identity". In response the Village of Niles has undertaken a proactive effort to develop and implement a bold vision for a new town center within the Touhy Triangle. In support of this vision, the *Touhy Triangle Master Plan* was developed with an aim to achieve the following goals:

- **Enhance Economic Vitality** - the new plan calls for a vibrant, mixed-use, entertainment district with strong commercial uses and modern employment centers.
- **Foster a Greater Sense of Community** - in the future the Touhy Triangle will be a distinct, vibrant place that residents will proudly identify as the 'heart' of their community.
- **Provide Opportunities for Recreation and Entertainment** - new public open spaces programmed with a variety of amenities and activities will anchor a range of active commercial and entertainment-oriented uses.
- **Promote Arts and Culture within the Village** - as a key destination within the region, the new town center will provide a setting for concerts in the park, fairs and festivals, and public art opportunities all set within a rich urban environment.

The Village will work in close partnership with area land and business owners, residents, and the development community to achieve these goals.

# EXISTING CONDITIONS

## OVERVIEW

The *Touhy Triangle Master Plan*, prepared by The Lakota Group and Gewalt Hamilton Associates, examines the prevailing land use and building patterns, transportation and infrastructure conditions, and development potential of the 'Touhy Triangle' area in Niles. Out of this analysis, a site development and planning framework was established, including a master plan vision for the Study Area. While the Plan is intended to serve as an essential resource in guiding the area's future redevelopment, a more detailed examination of real estate market trends will ultimately be required to determine final plan direction.

Currently, the site is zoned for entertainment and mixed-use development (ENT-MU), however, until recently, it was zoned primarily for larger-scale industrial (M) or service business uses (B2), with a limited amount of retail business zoning (B1) in specific locations.

Existing traffic levels near the Study Area are relatively high - especially on Touhy Avenue - suggesting the potential for high visibility and exposure for any new development within the area.

Study Area Size: ~110 ACRES

Current Zoning: ENT-MU - ENTERTAINMENT / MIXED-USE

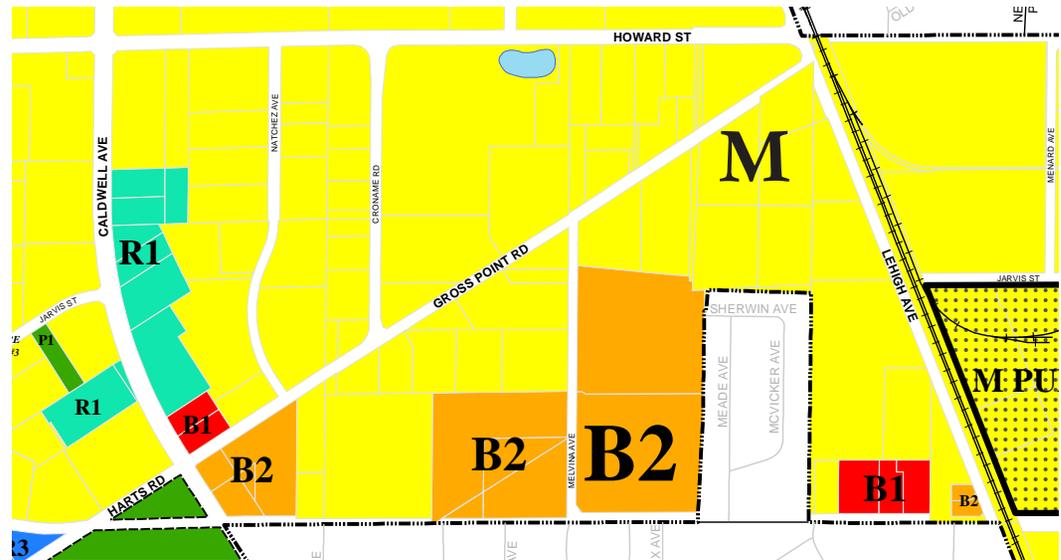
Previous Zoning: M - LIMITED MANUFACTURING  
B2 - SERVICE BUSINESS  
B1 - RETAIL BUSINESS

Max. F.A.R.: 1.5 (M), 1.8 (B1), 2.0 (B2)

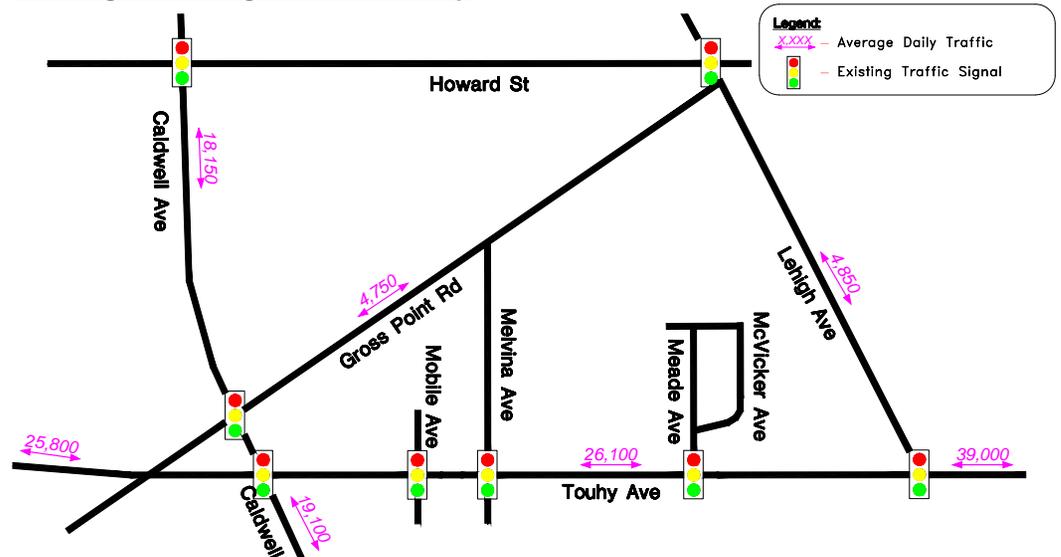
Max. Height: 36 FEET

Typical Building: 2 - 3 STORIES  
140,000 - 220,000 SF

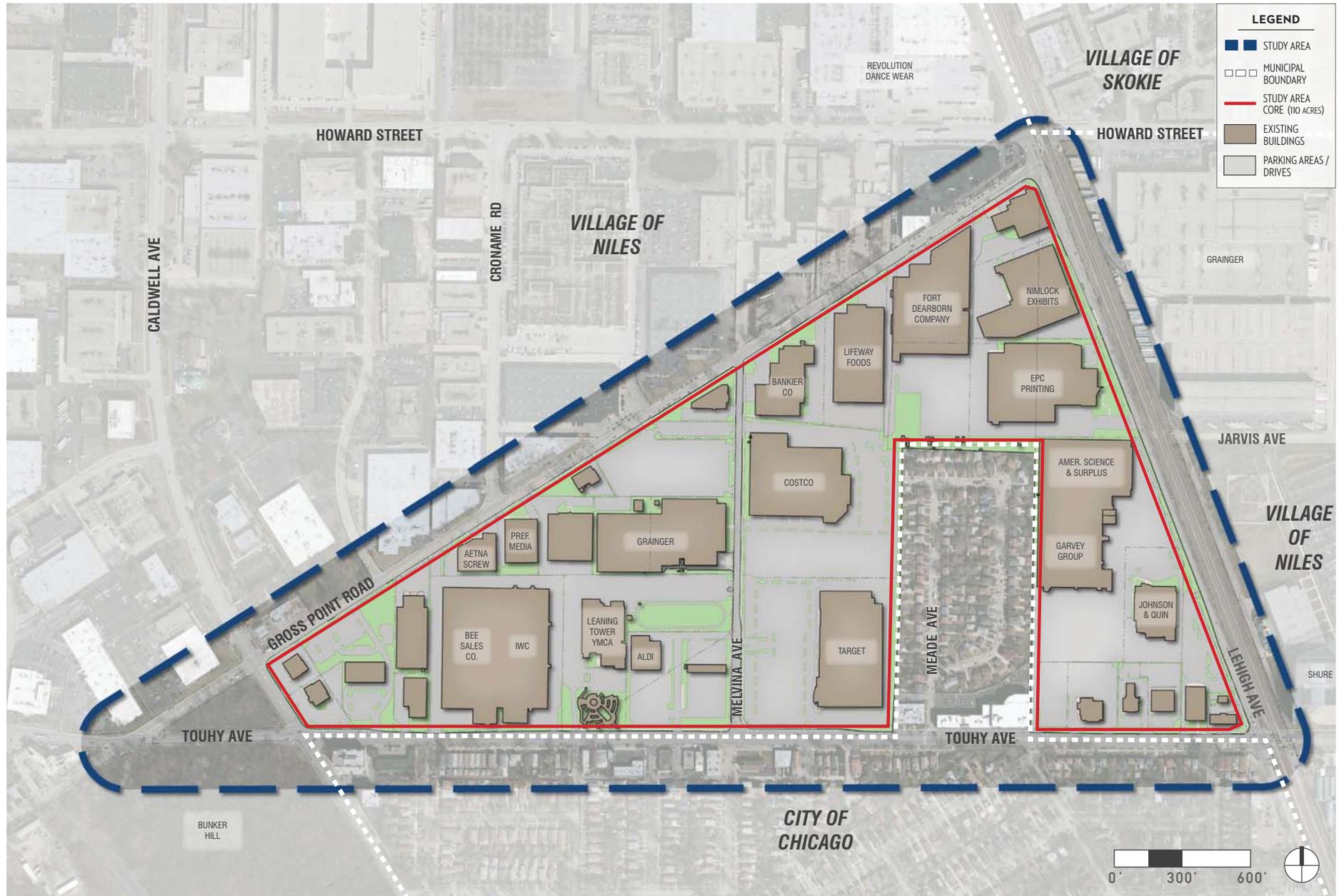
Previous Niles Zoning Map



Existing Traffic Signals & ADT Map



# Study Area Context Map



# DEVELOPMENT POTENTIAL

## **Infrastructure**

Major utility lines within the study area have also been highlighted on the Site Analysis Map on the facing page (dashed purple lines), indicating potential obstacles to be considered when exploring future development opportunities. While most of the utility lines serving the area are located within the right-of-ways of existing streets, and are therefore unlikely to require relocation, it should be noted that significant modifications to the roadway network may impact utilities. Several key lines are identified on the preceding page and described below.

1. 8" water main to the East of 6450 W. Touhy, runs north to south, about 1,350'.
2. 10" water main to the west of 6310-6330 W. Touhy, runs north to south, about 1,600'.
3. Melvina Avenue, 10" water main, sanitary sewer and storm sewer (10" - 36").
4. 10" and 12" water main running behind 6150 Touhy & 7311 Melvina. The section behind 6150 Touhy is likely to remain.
5. 48" storm sewer that runs from Gross Point (along the extension of Jarvis Ave) towards the west to Gross Point.
6. There is sanitary, storm and water main running mostly north & south to the East of 7300 Leigh.

## **Stormwater**

Given the reasonably high value of land within the study area, it is assumed that most stormwater detention will occur underground, though a portion of storage could be supported through surface retention in the form of parking lots, open spaces, and rain gardens or bio-swales. For the purposes of this planning effort, Gewalt Hamilton Associates has calculated a conceptual stormwater detention requirement ratio of 0.35 acre feet for every 1 acre redeveloped.

Anticipated Future Stormwater Allocation:

85% UNDERGROUND STORAGE

15% SURFACE RETENTION

## **Development Opportunities and Constraints**

A number of existing opportunities and constraints will have a direct impact on the physical design and character of the Study Area's future redevelopment.

### **Potential for Change**

The Site Analysis Map shown on the next page outlines the extent to which each building in the study area is susceptible to change. The designations shown are based a variety of criteria, taking into account factors like building age and condition, functional significance, ownership, locational relevance, and environmental issues.

### **Connectivity**

Several opportunities exist to enable greater connectivity between the Touhy Triangle and surrounding neighborhoods, but remain unrealized due to existing conditions. One major opportunity is to establish an improved connection with the North Branch Trail, which intersects with Touhy Avenue immediately west of the study area. Another opportunity for enhanced connectivity is the site's proximity to the terminus of several CTA bus lines on Gross Point Road. There are also a number of potential street and road network enhancements that could help to improve connectivity within and around the Touhy Triangle. One example includes enabling better connectivity between Gross Point Road, Lehigh Avenue, and Howard Street in the far northeast corner of the Study Area.

### **Branding**

Two key signage opportunities are identified on the Site Analysis Map at the intersections of Touhy Avenue, Gross Point Road, and Lehigh Avenue, respectively. Major gateway/landmark elements are recommended in these areas due to the high visibility of these locations (identified by yellow asterisks).

# Site Development Potential Analysis Map



## Site Organization

Specific areas within the Touhy Triangle have been identified as potential development 'pods' or clusters, establishing a broad-level of organization.

### Area 1

Total Area Size: ~33 ACRES

Priority Uses: COMMERCIAL & ENTERTAINMENT

### Area 2

Total Area Size: ~26.5 ACRES

Priority Uses: LIGHT INDUSTRIAL, OFFICE, AND/OR COMMERCIAL

### Area 3

Total Area Size: ~20 ACRES

Priority Uses: COMMERCIAL, LIGHT INDUSTRIAL, OR MANUFACTURING



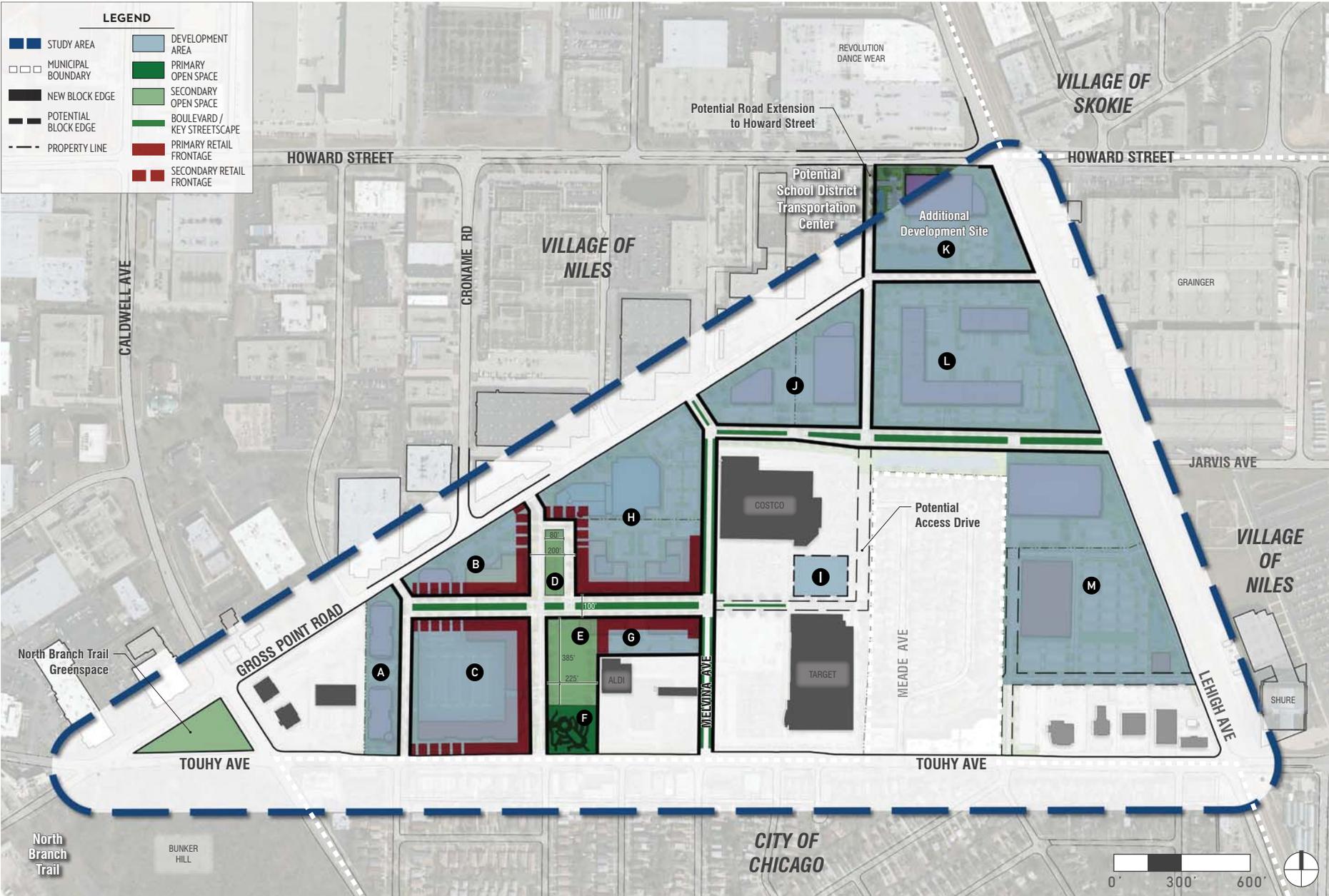
## Development Framework

The Potential Development Framework shown on the facing page establishes an over-arching strategy for redevelopment of the Touhy Triangle, balancing physical design requirements while also maintaining enough flexibility to accommodate a wide range of land use goals.

### Framework Notes

- Opportunity Site A - 95,970 square feet (2.20 acres)
- Opportunity Site B - 68,750 square feet (1.58 Acres)
- Opportunity Site C - 275,000 square feet (6.31 Acres)
- Site D - 11,000 square feet (0.25 acres). New linear open space.
- Site E - 72,000 square feet (1.65 acres). New central open space
- Site F - 40,000 square feet (0.92 acres) Refurbished, existing landmark open space. Leaning Tower landmark to be preserved.
- Opportunity Site G - 72,500 square feet (1.66 acres)
- Opportunity Site H - 395,000 square feet (9.07 acres)
- Opportunity Site I - Potential for a 40,000 - 50,000 square foot commercial infill building.
- Opportunity Site J - 235,000 square feet (5.39 acres)
- Opportunity Site K - 255,000 square feet (5.85 acres). Requires roadway network reconfiguration of Gross Point Road.
- Opportunity Site L - 520,000 square feet (11.94 acres)
- Opportunity Site M - 615,000 square feet (12.12 acres)

# Potential Development Framework (Preferred Concept)



# THE TOUHY TRIANGLE MASTER PLAN

## Preferred Master Plan Concept

The Preferred Development Master Plan, shown on the facing page, provides an illustration of how the Village's preferred land use goals might be achieved through site design that is focused on fostering a dynamic, pedestrian-oriented public realm. Inherent in both the Preferred and Alternative Master Plan concepts presented in this report is a focus on compact, walkable, and well-balanced development that provides a range of uses and scale.

Developable Area: ~ 60.7 ACRES

Retail: 228,500 SF

Hotel: 90,000 - 180,000 SF

YMCA: 105,000 SF

Residential: 80 - 255 UNITS

Office: 104,000 - 369,000 SF

Industrial: 344,500 SF

Open Space: 2.8 ACRES



## Preferred Master Plan Details

### Area 1

- Retail: ± 149,500 square feet.
- Hotel: ± 90,000 - 180,000 square feet, with ground-floor amenities and retail space (included in retail total).
- Office: ± 104,000 - 369,000 square feet, depending on the preferred use of the proposed parking structure development.
- YMCA: ± 105,000 square feet, with aquatic center, recreation facilities, and potential for additional upper-story development.
- Residential: ± 80 - 255 units, depending on the preferred use of the proposed parking structure development. Assume ± 1,000 square foot units, with 1 - 2 parking spaces per unit.
- Open Space: ± 2.8 acres of combined open space, including a new 11,000 sf linear open space, and a new central green space that incorporates the existing Leaning Tower and surrounding plaza.

### Area 2

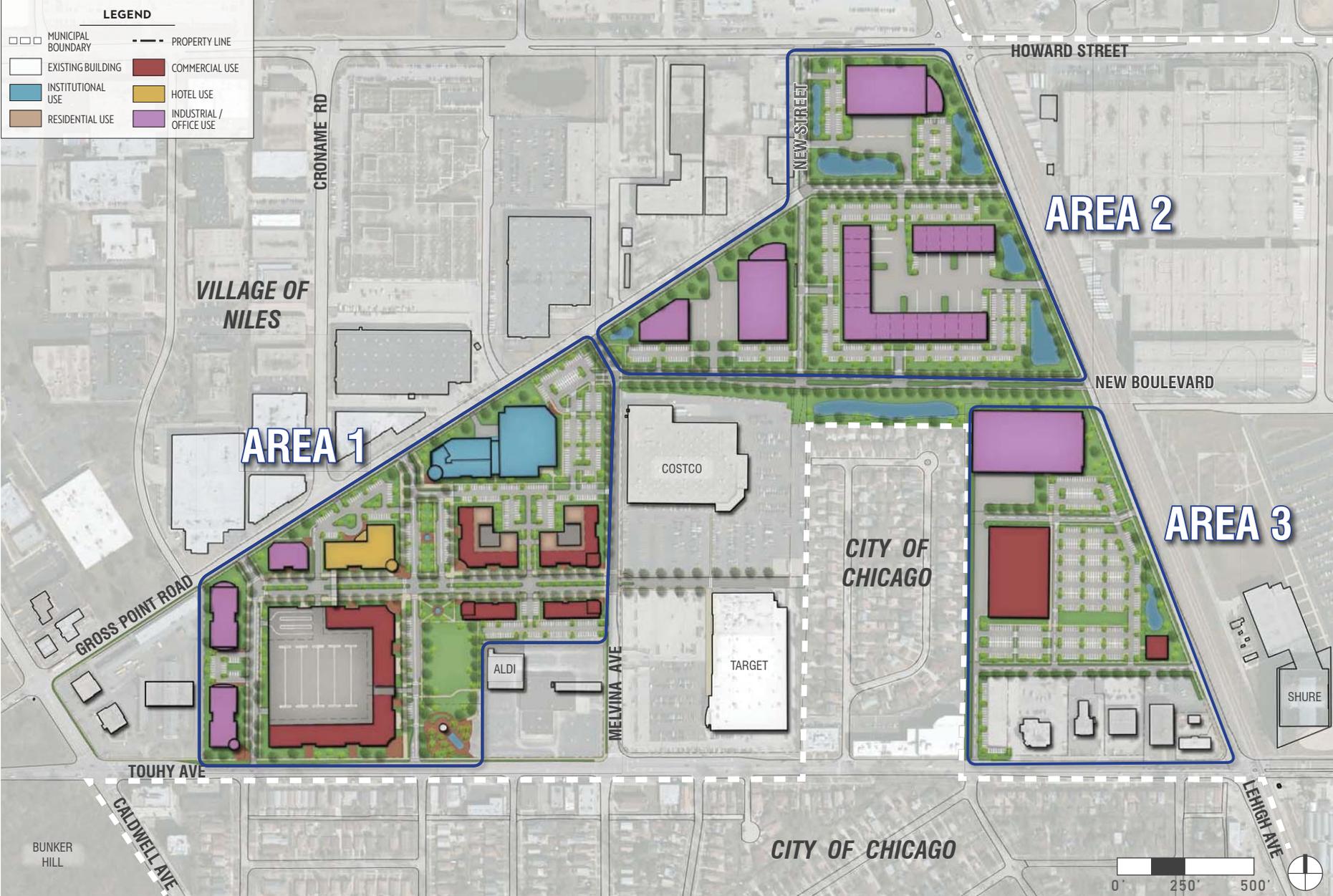
- Industrial: ± 254,500 square feet of new industrial, warehouse, and/or light manufacturing development. Roughly 114,500 square feet would be smaller format and dividable to suit user needs.

### Area 3

- Retail: ± 79,000 square feet, primarily as retail anchor space.
- Industrial: ± 90,000 square feet of new industrial, warehouse, and/or light manufacturing development.

*Bayshore Towncenter in Glendale, Wisconsin (shown to the left) is an example of an entertainment-oriented, mixed-use development centered around active pedestrian environments.*

# Preferred Development Master Plan



## Alternative Master Plan Concept

Similar to the Preferred Plan, the Alternative Master Plan concept (see facing page) focuses on the development of a new entertainment center district. However, in the alternative scheme, a greater emphasis is placed on private sector development, primarily by the reduction of public open space and relocation of the YMCA outside of the Area 1 core. A greater emphasis would be also be placed on residential use in Area 1.

Developable Area: ~ 60.7 ACRES

Retail: 137,500 SF

Hotel: 120,000 SF

YMCA: 108,500 SF

Residential: 200 - 290 UNITS

Office: 224,000 - 249,000 SF

Industrial: 359,500 SF

Open Space: 1.5 ACRES



## Alternate Master Plan Details

### Area 1

- Retail: ± 137,500 square feet.
- Hotel: ± 120,000 square feet, with potential conference/events space and related amenities.
- Office: ± 224,000 - 249,000 square feet, depending on the preferred use of the proposed parking structure development.
- Residential: ± 200 - 290 units, depending on the preferred use of the proposed parking structure development. Assume ± 1,000 square foot units, with 1 - 2 parking spaces per unit.
- Open Space: 2 new linear open spaces ± 27,000 sf (total), and improvements to the existing Leaning Tower plaza (± 40,000 sf).

### Area 2

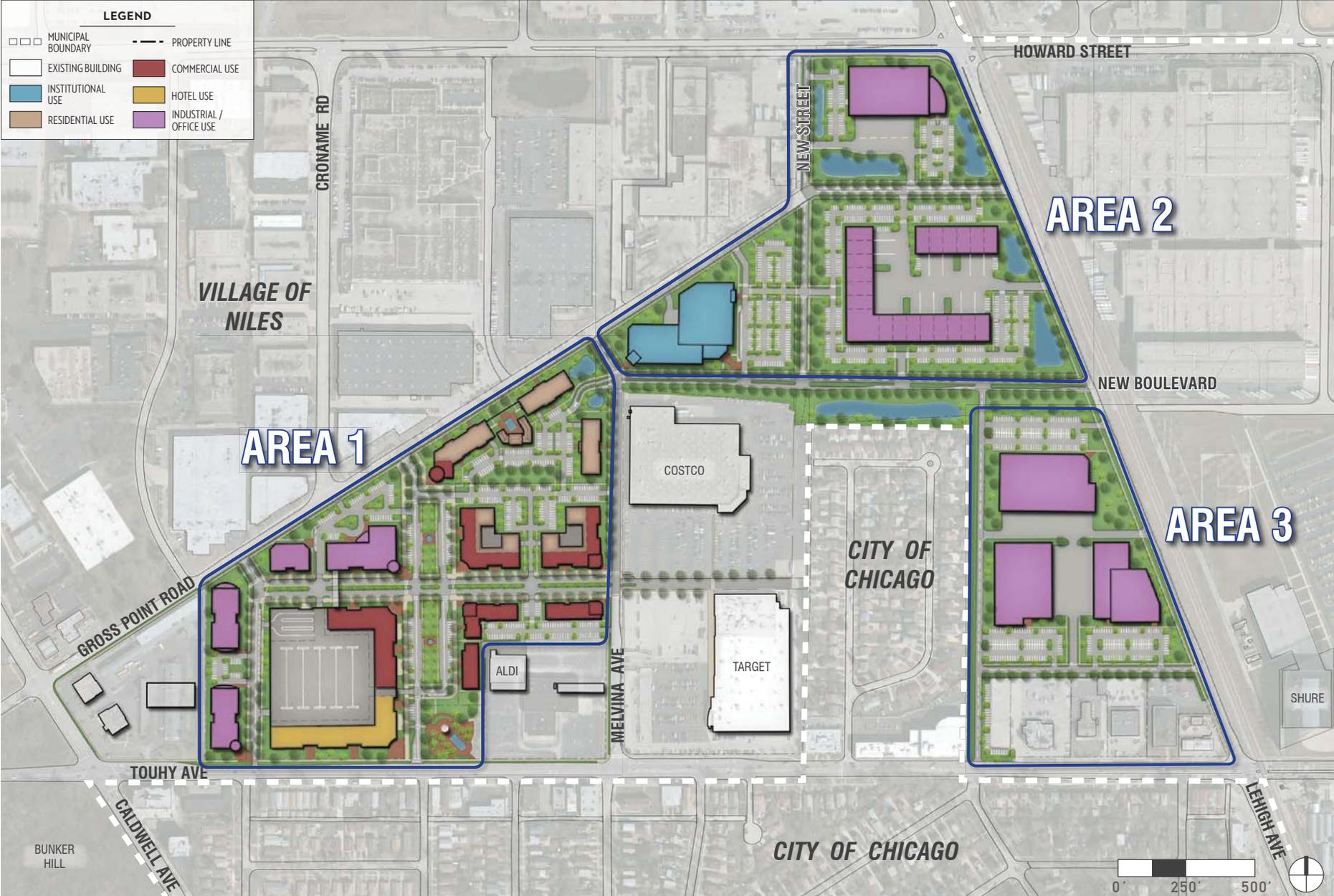
- YMCA: ± 108,500 square feet, with aquatic center and recreation facilities.
- Industrial: ± 174,500 square feet of new industrial, warehouse, and/or light manufacturing development. Roughly 114,500 square feet would be smaller format and dividable to suit user needs.

### Area 3

- Industrial: ± 185,000 square feet of new industrial, warehouse, and/or light manufacturing development.

*Burr Ridge, Michigan's Village Center - a planned, mixed-use development - is set around a linear "village green" that also regularly hosts festivals, events, and performances*

# Alternative Development Master Plan



Bird's Eye Illustration of Envisioned Entertainment District



## Area 2 - 'Transit-Oriented' Residential Development Master Plan Alternative

While there is no train station planned at this time, the concept shown below was developed to illustrate what 'transit-oriented' residential development might look like in the Touhy Triangle if Niles were to get its own commuter rail station in the future.

### Plan Notes

**i** SUB-AREA 1 (30.6 DU/AC)

**A** 4-Story Residential

- 60 units (± 1,000 sf typ.)
- 1 ground-floor space/unit
- 1.9 parking spaces/unit total

**ii** SUB-AREA 2 (21.4 DU/AC)

**C** 3-Story Residential

- 36 units (± 1,000 sf typ.) each
- 1.4 parking spaces / unit total

**D** 2 to 3-Story Townhomes

- 17 units (± 2,000 sf typ.)
- 2 private garage spaces / unit
- 12 additional guest parking spaces

**E** Re-Routed Gross Point Road

**iii** SUB-AREA 3 (16.25 DU/AC)

**F** 3-Story Residential

- 42 units (± 1,000 sf typ.) each
- 1.4 parking spaces / unit total

**G** 3-Story Residential

- 36 units (± 1,000 sf typ.)
- 1.3 parking spaces / unit total

**H** 1-Story Clubhouse: 6,500 square feet

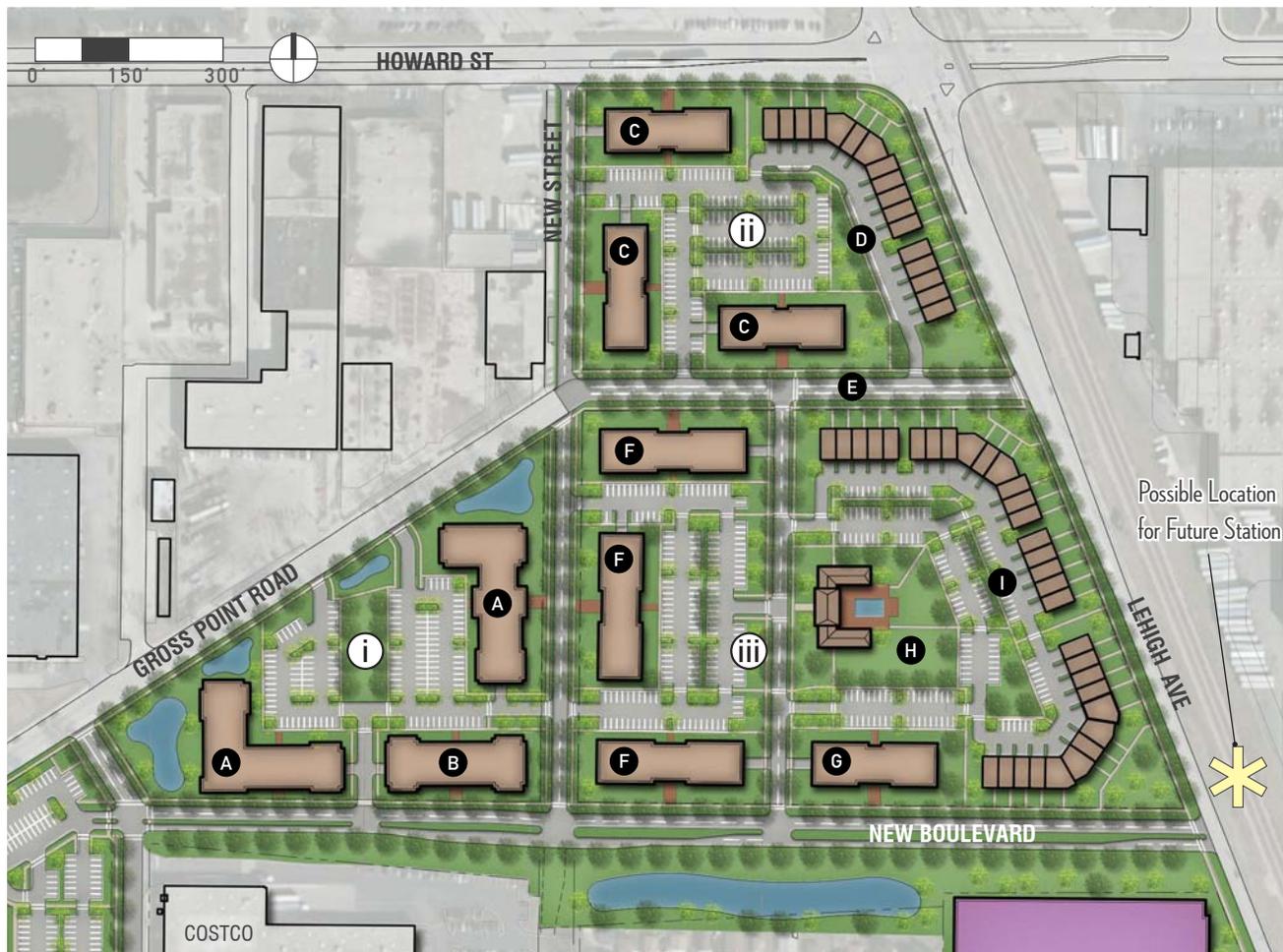
- 65 overflow parking spaces
- Shared amenities & open space

**I** 2 to 3-Story Townhomes

- 32 units (± 2,000 sf typ.)
- 2 private garage spaces / unit
- 48 additional guest parking spaces

**Option: Increased Indoor Parking**

3-story buildings could become 4-story, with 1 internal ground-floor space per unit.



## Development Character

The images shown below and on the facing page provide some examples of the type of development character envisioned as part of the proposed master plan. These potential development 'products' reflect typical land uses and building types that are found in similar settings both regionally and nationally. The applicable development area is noted in the upper right corner of each of the potential building types shown.

### Mixed-Use Development



*Entertainment-oriented uses front an active public open space at MB Financial Park in Rosemont, Illinois.*



*Eddy Commons in South Bend, Indiana uses residential and commercial development to line a large, internal parking deck.*



*Walnut Flats in Denver, Colorado is an example of a contemporary mixed-use development located near the City's ballpark.*

### Hotel



*A mid-rise hotel development at Randhurst Village in Mount Prospect, Illinois.*

### Commercial



*Low-rise commercial development that focuses on dining & entertainment-oriented use, with ample outdoor seating areas.*



*Larger-format commercial anchors that serve as retail destinations, bringing people to the Touhy Triangle.*

## Office



*Low-rise office developments with smaller footprints provide a transitional use and accommodate infill sites.*

## Industrial / Manufacturing



*Temperance Brewery in Evanston, Illinois is an example of a light-industrial use with an active, commercial component.*



*Manufacturing and light-industrial uses should have appropriate landscaping and clearly identifiable entrances oriented towards public right-of-ways*

## YMCA



*A modernized YMCA with an aquatic center and a variety of amenities could act as a major destination within the Touhy Triangle.*

## Residential



*Mid-rise residential developments provide density that supports nearby commercial and entertainment-oriented uses.*



*The North Center Senior Campus in Chicago is an example of a residential 'campus' development set within an active urban area.*

## Open Space Character

New community open spaces are at the heart of both the preferred and alternate plans for the proposed Touhy Triangle entertainment district. In either concept, the proposed spaces are intended to be active and inviting, with unique elements and attractive landscaping and furnishings that help to attract visitors and promote the area as a destination. In the preferred scheme, a large community green provides space for a performance venue and art installations. Examples of similar open spaces as those proposed in this plan, as well as some potential amenities that could be included are shown on the following page.

### Eye-Level Illustration of Envisioned Open Space



*An artist's illustration of the envisioned entertainment district open space - looking south.*

**Open Space Elements**



*A park shelter in Winnetka's Hubbard Woods District doubles as a stage for performances and events.*



*Focal elements at the ends of the open areas serve as landmark features and create visual interest.*



*Emphasize the Leaning Tower of Niles as a focal point.  
photo by Miroslaw Mucha - Wikipedia*



*Food trucks and kiosks with outdoor dining areas provide informal commercial opportunities that can be incorporated into open spaces.*



*Interactive elements such as splash pads help to generate activity and excitement without being visually obtrusive.*



*Incorporate unique elements and features to help promote the new district as a destination.*