



# SPARK SITES REVIEW

Reviewing Corridor & District Spark  
Sites & Downtown Sites Revised from  
Board Workshop #3





## CORRIDORS & DISTRICTS

1. **THE GLEN TOWN CENTER** – Redevelopment of the ArcLight Theaters & Streetscape Interventions
2. **MILWAUKEE AVE** – Represents typical corridor site(s), Redevelopment of assembled parcels
3. **WAUKEGAN RD** – Recommendations for further study of the Form Based Code
4. **DOWNTOWN: CHASE BLOCK** – Revised options based on feedback from Board Workshop #3



# SPARK SITES | THE GLEN TOWN CENTER



## ADAPTIVE REUSE TO OFFICE OR RESIDENTIAL

### STRATEGIES

- Strategy can be repeated for any large tenants at The Glen.
- Replace cinema with 4 story office or residential use if cinema ceases operation & suitable replacement use cannot be found
- Convert cinema lobby to pedestrian connection to parking/outdoor dining space
- Selectively replace street parking with parklets for outdoor dining

### OPPORTUNITIES

- Office or Residential adds new users to The Glen
- New pedestrian connection and parklets add usable open space
- Office takes advantage of access to existing parking garage

### CHALLENGES

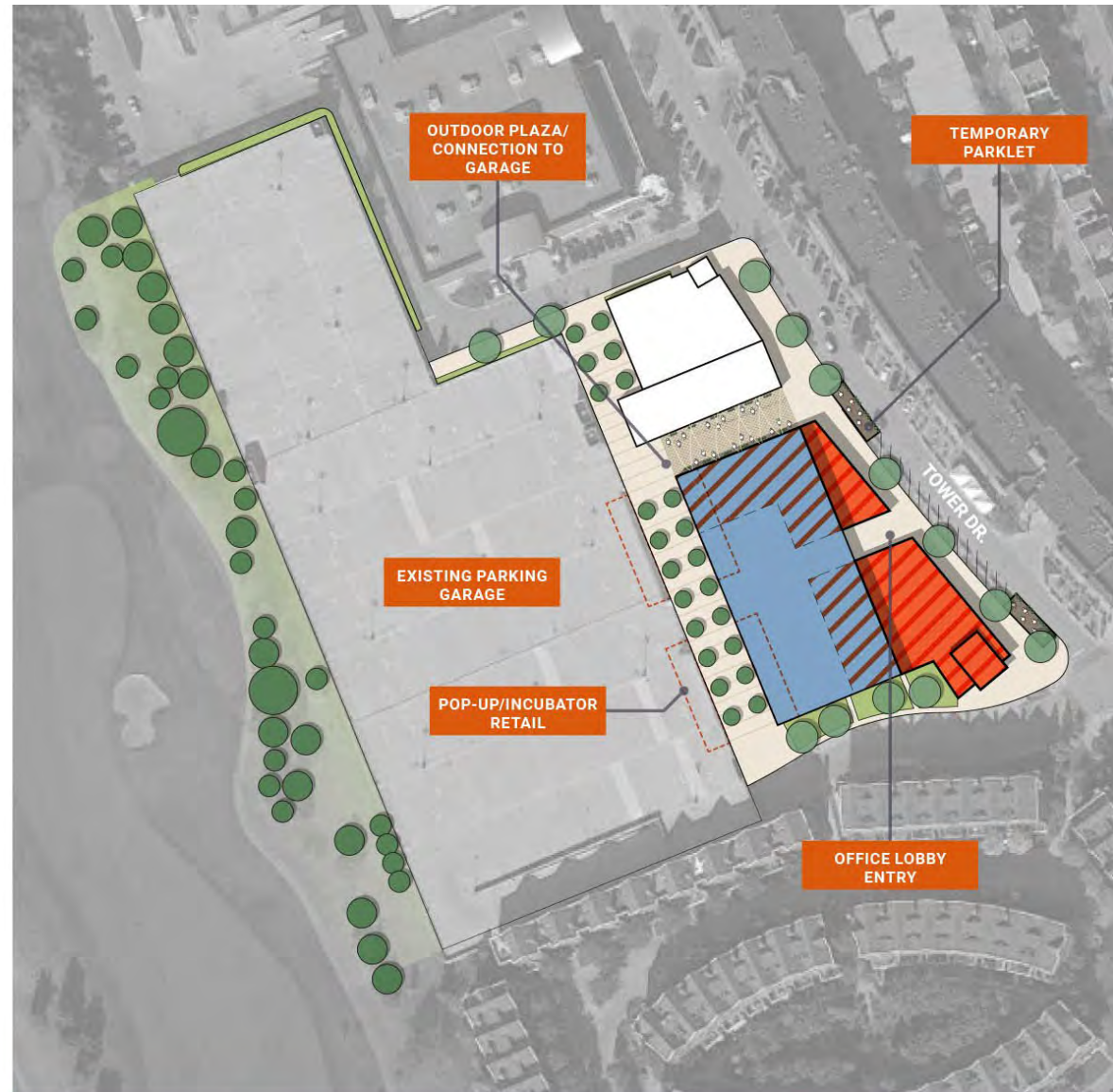
- Leases of existing retail tenants could impact ability to redevelop
- Code does not allow building heights required for development.  
Current height limit: 55' Required height limit: 60'-65'

### SITE DATA

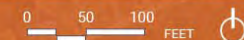
- Ground Floor Retail: 26,625 square feet
- Office: 100,000 square feet; or,
- Residential: 80 units

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = ~\$33 million
- Private Cost = ~\$36 million
- Economic "Gap" = ~\$3 million (6%)
- Public Sector Leverage Ratio\* = 11:1



THE GLEN TOWN CENTER - OPTION 1



# SPARK SITES | MILWAUKEE AVE



## 2-3 STORY MIXED USE REDEVELOPMENT

### STRATEGIES

- Strategy can be repeated for sites within the corridors.
- 2–3 story mixed-use redevelopment. Prioritize mixed-use development and locating parking to the side or behind buildings
- Consolidate curb cuts to improve traffic

### OPPORTUNITIES

- Creates consistent street edge & visual unification of corridors.
- Allows for flexibility of including a variety of retail, residential, or office
- Coordinate with IDOT improvements for streetscape enhancements that promote walkability and visual unification of corridors.

### CHALLENGES

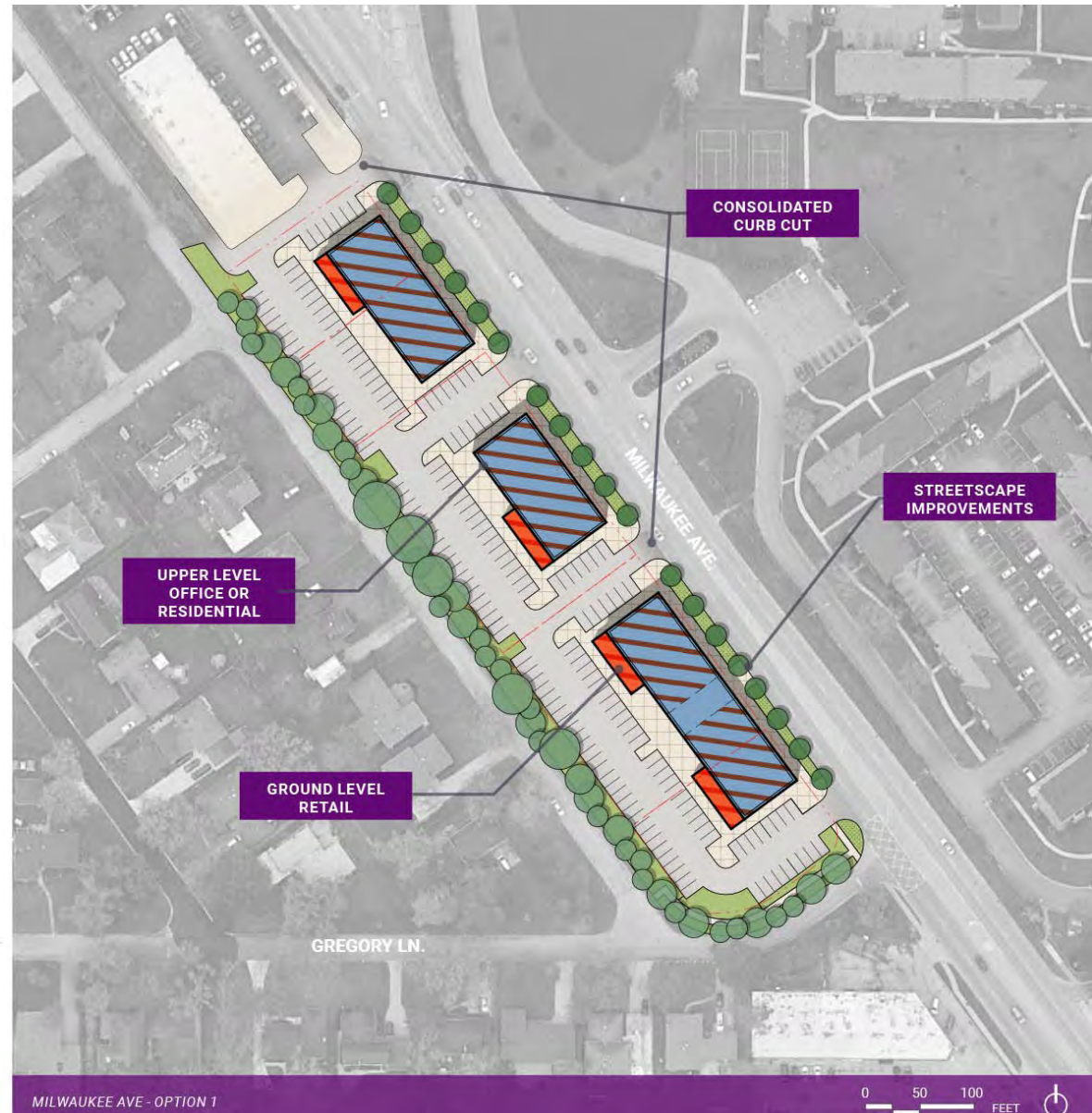
- Higher density will be required to support larger open space.
- Convincing land owners to redevelop beyond “business as usual”

### SITE DATA

- Ground Floor Retail: 22,000 square feet
- Office (1 Level): 25,500 square feet, OR
- Residential (2 Levels): 60 units
- Site Area: 2.56 acres
- Parking Provided: 200

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = ~\$11 million
- Private Cost = ~\$13 million
- Economic “Gap” = ~\$2 million (14%)
- Public Sector Leverage Ratio\* = 5:1





# SPARK SITES | WAUKEGAN ROAD



## WAUKEGAN NORTH – GROVE ST TO LAKE AVE

### STRATEGIES

- **No obvious Spark Sites on Waukegan Road**
- Retain recommendations from 2006 Downtown Revitalization Plan
- Maintain 4 story height limit, revise Form Based Code to address massing, materials, and architectural features.
- Maintain flexible approach to allow for creative solutions and innovative uses
- Recommend multi-family units instead of condominium units. Multi-family will equate to more units due to smaller unit size.

### OPPORTUNITIES

- New Waukegan Rd frontage creates transitional zone into downtown
- New development adds new diversity of uses in corridor, removes aging commercial space, and replaces with new use appropriate to attract residents and businesses

### CHALLENGES

- Narrow sites limit development flexibility
- Form Based Code should be revised to address massing to reduce canyon effect on Waukegan and limit impact to adjacent single family residential



# SPARK SITES | WAUKEGAN ROAD



## WAUKEGAN SOUTH – GLENVIEW RD TO GROVE ST

### STRATEGIES

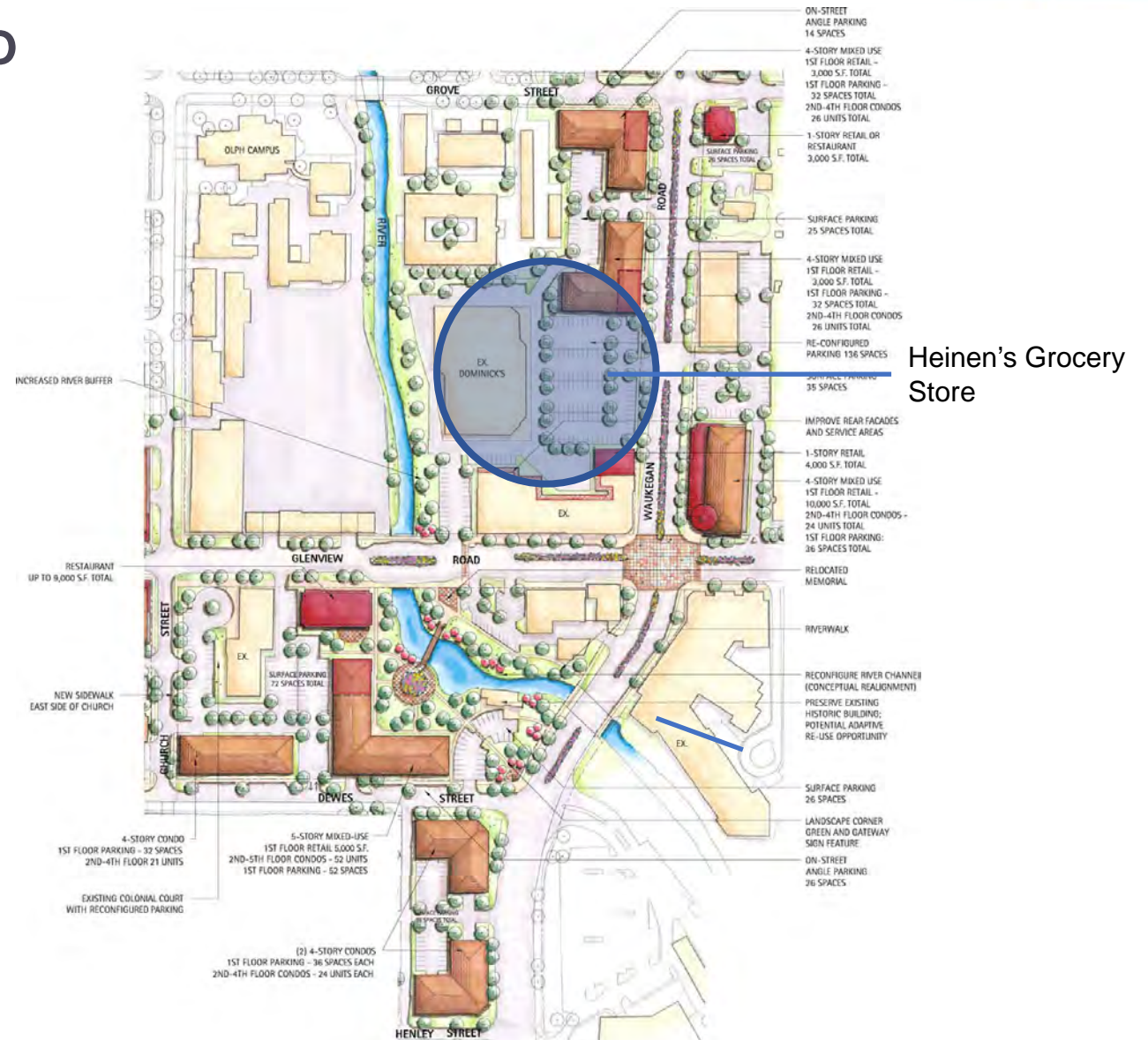
- No obvious Spark Sites on Waukegan Road
- Heinen's is an example of how the Strategic Plan has been used. Implementation was possible because of flexibility in the plan and Form Based Code.
- Retain recommendations from 2006 Downtown Revitalization Plan
- Maintain 4 story height limit, revise Form Based Code to address massing, materials, and architectural features.
- Maintain flexible approach to allow for creative solutions and innovative uses

### OPPORTUNITIES

- New Waukegan Rd frontage creates transitional zone into downtown
- New development adds new diversity of uses in corridor, removes aging commercial space, and replaces with new use appropriate to attract residents and businesses

### CHALLENGES

- Narrow sites limit development flexibility
- Form Based Code should be revised to address massing to reduce canyon effect on Waukegan and limit impact to adjacent single family residential

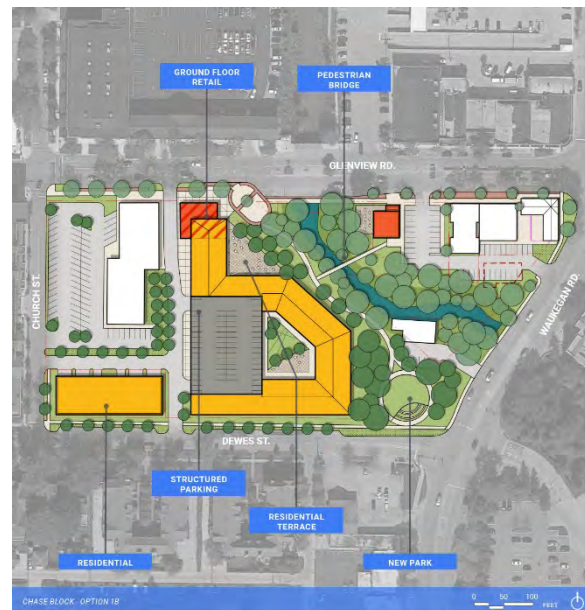






## FEEDBACK FROM BOARD WORKSHOP #3

- Broad consensus about activating river corridor with new open space and restaurant, coupled with mixed-use development on Chase Block. If there is to be a major redevelopment this is the desired block.
- Community feedback raised concerns about building facades creating canyon effect and new development height casting shadows onto river corridor and new open space.





## REVISIONS TO OPTIONS

- Increased width of open space to create a focal point for the riverfront corridor.
- Shadow study to determine the shading of open space from new development
- Recommend including Pure Oil building as a restaurant
- Option to phase Chase Block over time – options that holds back Colonial Court site for future development
- Option that includes Medical Office to replace Colonial Court uses



# SPARK SITES | DOWNTOWN – CHASE BLOCK



## OPTION 1A: 3 STORY PARTIAL BLOCK

### STRATEGIES

- 3 story residential development with ground floor retail on Glenview Road.
- Abandon River Drive and convert to public park

### OPPORTUNITIES

- New frontage retail frontage on Glenview Road
- New development and park coupled with 1700 Block restaurant development creates a unique setting. River becomes an amenity to downtown rather than a barrier.

### CHALLENGES

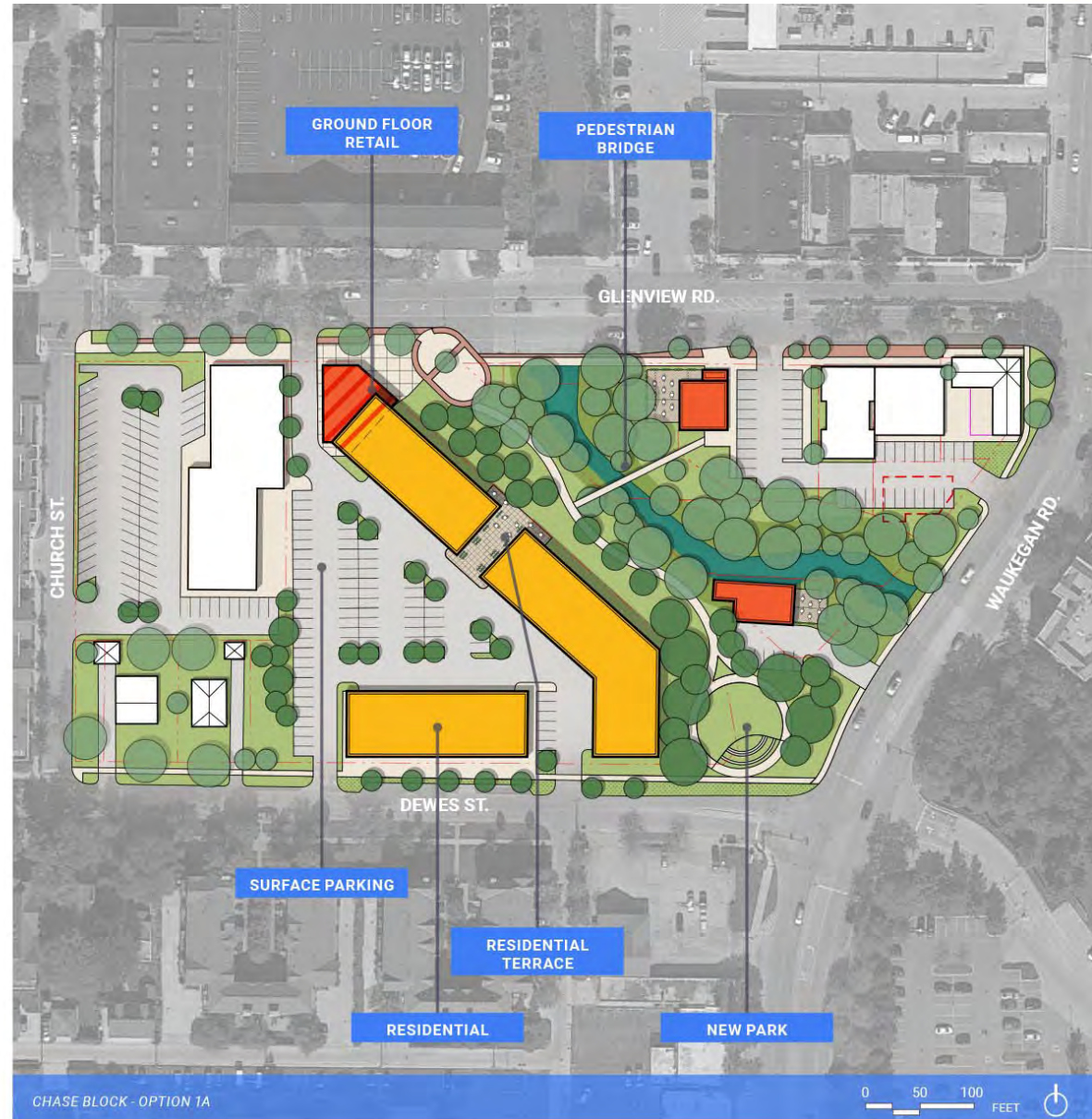
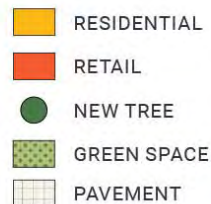
- Surface parking option limits density. Unit count might be too low to attract development due to land costs.
- Surface parking does not alleviate parking shortage of adjacent blocks
- Multiple sites will need to be assembled.

### SITE DATA

- Ground Floor Retail: 3,200 sf
- Residential: 87 Units
- Site Area: 2.19 acres
- Parking Provided: 119 spaces (no extra spaces)
- Open Space: .84 acres

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = ~\$16 million
- Private Cost = ~\$19 million
- Economic “Gap” = ~\$3 million (16%)
- Public Sector Leverage Ratio\* = 5:1





# SPARK SITES | DOWNTOWN – CHASE BLOCK



## OPTION 1B & 1C: 4 or 5 STORY PARTIAL BLOCK

### STRATEGIES

- 4 story residential development with ground floor retail on Glenview Road.
- Abandon River Drive and convert to public park

### OPPORTUNITIES

- New frontage retail frontage on Glenview Road
- New development and park coupled with 1700 Block restaurant development creates a unique setting. River becomes an amenity to downtown rather than a barrier.

### CHALLENGES

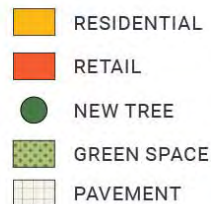
- 4 story option limits unit count that might be too low to attract development due to land costs.
- Multiple sites will need to be assembled

### SITE DATA

- Ground Floor Retail: 4,000 square feet
- Residential: 4 story - 193 units, 5 story – 209 units
- Site Area: 2.68 acres
- Parking Provided: 4 story - 267 spaces, 5 story – 289
- Open Space: .84 acres

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = 1B /~\$36 million, 1C/\$48 million
- Private Cost = 1B/~\$40 million, 1C/\$48 million
- Economic “Gap” = 1B/~\$4 million, 1C/\$0
- Public Sector Leverage Ratio\* = 1B/9:1, 1C/48:1



CHASE BLOCK - OPTION 2



# SPARK SITES | DOWNTOWN – CHASE BLOCK



## OPTION 2A – 3 STORY FULL BLOCK

### STRATEGIES

- 3 story residential development with ground floor retail on Glenview Road.
- Abandon River Drive and convert to public park

### OPPORTUNITIES

- Fills a significant gap in active frontage on Glenview Road
- New development and park coupled with 1700 Block restaurant development creates a unique setting. River becomes an amenity to downtown rather than a barrier.

### CHALLENGES

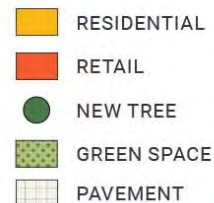
- Surface parking option limits density and flexibility. Unit count might be too low to attract development due to land costs.
- Multiple sites will need to be assembled

### SITE DATA

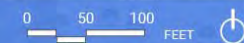
- Ground Floor Retail: 18,000 square feet
- Residential: 140 Units
- Site Area: 3.74 acres
- Parking Provided: 236 spaces
- Open Space: .84 acres

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = ~\$29 million
- Private Cost = ~\$32 million
- Economic “Gap” = ~\$3 million (10%)
- Public Sector Leverage Ratio\* =9:1



CHASE BLOCK - OPTION 1B





# SPARK SITES | DOWNTOWN – CHASE BLOCK



## OPTION 2B – 4 & 5 STORY FULL BLOCK

### STRATEGIES

- 4 & 5 story residential development with ground floor retail on Glenview Road.
- Abandon River Drive and convert to public park

### OPPORTUNITIES

- Fills a significant gap in active frontage on Glenview Road
- Unit count fits within the range that will be attractive to developers
- New development and park coupled with 1700 Block restaurant development creates a unique setting. River becomes an amenity to downtown rather than a barrier.

### CHALLENGES

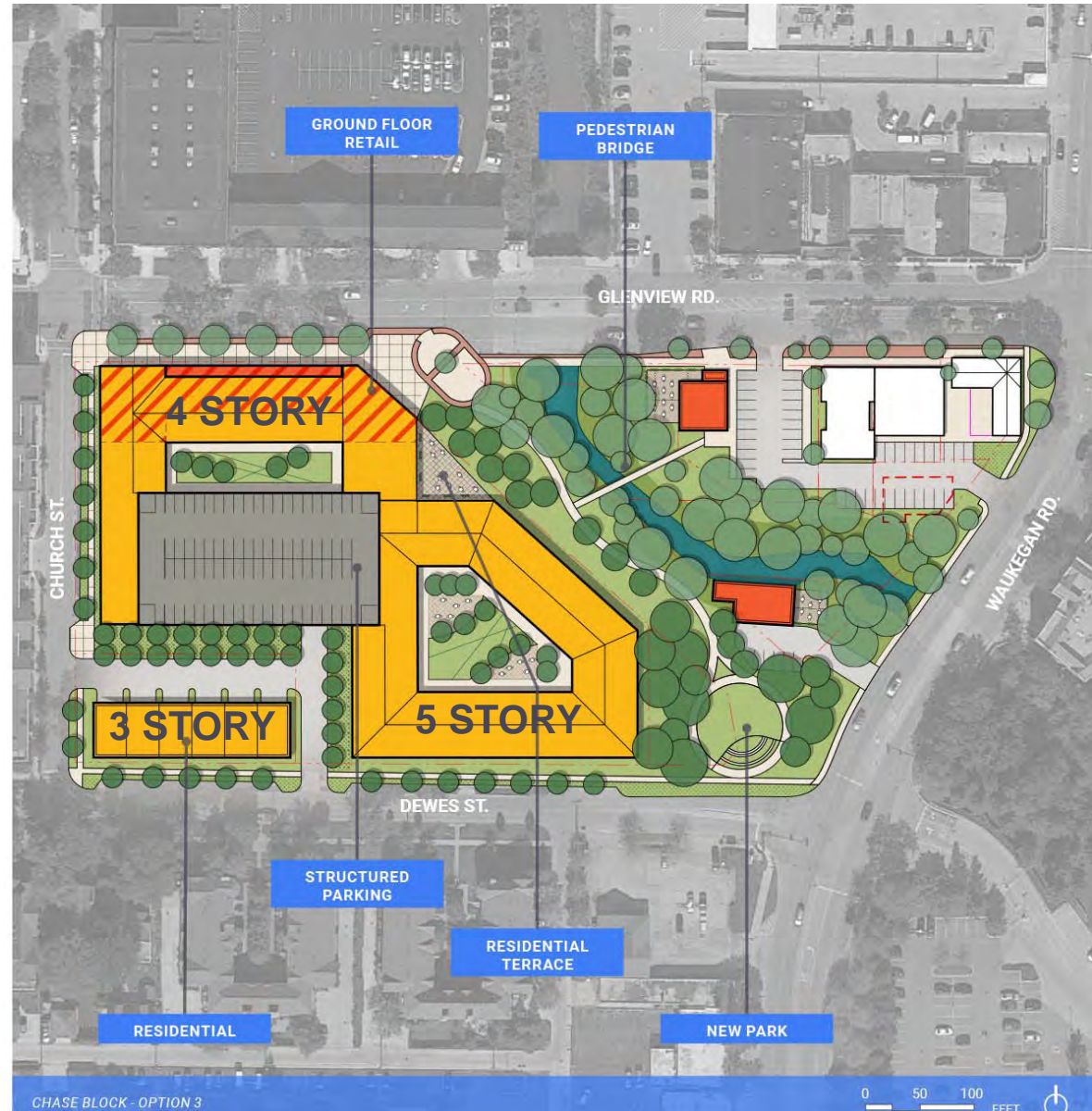
- Multiple sites will need to be assembled

### SITE DATA

- Ground Floor Retail: 14,630 square feet
- Residential: 303 units
- Site Area: 3.90 acres
- Parking Provided: 449 spaces
- Open Space: .84 acres

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = ~\$91 million
- Private Cost = ~\$91 million
- Economic “Gap” = ~\$0 (0%)
- Public Sector Leverage Ratio\* = NA





# SPARK SITES | DOWNTOWN – CHASE BLOCK



## OPTION 3A – 4 & 5 STORY FULL BLOCK PHASED APPROACH

### STRATEGIES

- 4 & 5 story residential development with ground floor retail on Glenview Road.
- Abandon River Drive and convert to public park

### OPPORTUNITIES

- Fills a significant gap in active frontage on Glenview Road
- Allows for phasing of Colonial Courts site over time
- New development and park coupled with 1700 Block restaurant development creates a unique setting. River becomes an amenity to downtown rather than a barrier.

### CHALLENGES

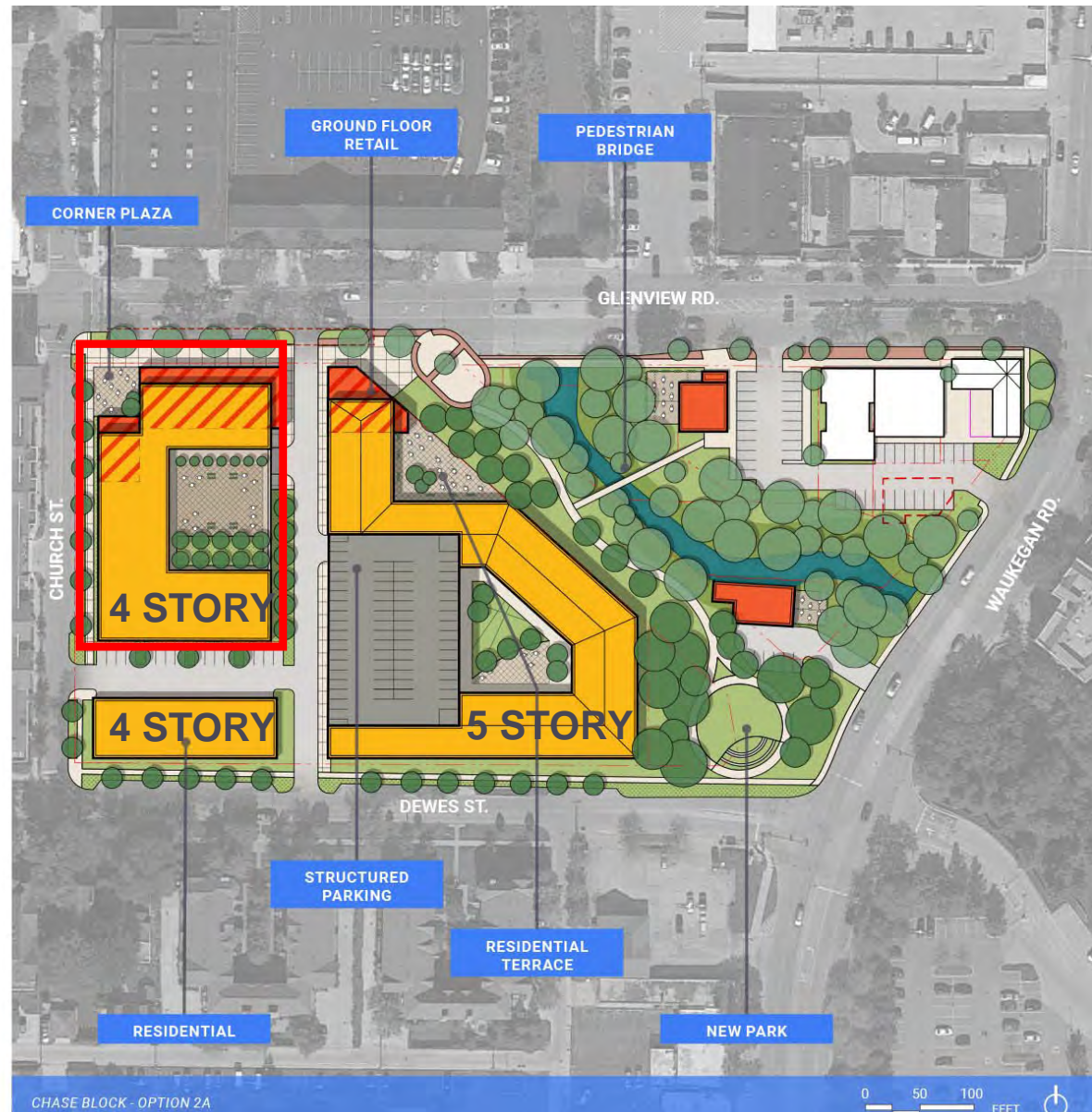
- Multiple sites will need to be assembled

### SITE DATA

- Ground Floor Retail: 13,675 square feet
- Residential: 292 units
- Site Area: 3.68 acres
- Parking Provided: 443
- Open Space: .84 acres

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = ~\$88 million
- Private Cost = ~\$88 million
- Economic “Gap” = ~\$0 (0%)
- Public Sector Leverage Ratio\* = NA





# SPARK SITES | DOWNTOWN – CHASE BLOCK



## OPTION 3B – 4 & 5 STORY FULL BLOCK MEDICAL OFFICE

### STRATEGIES

- 4 & 5 story residential development with 3 story medical office and ground floor retail on Glenview Road.
- Abandon River Drive and convert to public park

### OPPORTUNITIES

- Fills a significant gap in active frontage on Glenview Road
- Allows for phasing of Colonial Courts site over time
- New medical office use that is lost with removal of Colonial Courts Building
- New development and park coupled with 1700 Block restaurant development creates a unique setting. River becomes an amenity to downtown rather than a barrier.

### CHALLENGES

- Multiple sites will need to be assembled

### SITE DATA

- Ground Floor Retail: 12,400 square feet
- Medical Office: 22,300 square feet
- Residential: 265 units
- Site Area: 3.68 acres
- Parking Provided: 473
- Open Space: .84 acres

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = ~\$88 million
- Private Cost = ~\$88 million
- Economic “Gap” = ~\$0 (0%)
- Public Sector Leverage Ratio\* = NA



CHASE BLOCK - OPTION 2B



# SPARK SITES | DOWNTOWN – CHASE BLOCK



## OPTION 3C – 4 & 5 STORY FULL BLOCK EXPANDED OPEN SPACE

### STRATEGIES

- 4 & 5 story residential development with ground floor retail on Glenview Road.
- Abandon River Drive and convert to public park

### OPPORTUNITIES

- Fills a significant gap in active frontage on Glenview Road
- Creates larger open space that includes space for a variety of outdoor programming, pop up retail, and/or food trucks
- Pocket Park at corner of Glenview Rd and Church St

### CHALLENGES

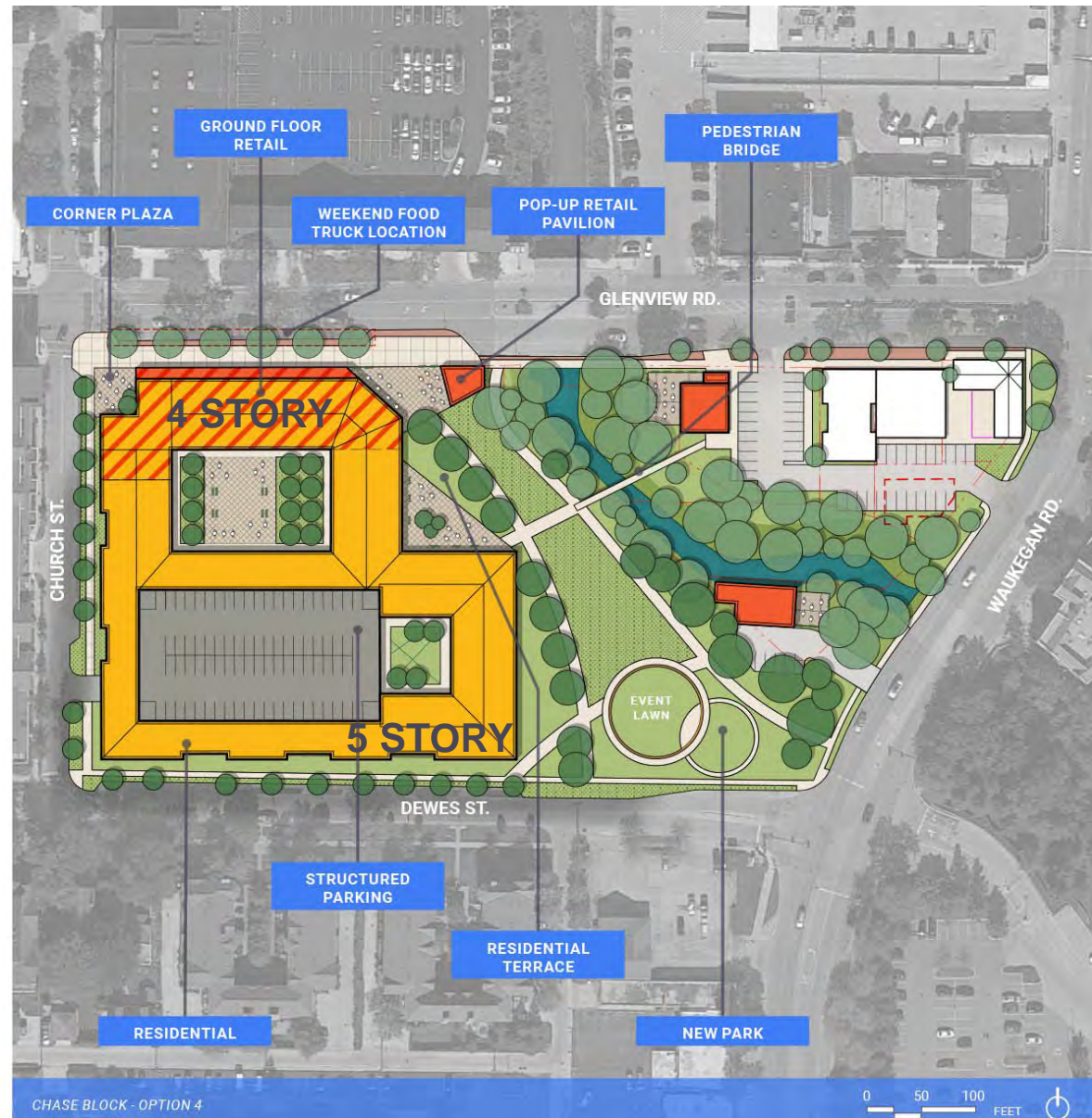
- Higher density will be required to support larger open space
- Multiple sites will need to be assembled

### SITE DATA

- Ground Floor Retail: 19,000 square feet
- Residential: 308 units
- Site Area: 3.15 acres
- Parking Provided: 471
- Open Space: 1.49 acres

### ECONOMIC DEVELOPMENT IMPLICATIONS

- Private Investment = ~\$94 million
- Private Cost = ~\$96 million
- Economic “Gap” = ~\$2 million (2%)
- Public Sector Leverage Ratio\* = 47:1



CHASE BLOCK - OPTION 4



# SPARK SITES | DOWNTOWN – CHASE BLOCK

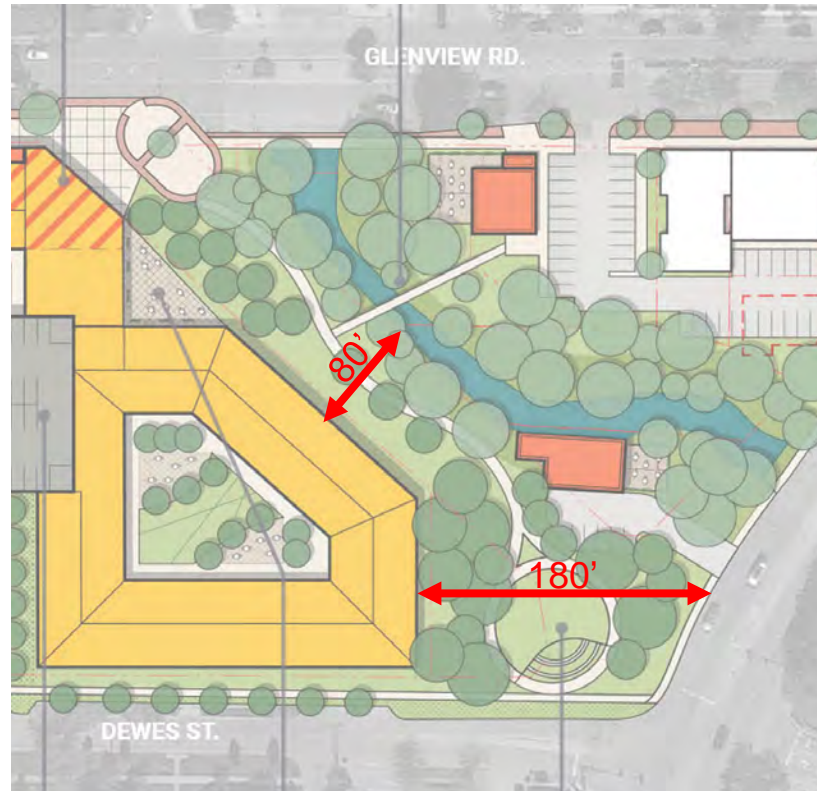


## OPEN SPACE ANALYSIS



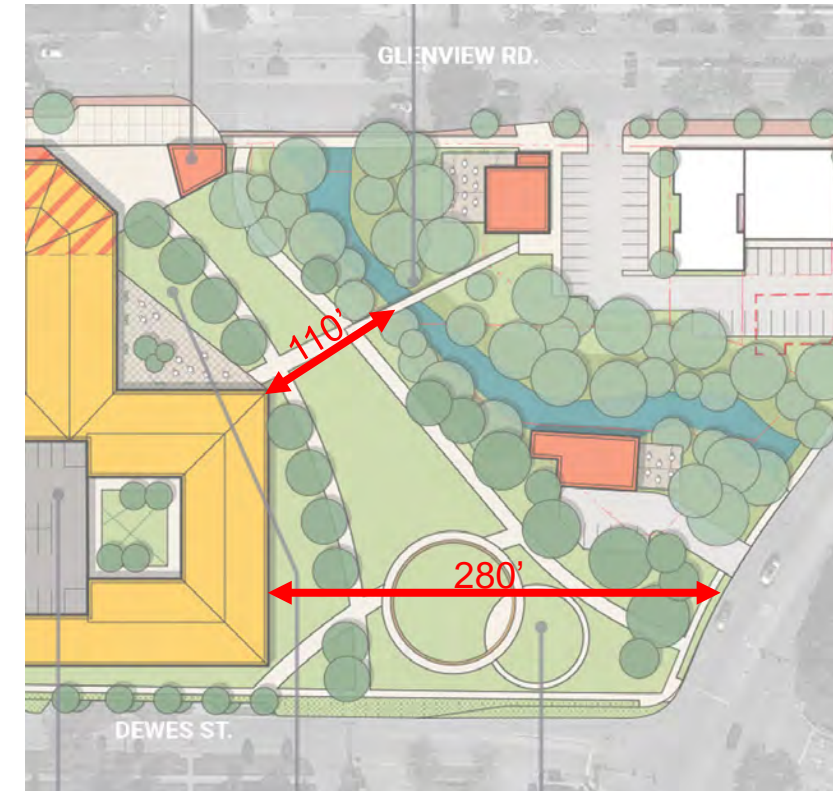
**PREVIOUS OPTION 2B:**

**0.71 acres  
30,927 square feet**



**REVISED OPTION 2B:**

**0.84 acres  
36,590 square feet**



**NEW OPTION 3C:**

**1.49 acres  
64,904 square feet**



# SPARK SITES | DOWNTOWN – CHASE BLOCK SUMMARY



## OPTION COMPARISONS

OPTION 1A



OPTION 1B & 1C



OPTION 2A



OPTION 2B



OPTION 3A



OPTION 3B



OPTION 3C



	HEIGHT	UNITS	RETAIL/ RESTAURANT	OFFICE	OPEN SPACE	PUBLIC PARKING	VILLAGE SUPPORT	COST/ BENEFIT	USE
Option 1A	3 stories	87	3,200 sf	0	.84 ac	0 spaces	\$3M	5:1	Retail, Restaurant, Apts
Option 1B	4 stories	193	4,000 sf	0	.84 ac	21 spaces	\$4M	9:1	Retail, Restaurant, Apts
Option 1C	5 stories	209	4,000 sf	0	.84 ac	8 spaces	\$0	n/a	Retail, Restaurant, Apts
Option 2A	3 stories	140	18,000 sf	0	.84 ac	2 spaces	\$3M	9:1	Retail, Restaurant, Apts
Option 2B	4&5 stories	303	14,630 sf	0	.84 ac	17 spaces	\$0	n/a	Retail, Restaurant, Apts
Option 3A	4&5 stories	292	13,675 sf	0	.84 ac	9 spaces	\$0	n/a	Retail, Restaurant, Apts
Option 3B	4&5 stories	265	12,400 sf	22,300 sf	.84 ac	13 spaces	\$0	n/a	Retail, Restaurant, Office, Apts
Option 3C	4&5 stories	308	19,900 sf	0	1.49 ac	20 spaces	\$0	n/a	Retail, Restaurant, Apts