

SPARK SITES | DOWNTOWN – DEVELOPMENT FACTORS



2021 DOWNTOWN REVITALIZATION PLAN UPDATE

RETAIL

Removes: 42,000 sf
Adds: 48,000 sf
Net Gain: 6,000 sf

OFFICE

Removes: 25,000 sf

RESIDENTIAL

Adds: 385 units

PLAN COMPARISON

RETAIL

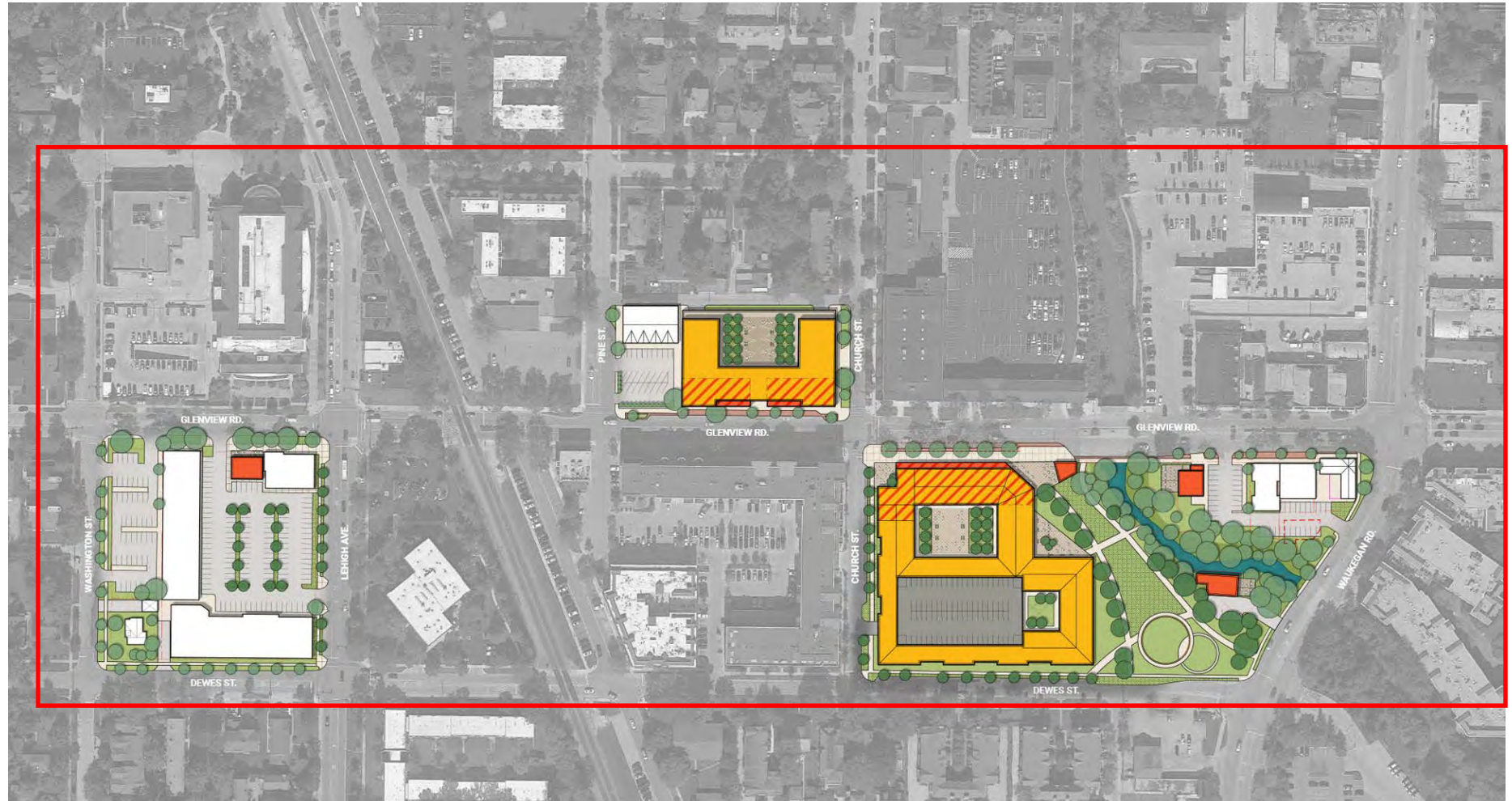
2006: - 500 sf
2021: 6,000 sf
Net Gain: 6,500 sf

OFFICE

2006: 0 sf
2021: -25,000sf
Net Loss: 25,000 sf

RESIDENTIAL

2006: 264 units
2021: 385 Units
Net Gain: 121 Units





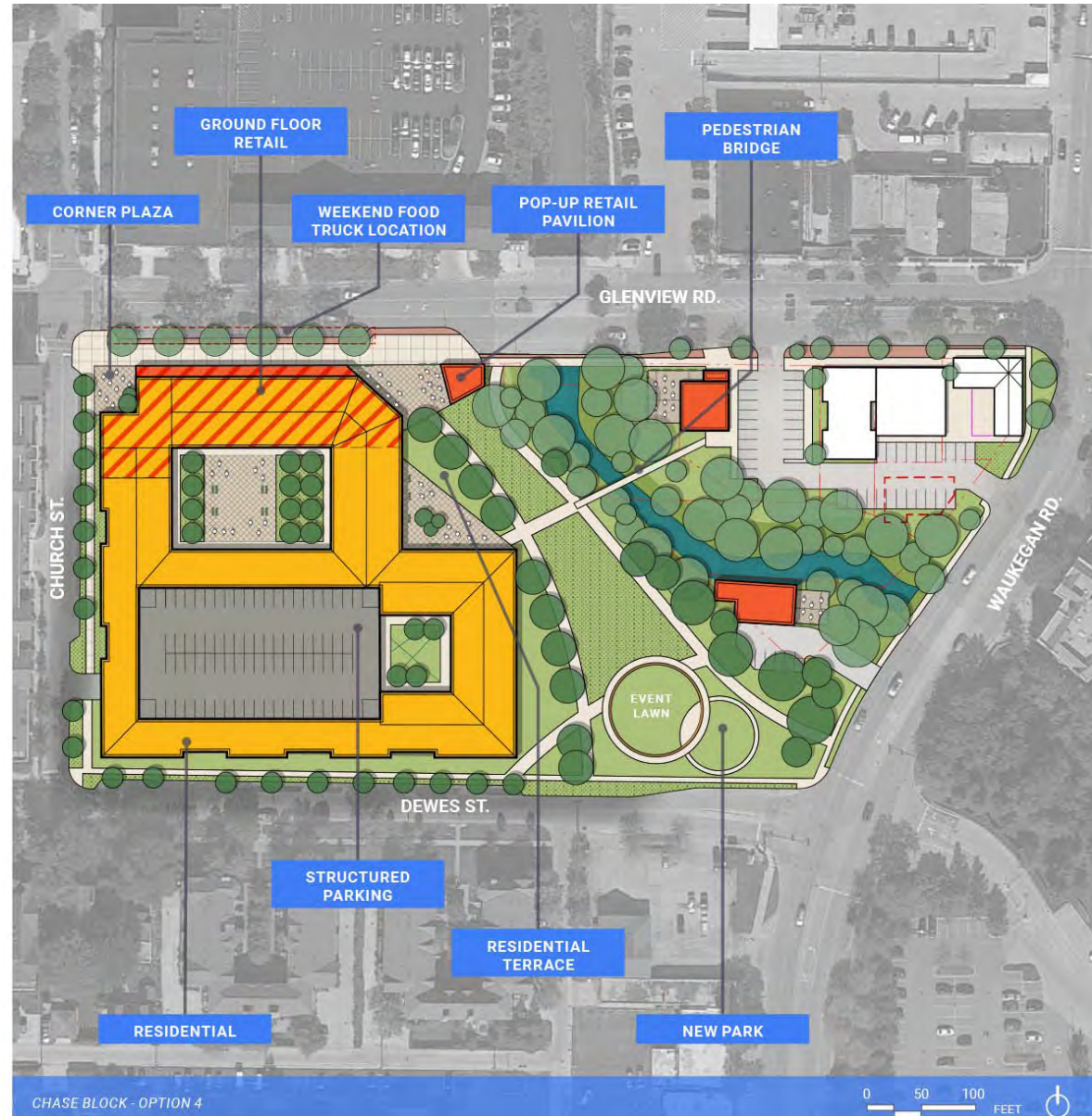
IMPACT OF NEW DEVELOPMENT

UTILITIES

- Spark Sites will not require upgrades to electrical, sewer, or water systems.
- Current utilities can accommodate new development.

STORMWATER

- Spark Sites do not significantly impact impervious coverage.
- Olympia Center and 1700 Block N have no impact to impervious coverage.
- Chase Block and 1800 Block S decrease impervious coverage depending on the size and design of open space.
- Detention located below surface parking or open space areas



SPARK SITES | DOWNTOWN – DEVELOPMENT FACTORS



IMPACT OF NEW DEVELOPMENT

TRAFFIC

- Traffic delays are related to METRA line not development related.
- Highest density Spark Site configurations have marginal impacts to traffic

OPTION 3C

Additional Traffic Generated (all data from ITE Standards)

Weekday PM Peak Hour

Use		Trip Rate	Trips
Residential	385 units	.52/unit	200.2
Retail	6,000 sf*	3.51/1000 sf	21.06
Sub-Total			221.26
Office	(25,000) sf	3.57/1000 sf	(89.25)
TOTAL			132.01/hour

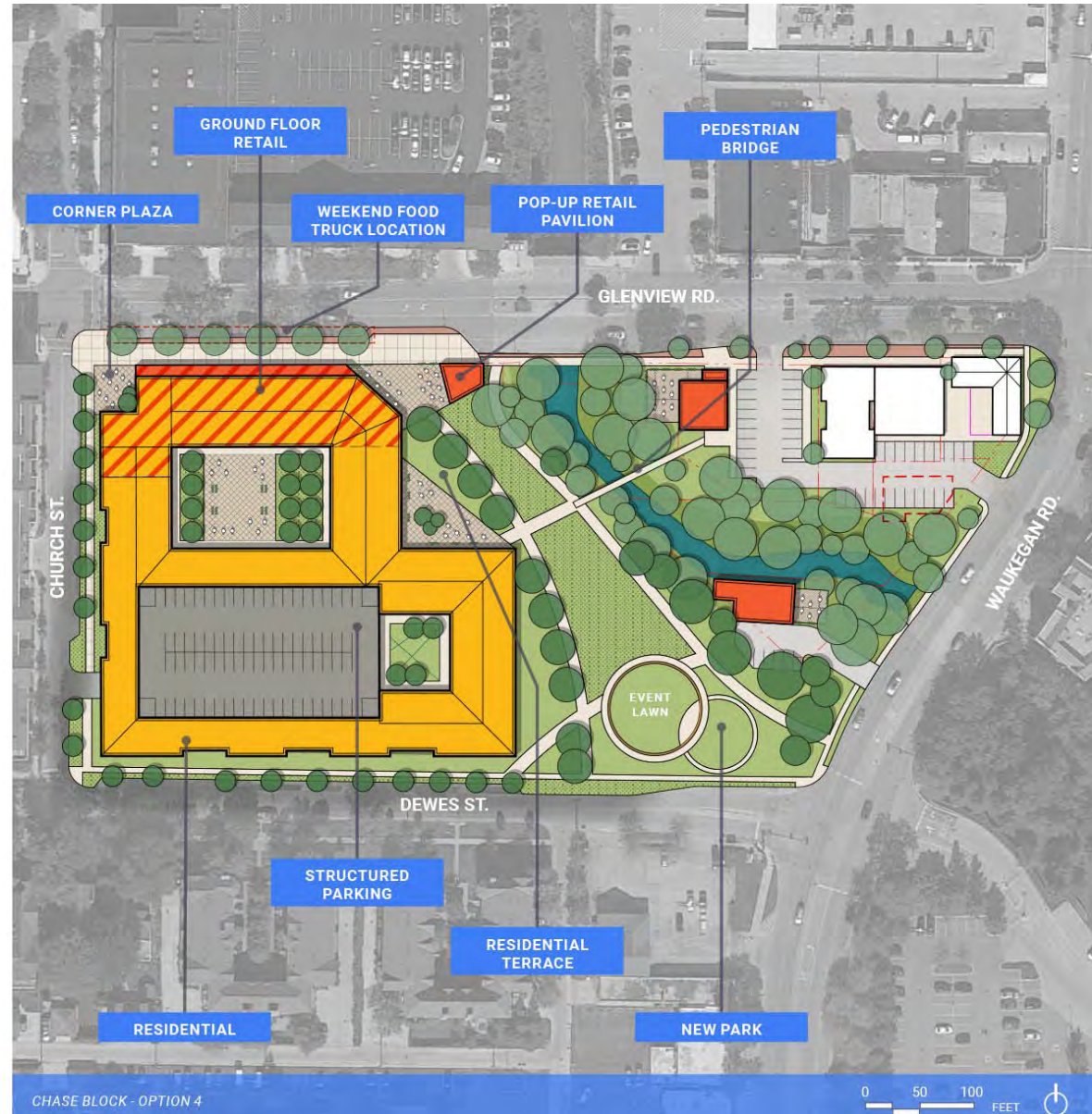
Saturday Midday Peak Hour

Use		Trip Rate	Trips
Residential	385 units	.47/unit	180.95
Retail	6,000 sf*	4.82/1000 sf	28.92
Sub-Total			209.87
Office	(25,000) sf	NIL	0
TOTAL			209.87/hour

NOTES

* Represents the difference between retail that has been removed and retail that has been added

- RESIDENTIAL
- RETAIL
- NEW TREE
- GREEN SPACE
- PAVEMENT



CHASE BLOCK - OPTION 4



IMPACT OF NEW DEVELOPMENT

TRAFFIC

- Traffic delays are related to METRA line not development related.
- Highest density Spark Site configurations have marginal impacts to traffic

OPTION 3B

Additional Traffic Generated (all data from ITE Standards)

Weekday PM Peak Hour

Use		Trip Rate	Trips
Residential	342 units	.52/unit	177.84
Retail	(400) sf*	3.51/1000 sf	(1.40)
Office	(2,700) sf**	3.57/1000 sf	(9.64)
TOTAL			166.8/hour



Saturday Midday Peak Hour

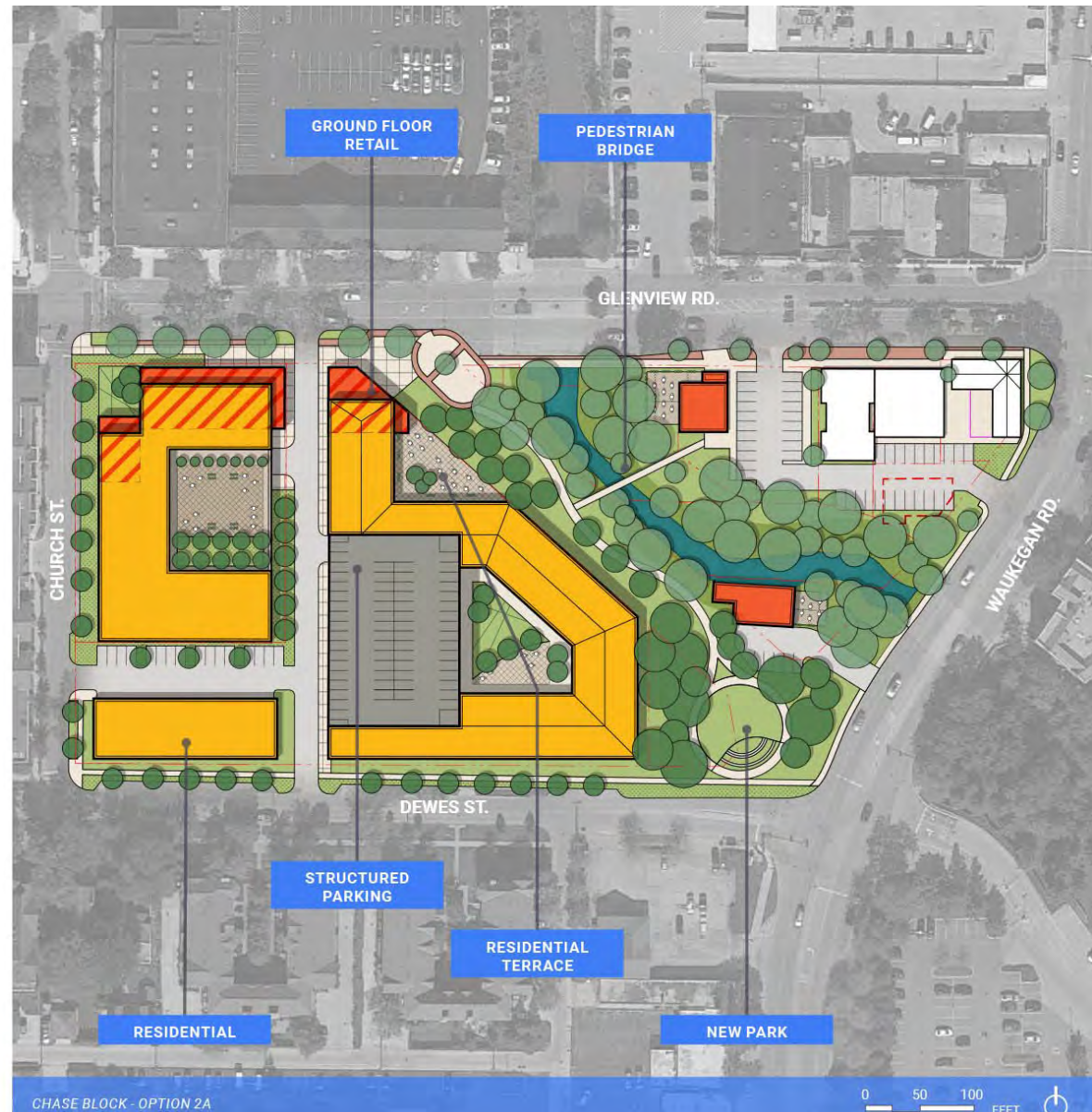
Use		Trip Rate	Trips
Residential	342 units	.47/unit	160.74
Retail	(400) sf*	4.82/1000 sf	(1.93)
Office	(2,700) sf**	NIL	0
TOTAL			158.81/hour

NOTES

* Represents the difference between retail that has been removed and retail that has been added

** Represents the difference between office that has been removed and office that has been added

	RESIDENTIAL
	RETAIL
	NEW TREE
	GREEN SPACE
	PAVEMENT



PROTECTING THE VISION | UPDATES TO FORM BASED CODE



The Downtown Revitalization Plan Update outlines the vision, priorities, and recommendations for future development - the Form Based Code protects the vision.

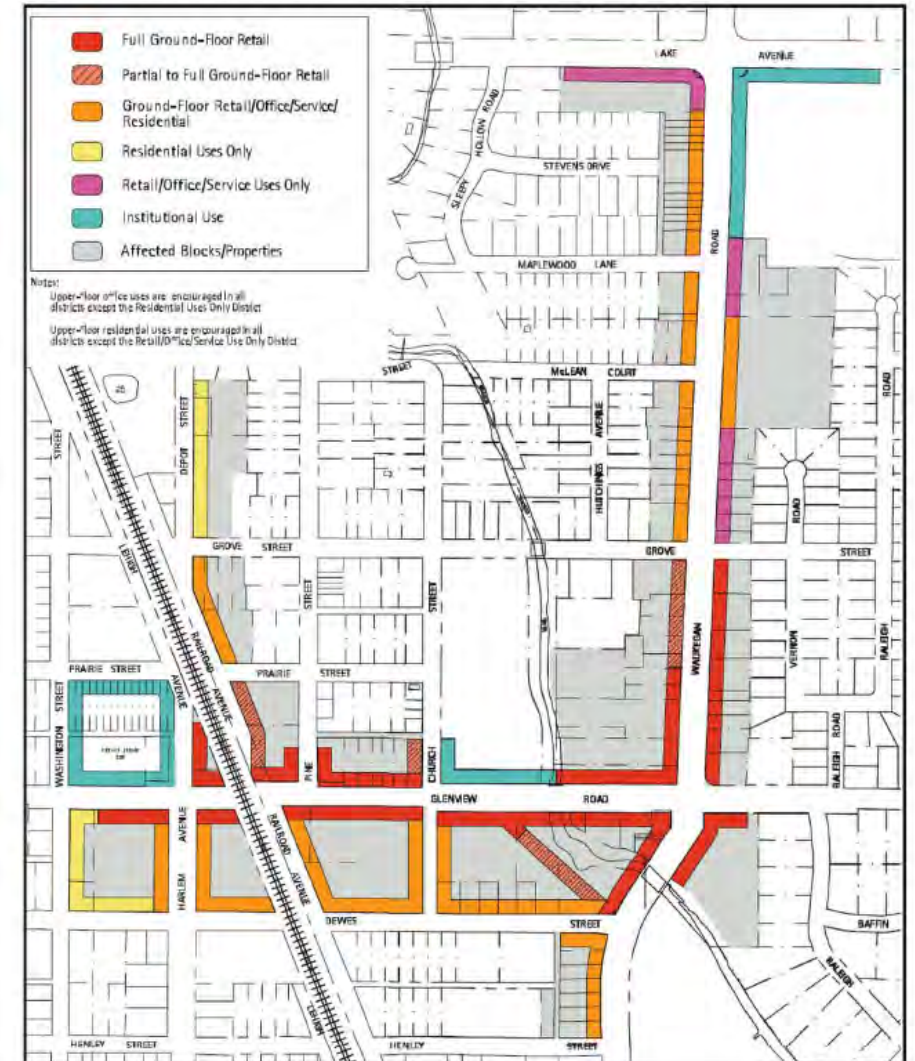
RECOMMENDATIONS FOR ADJUSTMENTS TO THE FORM BASED CODE

- Focus on areas of clarification: Where can specific requirements be clarified? What areas/specifications have caused confusion or misinterpretations in the past?

EXAMPLE: 2.2.8 Depth of Use has created confusion in the past about how to properly transition use at a corner.
3.5.3 Setbacks – Clarify front, side, and rear setbacks for all properties to avoid future confusion

- Clarify building heights: Currently allowable height is in levels and feet, consider changing to scalable range of feet for clarity and to allow for variety to reflect desired community character.
- Update the code to reflect latest best practices for: mixed-use parking requirements, shared parking, etc.
- Create standards to allow for parklets, pop up/temporary retail, and food trucks
- Introduce limited amount of service use on the ground floor on Glenview Road frontage
- Review of code with Village Staff and development community to understand areas of the code that need clarification or adjustment to better meet community goals while aligning with industry standards.

Figure 2.5: Downtown Uses (Based on Downtown Revitalization Plan)

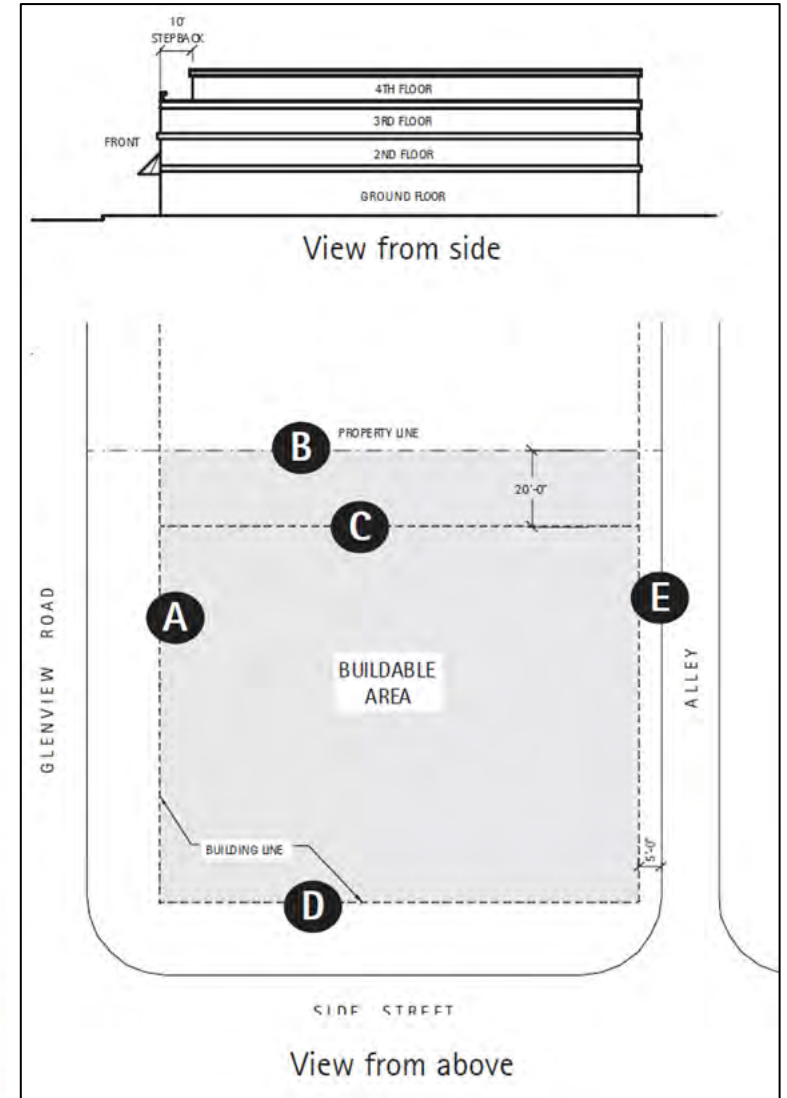
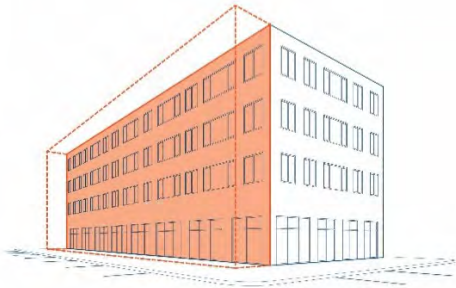


PROTECTING THE VISION | UPDATES TO FORM BASED CODE



RECOMMENDATIONS FOR ADJUSTMENTS TO THE FORM BASED CODE

- Adjust requirements relating to setback, stepback, and massing to align with updates to Downtown Revitalization Plan.
- Incorporate building articulation to allow more optionality for façade character (i.e. corner terraces)



PROTECTING THE VISION | UPDATES TO FORM BASED CODE



RECOMMENDATIONS FOR ADJUSTMENTS TO THE FORM BASED CODE

- Modify all Character massing diagrams and images to reflect updates to Downtown Revitalization Plan.
- Update all graphics to reflect new baseline existing conditions and/or updates to the plan and code.

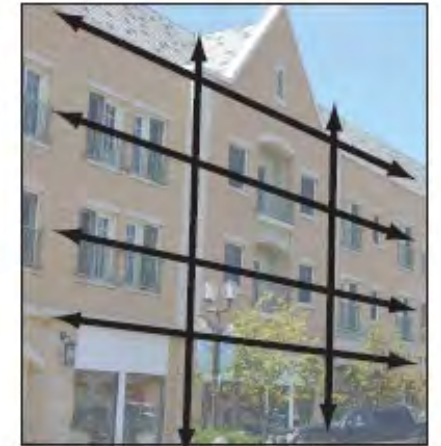


NOT ACCEPTABLE



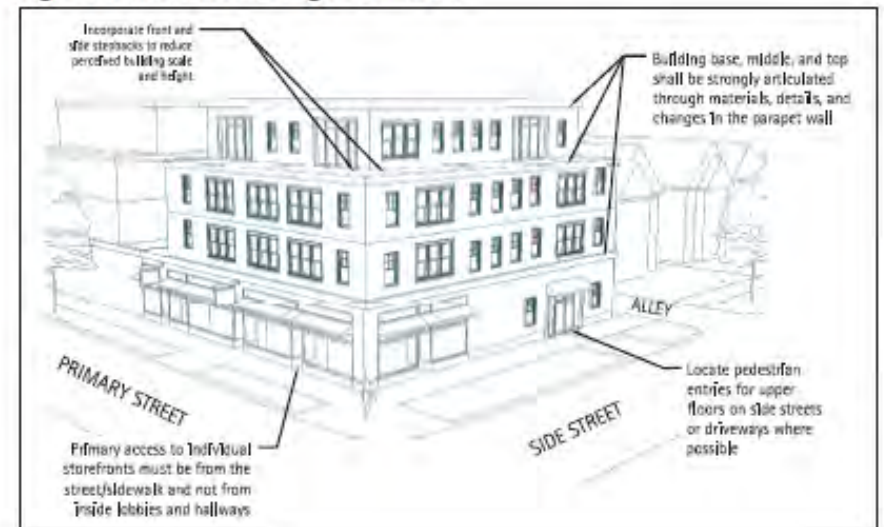
Building with no defined base, middle, or top. (4.7.2.1)

ACCEPTABLE



Building design should feature a balance of vertical and horizontal elements, as illustrated by the lines on the above photograph. (4.7.2.4)

Figure 4.1: Mixed-use Building on Corner Lot





QUESTIONS

1. **WOULD YOU ACCEPT HIGHER DENSITY OR INCREASED VILLAGE SUPPORT ON THE CHASE BLOCK IN EXCHANGE FOR A LARGER OPEN SPACE?**
2. **DO THE SPARK SITES REFINEMENTS REFLECT YOUR VISION FOR THE FUTURE OF GLENVIEW?**
3. **HAVE WE MISSED ANYTHING?**

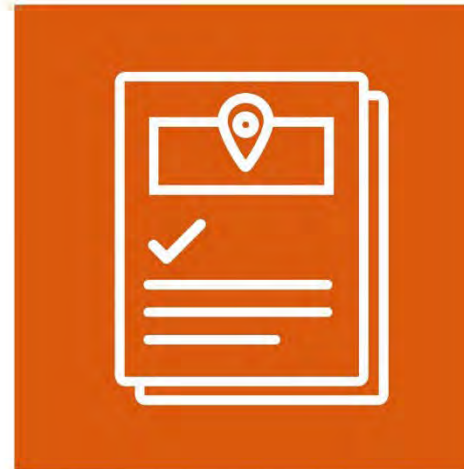


BOARD DISCUSSION



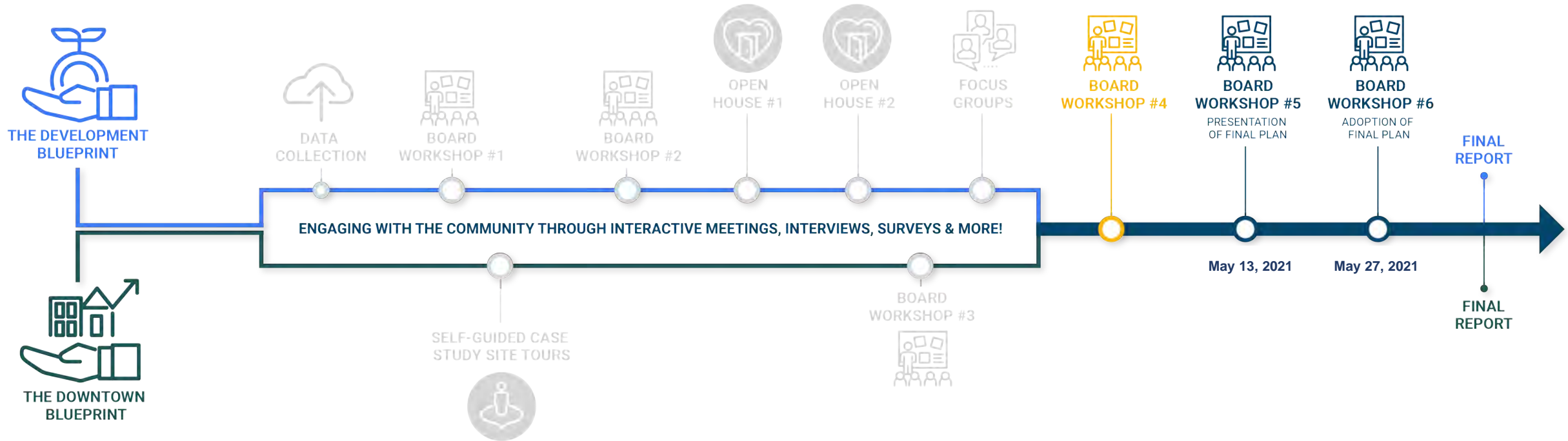


**Village Board Reviews
Consultant
Recommendations in
Draft Report**



**Prepare Final Report
Adoption of Updated
Report Considered
by Village Board**

PROJECT TIMELINE





PUBLIC COMMENT

