

touhy- lincoln

DEVELOPMENT STUDY

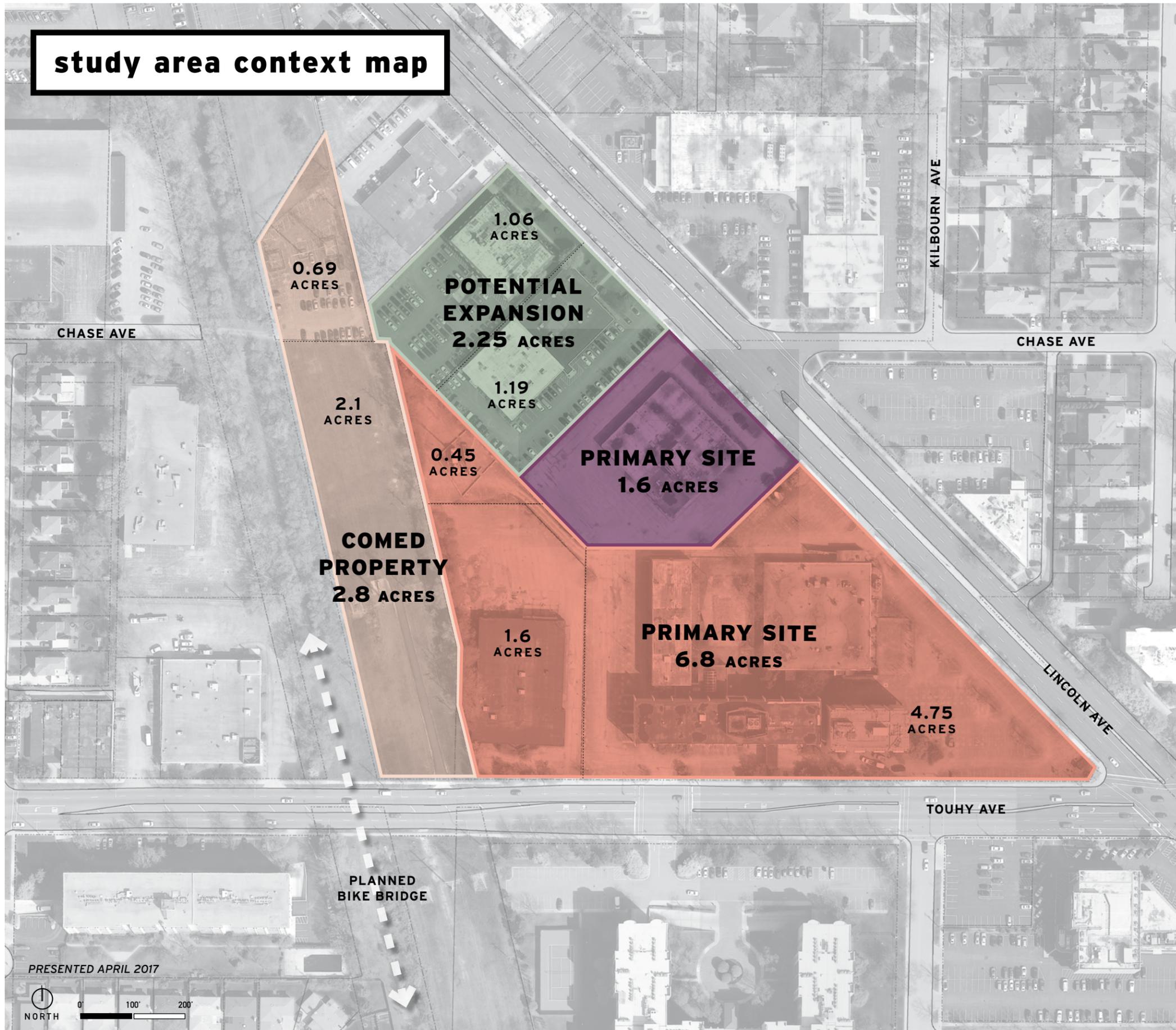
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background

In early 2017, The Lakota Group conducted a conceptual site planning study to examine the approximately 8.4-acre vacant site at the Touhy-Lincoln intersection in Lincolnwood, Illinois. Other adjacent underutilized properties were also considered part of this planning exercise (see the Study Area Context Map on page 2 for parcels included in the study area). The intention of this study was to test potential land uses, building and parking relationships, vehicular access and circulation, density, intensity, and height of buildings, and enhanced streetscapes and public spaces. The process included multiple rounds of site design, which ultimately led to the creation of a preferred concept. The design approach presented and described on the following pages depicts the preferred site plan concept and massing.



study area context map



notes

- The primary site is approximately 8.4 acres.
- The ComEd property is 2.8 acres but is limited to overflow parking and green/open space.
- The potential expansion area is 2.25 acres with primary frontage along Lincoln Ave.
- A bike bridge is planned over Touhy Ave. to the west of the site.
- The site is bordered by larger scale office, commercial, and multi-family residential buildings along the Lincoln/Touhy corridors (5-7 stories)
- To the west is a light industrial manufacturing area buffered by the utility easement.

design principles

The preferred concept plan depicts one version of how the site can be developed out of many potential outcomes. However, inherent in any concept is a set of key overarching design principles that any future plan or proposal should adhere to. These were used to guide the creation of conceptual plans. Ideally, any future development will, at a minimum, meet the following principles.

- ① Create a consistent streetwall along Lincoln Avenue.** The plan should avoid large gaps in building frontage and excessive amounts of surface parking and orient buildings along Lincoln Avenue. This creates interest and appeal to those driving and walking down the street. Ideally, there would be active commercial frontage facing Lincoln for a portion of the site's length.
- ② Introduce a mix of uses including commercial, residential, and a potential hotel.** This site is centrally located and provides the Village with the opportunity to create a community-focused development with a "town center" feel. By introducing new housing and highly visible and accessible restaurants, entertainment, retail, and a hotel/banquet facility, the property has the potential to become a major Village landmark and areawide destination.
- ③ Establish a simple street framework that allows for smooth circulation and access within and into the site.** The site's triangular shape makes circulation difficult and inefficient. The Village should consider creating a single street that links Chase Avenue at Lincoln to a new signalized intersection closer to the utility easement to the west. This street would provide simple movements for vehicles, decrease the number of conflict points between vehicles and pedestrians, and create larger contiguous parcels for development. All other access for parking would connect to this street.
- ④ Include active uses at the ground level.** To create a viable community destination, the development should avoid blank walls and inactive ground floor spaces. A parking structure or structures will most likely be required to meet parking demands. However, first floor commercial uses should be considered along the perimeter streets to hide parking.
- ⑤ Integrate high-quality public spaces throughout the site.** Careful thought should be given to the public realm, which includes plazas, green spaces, and seating areas. The development should not only include a space for special events, but also incorporate smaller "people places."
- ⑥ Integrate parking within buildings to allow for a more effective use of land and establish a pedestrian-oriented environment.** A limited amount of surface parking should be provided on site, as needed for retail uses that rely on quick trips. However, the bulk of parking should be integrated in structures within buildings, which allows for more intensity, density, and efficiency of the site. Any surface parking should be broken up into smaller pods with ample landscaping to avoid large parking fields.
- ⑦ Create walkable streets and streetscapes with ample street trees and site elements.** To create a better sense of place, all streets—including Lincoln and Touhy—should be upgraded to include wide, continuous sidewalks, consistent street trees, planters/landscaping, lighting, benches, bike racks, trash receptacles, and other branding elements (such as banners, wayfinding and signage).
- ⑧ Consider linking to Chase Avenue to the west.** Currently, the site can only be accessed from Lincoln and Touhy due to the lack of street connections to the west. The Village should consider coordinating with property owners to link this site to Chase Avenue to the west providing a large portion of Lincolnwood with more direct access.

concepts

preferred concept - key elements

Two variations of the preferred concept are shown in this summary. The first plan only shows development occurring in the primary 8.4-acre site. The second concept envisions a scenario in which development is expanded an additional 2.25 acres to the north. Key elements of this plan include:



A 4-story mixed-use building at the primary Lincoln-Touhy intersection. This building has ground-floor retail/restaurant uses and residential units on the upper stories. There would be internal parking for the residences and surface parking for the commercial uses.

Single-story restaurants/retail along Touhy. The size of these buildings (4,500 square feet to 5,500 square feet) matches the dining and entertainment options that are found along commercial corridors throughout Lincolnwood. A common green space is shown between them that could link to outdoor dining or patios. Parking for these uses would be primarily located immediately to the north along the main drive.

An integrated central parking structure lined with two large mixed-use buildings. The concept envisions a 4-level parking structure with ground floor commercial lining the exterior and residential buildings built above. With the parking structure integrated into the central portion of the development, parking is proximate to all commercial uses, as well as the residential on the upper floors. The concept depicts

that active commercial space is located on nearly all sides of this building, creating multiple shopping streets both on the interior and exterior of the property. The shape of the building also creates ample public plaza spaces and opportunities for public art, fountains, and seating areas on all sides of the development.

A 7- to 8-story hotel/banquet facility on the northernmost portion of the site. A 7- to 8-story hotel is located north of the main access point that aligns with Chase Avenue. This would feature 160 to 200 rooms, retail/restaurants on the ground floor, a banquet facility on the second floor, integrated parking deck, and a rooftop amenity terrace. The orientation of the building allows the lobby/active area to front Lincoln Avenue and minimize the height along the street.

A new signalized access point on Touhy. To simplify access and circulation into the site and create more efficient development parcels, the access point on Touhy shifted to the west from its current location. This establishes a new street from which all parking and most of the site's new development can be accessed. By moving

the signalized intersection further from the Lincoln-Touhy intersection, it also allows for right-in/right-out access points at key locations to benefit new commercial uses. Relocating the signal on Touhy would require coordination with IDOT, as well as other property owners, such as the residences to the south. The preferred plan also shows a variation on how the concept might work without moving the signalized intersection to the west.

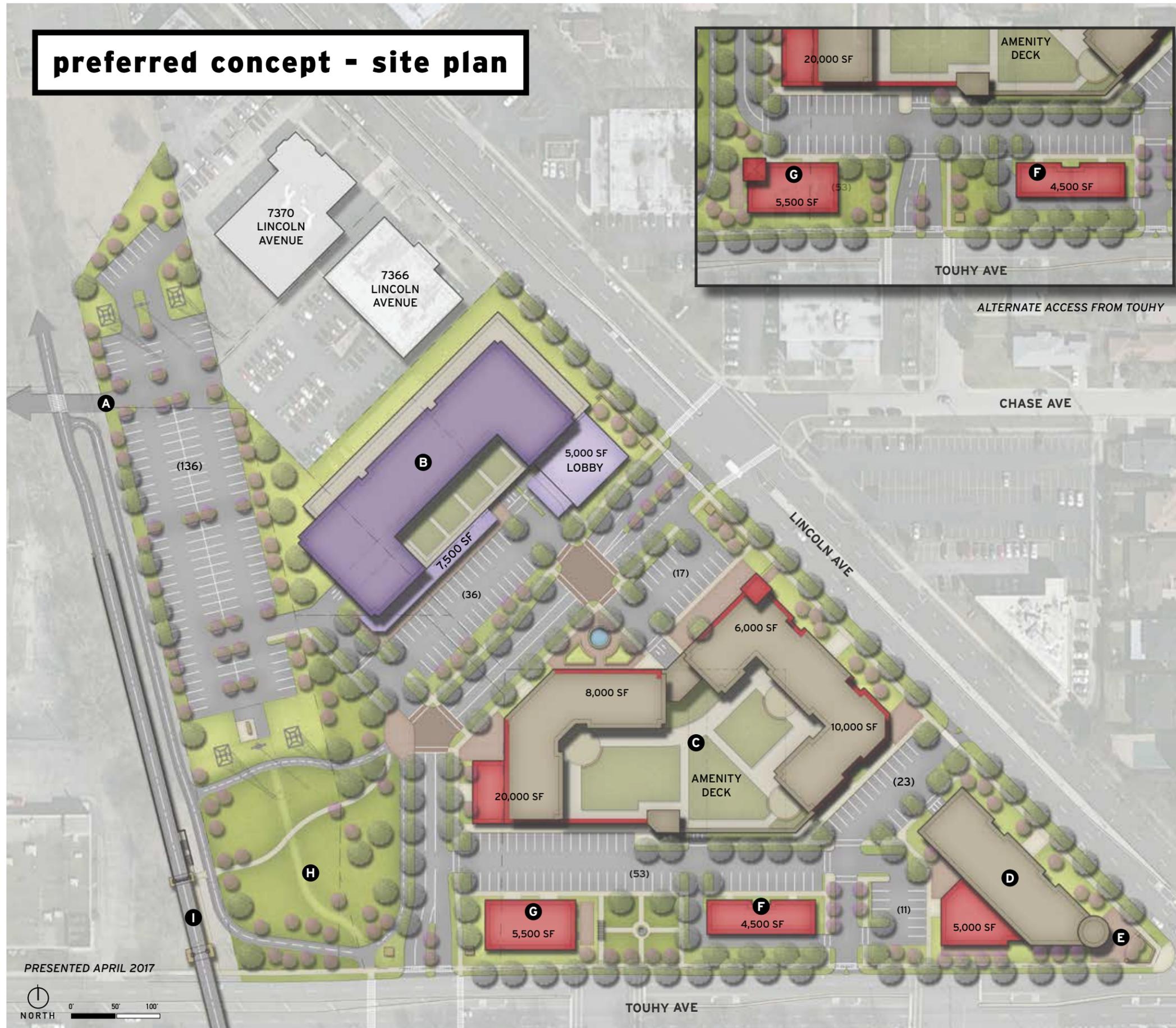
Community open space. A portion of the utility easement along Touhy Avenue is depicted as a community open space, providing a green edge at this visible location. This would be a space where community events could take place, while also acting as a gateway arrival point for cyclists. As mentioned, other public spaces have been built into this concept, which would contribute to the type of character and quality of development sought by the Village.

The appendix of this summary contains other preliminary concepts that were developed, but ultimately were not selected. They are included for reference only.



EXAMPLE CHARACTER IMAGES

preferred concept - site plan



notes

- A POTENTIAL CONNECTION TO CHASE AVE.**
- POTENTIAL OVERFLOW PARKING (136 SPACES)
- B 7 TO 8-STORY HOTEL DEVELOPMENT**
- 160 TO 200 ROOMS (4 TO 5 FLOORS)
- RETAIL / RESTAURANTS (12,500 SF)
- FLOOR 2 BANQUET FACILITY (20,000 SF)
- INTEGRATED PARKING DECK (376 SPACES)
- ROOF-TOP AMENITY DECK
- OVERFLOW PARKING ON UTILITY CORRIDOR
- 410 TOTAL PARKING SPACES
- ROOMS: 160 - 200 SPACES
- EVENTS: 100 SPACES (±250 GUESTS)
- DINING: 125 SPACES
- REQUIRED OVERFLOW: 15 SPACES
- C 7-STORY MIXED-USE DEVELOPMENT**
- 128 TO 136 UNITS (32 - 34 UNITS / FLOOR)
- RETAIL ANCHOR (20,000 SF)
- GROUND-FLOOR RETAIL (23,000 SF)
- ROOF-TOP AMENITY DECK
- 39 SURFACE PARKING SPACES
- 330 INTERNAL PARKING SPACES
- TOTAL PARKING (369 SPACES)
- UNITS: 175 SPACES (1.4 TO 1.3 / UNIT)
- RETAIL: 194 SPACES (4.5 / 1,000 SF)
- D 4-STORY MIXED-USE DEVELOPMENT**
- 36 UNITS (12 UNITS / FLOOR)
- GROUND-FLOOR RETAIL (5,000 SF)
- 20 SURFACE SPACES (4 / 1,000 SF)
- 38 INTERNAL PARKING SPACES
- UNITS: 38 SPACES (1 / UNIT + 2 GUEST)
- E CORNER GATEWAY PLAZA**
- F 1-STORY COMMERCIAL DEVELOPMENT**
- 4,500 SF WITH DRIVE-THRU
- 18 SPACES (4 SPACES / 1,000 SF)
- G 1-STORY COMMERCIAL DEVELOPMENT**
- 5,500 SF WITH OUTDOOR PATIO
- 22 SPACES (4 SPACES / 1,000 SF)
- H COMMUNITY OPEN SPACE (0.83 ACRES)**
- I PLANNED TOUHY AVENUE BIKE BRIDGE**

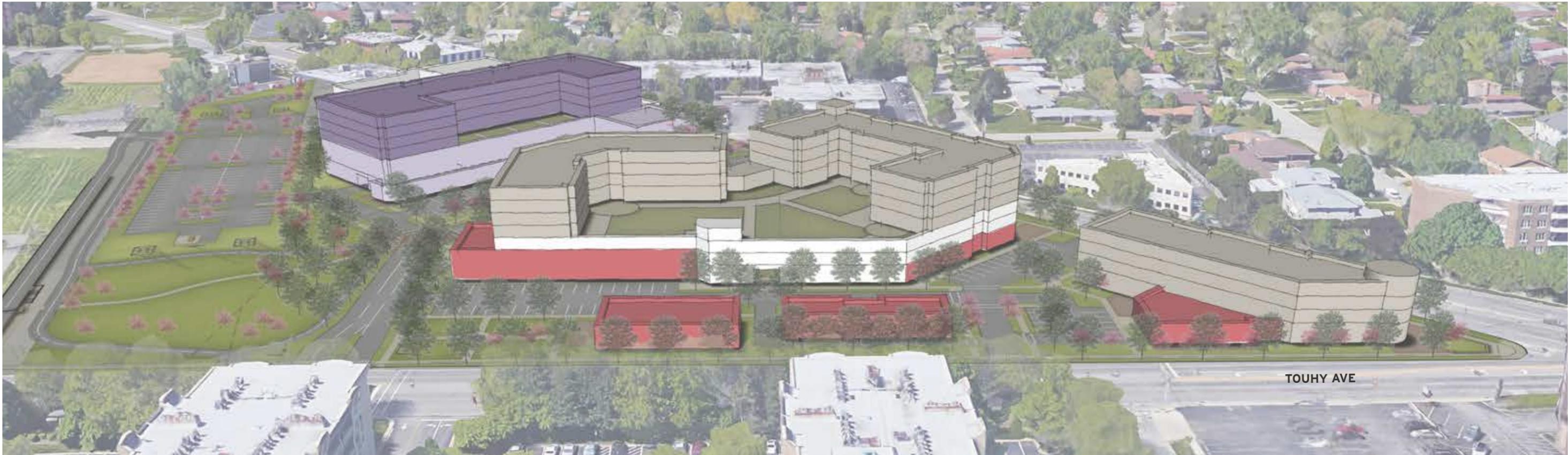
site data

COMBINED RETAIL:	70,500 SF
RETAIL PARKING:	379 SPACES (5.4 SPACES / 1,000 SF)
HOTEL ROOMS:	160-200 ROOMS
HOTEL PARKING:	160-200 SPACES (1 / ROOM)
RESIDENTIAL:	164 TO 172 UNITS
RES. PARKING:	213 SPACES (1.3 TO 1.2 / UNIT)

preferred concept - birdseye



LINCOLN AVENUE - LOOKING SOUTH-WEST



TOUHY AVENUE - LOOKING NORTH

preferred concept - alt site plan



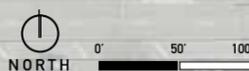
notes

- A POTENTIAL CONNECTION TO CHASE AVE.**
- POTENTIAL OVERFLOW PARKING (136 SPACES)
- B 7 TO 9-STORY HOTEL DEVELOPMENT**
- 196 ROOMS (4 TO 6 FLOORS)
- RETAIL / RESTAURANTS (12,000 SF)
- FLOOR 2 BANQUET FACILITY (28,000 SF)
- INTEGRATED PARKING DECK WITH 1 FLOOR BELOW GRADE (435 SPACES)
- ROOF-TOP AMENITY DECK
- OVERFLOW PARKING ON UTILITY CORRIDOR
- 452 TOTAL PARKING SPACES
 - ROOMS: 196 SPACES
 - EVENTS: 150 SPACES (+350 GUESTS)
 - DINING: 120 SPACES
 - REQUIRED OVERFLOW: 14 SPACES
- C 1-STORY COMMERCIAL DEVELOPMENT**
- 7,500 SF WITH DINING PATIOS
- 17 SPACES (2.3 SPACES / 1,000 SF)
- D 7-STORY MIXED-USE DEVELOPMENT**
- 128 TO 136 UNITS (32 - 34 UNITS / FLOOR)
- RETAIL ANCHOR (20,000 SF)
- GROUND-FLOOR RETAIL (23,000 SF)
- ROOF-TOP AMENITY DECK
- 39 SURFACE PARKING SPACES
- 330 INTERNAL PARKING SPACES
- TOTAL PARKING (369 SPACES)
 - UNITS: 175 SPACES (1.4 TO 1.3 / UNIT)
 - RETAIL: 194 SPACES (4.5 / 1,000 SF)
- E 4-STORY MIXED-USE DEVELOPMENT**
- 36 UNITS (12 UNITS / FLOOR)
- GROUND-FLOOR RETAIL (5,000 SF)
 - 20 SURFACE SPACES (4 / 1,000 SF)
- 38 INTERNAL PARKING SPACES
 - UNITS: 38 SPACES (1 / UNIT + 2 GUEST)
- F CORNER GATEWAY PLAZA**
- G 1-STORY COMMERCIAL DEVELOPMENT**
- 4,500 SF WITH DRIVE-THRU
- 18 SPACES (4 SPACES / 1,000 SF)
- H 1-STORY COMMERCIAL DEVELOPMENT**
- 5,500 SF WITH OUTDOOR PATIO
- 22 SPACES (4 SPACES / 1,000 SF)
- I COMMUNITY OPEN SPACE (0.83 ACRES)**
- J PLANNED TOUHY AVENUE BIKE BRIDGE**

site data

COMBINED RETAIL:	70,500 SF
RETAIL PARKING:	391 SPACES (5 SPACES / 1,000 SF)
HOTEL ROOMS:	196 ROOMS +
HOTEL PARKING:	196 SPACES (1 / ROOM)
RESIDENTIAL:	164 TO 172 UNITS
RES. PARKING:	213 SPACES (1.3 TO 1.2 / UNIT)

PRESENTED APRIL 2017



preferred concept - alt birdseye



LINCOLN AVENUE - LOOKING SOUTH-WEST



TOUHY AVENUE - LOOKING NORTH

appendix

additional concept plan - april 2017



notes

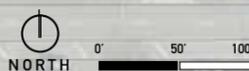
- A POTENTIAL CONNECTION TO CHASE AVE.**
- POTENTIAL OVERFLOW PARKING (136 SPACES)
- B 7 TO 8-STORY HOTEL DEVELOPMENT**
- 160 TO 200 ROOMS (4 TO 5 FLOORS)
- RETAIL / RESTAURANTS (12,500 SF)
- FLOOR 2 BANQUET FACILITY (20,000 SF)
- INTEGRATED PARKING DECK (376 SPACES)
- ROOF-TOP AMENITY DECK
- OVERFLOW PARKING ON UTILITY CORRIDOR
- 410 TOTAL PARKING SPACES
 - ROOMS: 160 - 200 SPACES

 - EVENTS: 100 SPACES (±250 GUESTS)
 - DINING: 125 SPACES
 - REQUIRED OVERFLOW: 15 SPACES
- C SHARED CENTRAL PARKING LOT (230 SPACES)**
- 105 SURFACE-LEVEL SPACES
- 125 BELOW-GRADE SPACES
- D 5-STORY MIXED-USE DEVELOPMENT**
- 56 UNITS (14 UNITS / FLOOR)
- GROUND-FLOOR RETAIL (16,000 SF)
- 100 BELOW-GRADE PARKING SPACES
 - UNITS: 100 SPACES (1.8 / UNIT)
 - RETAIL: SHARED PARKING LOT
- E 4-STORY MIXED-USE DEVELOPMENT**
- 66 UNITS (22 UNITS / FLOOR)
- GROUND-FLOOR RETAIL (16,000 SF)
- 100 BELOW-GRADE PARKING SPACES
 - UNITS: 100 SPACES (1.5 / UNIT)
 - RETAIL: SHARED PARKING LOT
- F CORNER GATEWAY PLAZA**
- G 5-STORY COMMERCIAL DEVELOPMENT**
- 68 UNITS (17 UNITS / FLOOR)
- RETAIL ANCHOR (17,000 SF)
- OTHER GROUND-FLOOR RETAIL (5,000 SF)
- ROOF-TOP AMENITY DECK
- 100 BELOW-GRADE PARKING SPACES
 - UNITS: 100 SPACES (1.5 / UNIT)
 - RETAIL: SHARED PARKING LOT
- H COMMUNITY OPEN SPACE (0.83 ACRES)**
- I PLANNED TOUHY AVENUE BIKE BRIDGE**

site data

COMBINED RETAIL:	66,500 SF
RETAIL PARKING:	355 SPACES (5.34 SPACES / 1,000 SF)
HOTEL ROOMS:	160 - 200 ROOMS
HOTEL PARKING:	160 - 200 SPACES (1 / ROOM)
RESIDENTIAL:	190 UNITS
RES. PARKING:	300 SPACES (1.6 / UNIT)

PRESENTED APRIL 2017



additional concept plan - april 2017



LINCOLN AVENUE - LOOKING SOUTH-WEST



TOUHY AVENUE - LOOKING NORTH

**preliminary concept plans
march 2017**

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- LEGEND**
- A** LAND-BANKED PARKING / OPEN SPACE
 - B** 4 TO 5-STORY RESIDENTIAL DEVELOPMENT
 - 60 UNITS PER BUILDING
 - 60 TOTAL PARKING SPACES (1 / UNIT)
 - INTERNAL: 36 SPACES (.6 / UNIT)
 - SURFACE: 24 SPACES (.4 / UNIT)
 - C** 8-STORY HOTEL DEVELOPMENT
 - 180 TO 200 ROOMS
 - RETAIL & DINING (18,000 SF)
 - 3RD FLOOR BANQUET FACILITY (30,000 SF)
 - ROOF-TOP AMENITY DECK
 - INTEGRATED PARKING DECK W/ 1 FLOOR BELOW GRADE
 - 480 INTERNAL PARKING SPACES
 - ROOMS: 180 - 200 SPACES
 - EVENTS: 100 SPACES (±250 GUESTS)
 - RETAIL/DINING: 180 SPACES
 - D** CORNER GATEWAY PLAZA
 - E** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,000 SF
 - 8 SPACES (1.6 SPACES / 1,000 SF)
 - F** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,000 SF
 - 8 SPACES (1.6 SPACES / 1,000 SF)
 - G** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,000 SF
 - 17 SPACES (3.3 SPACES / 1,000 SF)
 - H** 1-STORY RETAIL ANCHOR DEVELOPMENT
 - 18,000 SF
 - 70 SPACES (3.9 SPACES / 1,000 SF)
 - I** UTILITY CORRIDOR OVERFLOW PARKING

SITE DATA

COMBINED RETAIL:	33,000 SF
RETAIL PARKING:	103 SPACES (3.1 SPACES / 1,000 SF)
HOTEL ROOMS:	180 - 200 ROOMS
HOTEL PARKING:	200 SPACES (1 / ROOM)
RESIDENTIAL:	120 UNITS (1 SPACE / UNIT)

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LEGEND

- A** LAND-BANKED PARKING / OPEN SPACE
- B** 4 TO 5-STORY RESIDENTIAL DEVELOPMENT
 - 60 UNITS PER BUILDING
 - 60 TOTAL PARKING SPACES (1 / UNIT)
 - INTERNAL: 36 SPACES (.6 / UNIT)
 - SURFACE: 24 SPACES (.4 / UNIT)
- C** COMMON GREEN / COMMUNITY EVENT SPACE
- D** 1-STORY COMMERCIAL DEVELOPMENT
 - 3,000 SF
 - 10 SPACES (3.3 SPACES / 1,000 SF)
- E** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,000 SF
 - 17 SPACES (3.3 SPACES / 1,000 SF)
- F** 1-STORY COMMERCIAL DEVELOPMENT
 - 11,000 SF
 - 36 SPACES (3.3 SPACES / 1,000 SF)
 - DRIVE-THRU AVAILABLE
- G** 2-STORY MIXED-USE DEVELOPMENT
 - 2ND-STORY OFFICE (15,000 SF)
 - GROUND-FLOOR RETAIL (4,000 SF)
 - 61 TOTAL PARKING SPACES
 - OFFICE: 50 INTERNAL (3 / 1,000 SF)
 - RETAIL: 13 SURFACE (3.3/ 1,000 SF)
- H** CORNER GATEWAY PLAZA
- I** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,000 SF
 - 17 SPACES (3.3 SPACES / 1,000 SF)
 - DRIVE-THRU INCLUDED
- J** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,000 SF
 - 17 SPACES (3.3 SPACES / 1,000 SF)
- K** UTILITY CORRIDOR OVERFLOW PARKING

SITE DATA

COMBINED RETAIL:	33,000 SF
RETAIL PARKING:	110 SPACES (3.3 SPACES / 1,000 SF)
RESIDENTIAL:	180 UNITS 234 SPACES (1.3 SPACES / UNIT)

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LEGEND

- A** 5 TO 6-STORY HOTEL DEVELOPMENT
 - 120 TO 160 ROOMS
 - CAFE (5,000 SF)
 - 2-STORY BANQUET FACILITY (30,000 SF)
 - INTEGRATED PARKING DECK W/ 1 FLOOR BELOW GRADE
 - ROOF-TOP AMENITY DECK
 - OVERFLOW PARKING ON UTILITY CORRIDOR
 - 250 INTERNAL PARKING SPACES
 - ROOMS: 120 - 160 SPACES
 - EVENTS: 100 SPACES (±250 GUESTS)
 - DINING: 50 SPACES
 - REQUIRED OVERFLOW: 20 - 60 SPACES
- B** COMMON GREEN / COMMUNITY EVENT SPACE
- C** 1-STORY COMMERCIAL DEVELOPMENT
 - 10,000 SF
 - 28 SPACES (2.8 SPACES / 1,000 SF)
- D** 1-STORY COMMERCIAL DEVELOPMENT
 - 11,000 SF
 - 31 SPACES (2.8 SPACES / 1,000 SF)
 - DRIVE-THRU AVAILABLE
- E** 2-STORY MIXED-USE DEVELOPMENT
 - 2ND-STORY OFFICE (15,000 SF)
 - GROUND-FLOOR RETAIL (4,000 SF)
 - 61 TOTAL PARKING SPACES
 - OFFICE: 50 INTERNAL (3 / 1,000 SF)
 - RETAIL: 11 SURFACE (2.8 / 1,000 SF)
- F** CORNER GATEWAY PLAZA
- G** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,000 SF
 - 14 SPACES (2.8 SPACES / 1,000 SF)
 - DRIVE-THRU INCLUDED
- H** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,000 SF
 - 14 SPACES (2.8 SPACES / 1,000 SF)
- I** 1-STORY RETAIL ANCHOR DEVELOPMENT
 - 18,000 SF
 - 105 SPACES (5.8 SPACES / 1,000 SF)
- J** UTILITY CORRIDOR OVERFLOW PARKING

SITE DATA

COMBINED RETAIL:	48,000 SF
RETAIL PARKING:	189 SPACES (3.9 SPACES / 1,000 SF)
HOTEL ROOMS:	120 - 160 ROOMS
HOTEL PARKING:	120 - 160 SPACES (1 / ROOM)

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LEGEND

- A** 5 TO 6-STORY HOTEL DEVELOPMENT
 - 168 TO 200 ROOMS
 - CAFE (5,000 SF)
 - 2-STORY BANQUET FACILITY (30,000 SF)
 - INTEGRATED PARKING DECK W/ 1 FLOOR BELOW GRADE
 - ROOF-TOP AMENITY DECK
 - OVERFLOW PARKING ON UTILITY CORRIDOR
 - 350 INTERNAL PARKING SPACES
 - ROOMS: 168 - 200 SPACES
 - EVENTS: 100+ SPACES (±250 GUESTS)
 - DINING: 50 SPACES
- B** 1-STORY COMMERCIAL DEVELOPMENT
 - 5,500 SF
 - 18 SPACES (3.3 SPACES / 1,000 SF)
- C** 1-STORY COMMERCIAL DEVELOPMENT
 - 10,000 SF
 - 33 SPACES (3.3 SPACES / 1,000 SF)
- D** 1-STORY COMMERCIAL DEVELOPMENT
 - 6,000 SF
 - 20 SPACES (3.3 SPACES / 1,000 SF)
 - DRIVE-THRU INCLUDED
- E** 1-STORY RESTAURANT DEVELOPMENT
 - 12,000 SF
 - 61 SPACES (5 SPACES / 1,000 SF)
- F** 1-STORY COMMERCIAL DEVELOPMENT
 - 4,000 SF
 - 13 SPACES (3.3 SPACES / 1,000 SF)
 - DRIVE-THRU INCLUDED
- G** 1-STORY COMMERCIAL DEVELOPMENT
 - 4,000 SF
 - 13 SPACES (3.3 SPACES / 1,000 SF)
- H** 5 TO 6-STORY MIXED-USE DEVELOPMENT
 - 30 TO 40 UNITS
 - GROUND-FLOOR RETAIL (10,000 SF)
 - 110 INTERNAL PARKING SPACES
 - UNITS: 60 SPACES (1.5 TO 2 / UNIT)
 - RETAIL: 50 SPACES (5 / 1,000 SF)
- I** UTILITY CORRIDOR OVERFLOW PARKING

SITE DATA

COMBINED RETAIL:	51,500 SF
RETAIL PARKING:	210 SPACES (4 SPACES / 1,000 SF)
HOTEL ROOMS:	168 - 200 ROOMS
HOTEL PARKING:	200 SPACES (1 / ROOM)
RESIDENTIAL:	30 - 40 UNITS (1.5 - 2 SPACES / UNIT)

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