

# **Special Study Area Plans & Policies**

**Downtown Area**

**Skokie Boulevard Corridor**

**South Shermer Road Corridor**

**Techny Area**

## **Downtown Area Policies**

The Downtown Area of Northbrook consists of an array of uses ranging from single family residential to retail and restaurant to governmental and cultural facilities. The overall goal for this area is to promote economically viable mixed-use developments containing uses that will strengthen the community center.

### **DA 1. *Land Use***

- a. Promote a mix of land uses that will reinforce the Downtown Area as the Village's governmental and cultural activity center.
- b. Enhance and strengthen the Downtown as a community center by promoting a complementary mix of land uses at a moderate density that will support the desired activities, while blending with the surrounding single-family neighborhoods.
- c. Place highest intensity land uses at locations well served by the transportation system and not adjacent to single family homes.
- d. Promote the introduction of new land uses that attract/generate pedestrian activity, particularly at the ground floor level, such as restaurants galleries and other uses that can be supported by the market.
- e. Use zoning incentives to encourage mixed-use development projects.
- f. Monitor the effectiveness of zoning controls and amend them as necessary.

### **DA 2. *Economic Development***

- a. Encourage a balance of retail, restaurant, and office activities that provide necessary services to the residents of the Village.
- b. Review alternatives for public-private partnerships to help finance necessary public improvements to encourage the redevelopment of identified parcels in the Downtown

### **DA 3. *Transportation***

- a. Encourage a pedestrian-friendly "Village" atmosphere throughout the Downtown Area.
- b. The Downtown Area should be easily accessible by automobile, foot, bicycle, bus, and train.
- c. Continue to monitor the capacity of existing intersections in and around the Downtown to determine if improvements or enhancements are necessary.
- d. Consider strategies to maximize the efficiency of on- and off-street parking resources.
- e. Consider needs of bicyclists in planning future roadway and pedestrian improvements.
- f. Recognize the importance of the Downtown commuter station as one of the focal points for downtown activity.

### **DA 4. *Community Facilities and Amenities***

- a. Improve the coordination of business, civic and cultural activities.
- b. Reinforce the Village Green Park as a community focal point and important open space and recreation element.
- c. Provide for streetscape improvements as development occurs on Shermer Road north of Church Street and south of Walters Avenue.

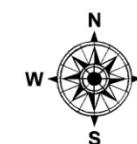
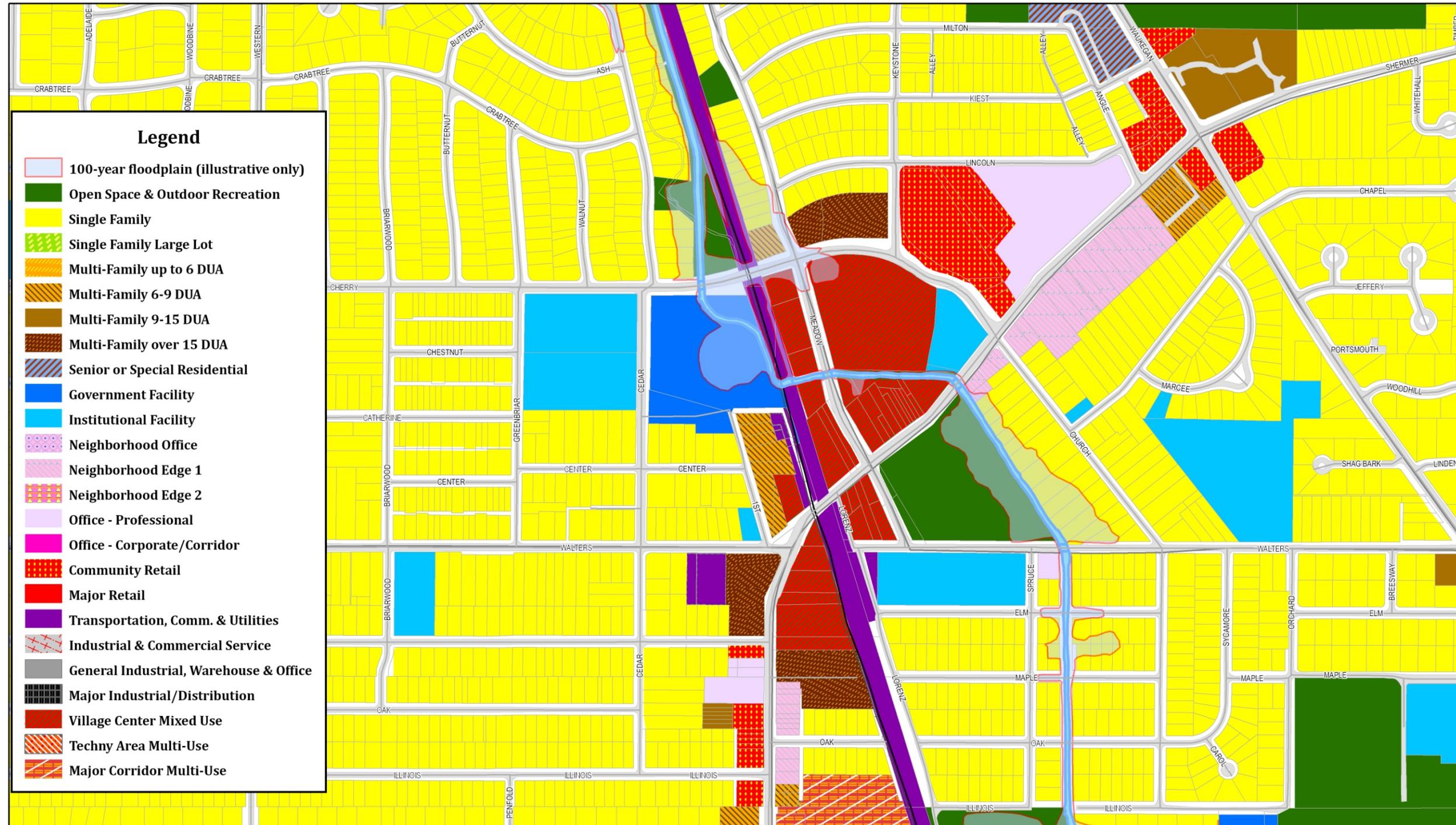
**DA 5. *Infrastructure & Utilities***

- a. Continue efforts to enhance the river and mitigate flooding, while establishing a continuous and useable open space system along the river.
- b. Place utilities underground whenever practical and possible.
- c. Recognize the existence of 100-year floodplain areas and work to remove flood hazards.

**DA 6. *Public Participation***

- a. Continue to involve a mix of residents, Downtown property owners, and business representatives and community leaders in the decision-making process for the future of the Downtown.
- b. Widely publicize public hearings involving significant regulatory, land use or transportation changes in the Downtown.

***The remainder of this page is intentionally blank***



Village of Northbrook  
Development & Planning Services

500 250 0 500 1,000 1,500 Feet

## Northbrook Comprehensive Plan Future Land Use Map Downtown Area

For 12-14-10  
Board of Trustees  
Meeting

## **Skokie Boulevard Corridor Policies**

The Skokie Boulevard Corridor is comprised of a mixture of uses including offices, retail buildings, restaurants, nursing homes as well as significant areas prime for redevelopment. The overall goal is to encourage property owners to work together in achieving a high quality commercial and multi-use area that has compatible architectural, landscaping, and signage theme. In addition, both pedestrian and vehicular traffic should be able to move internally within the district, including from north to south, without having to enter and exit the District.

### **SB 1. *Land Use***

- a. Promote a land use pattern that is consistent with a high quality office corridor, while still providing opportunities for appropriate retail and other complementary land uses.
- b. Promote the development of integrated commercial and mixed use developments that form a major “gateway” to the community.
- c. Review existing zoning controls to determine if they are consistent with the overall land development objectives for the Skokie Boulevard Corridor. If necessary initiate Zoning Code text amendments to remedy discrepancies.
- d. Work with property owners to develop appropriate plans for the redevelopment of selected areas along the corridor.
- e. Encourage uses that complement existing land uses and businesses.
- f. New development or redevelopment activities should be of an appropriate scale and site design.

### **SB 2. *Economic Development***

- a. Consider selected incentives as a means to promote the attraction of new or expansion of existing businesses along the corridor.
- b. Encourage development and redevelopment that will have a positive impact on the Village and local taxing bodies.
- c. Encourage the long term economic viability of buildings in the area by requiring that they be designed in such a manner as to allow for the adaptive re-use of tenant space.

### **SB 3. *Architecture, Landscaping, and Building Materials***

- a. Encourage extensive landscaping in and around new development projects to create high quality commercial and multi-use development through:
  - Incorporating landscaped entry features at major access points.
  - Requiring appropriate landscaping around buildings, pedestrian walkways, and parking areas.
- b. Encourage excellent architectural design and quality building materials through:
  - The design of building facades, including those facing the Edens Expressway, that avoid the appearance of expansive, unadorned walls.
  - The use of varied setbacks, roof lines, windows and other architectural features to help minimize the visual impact of larger buildings.

**SB 4. *Community Facilities and Amenities***

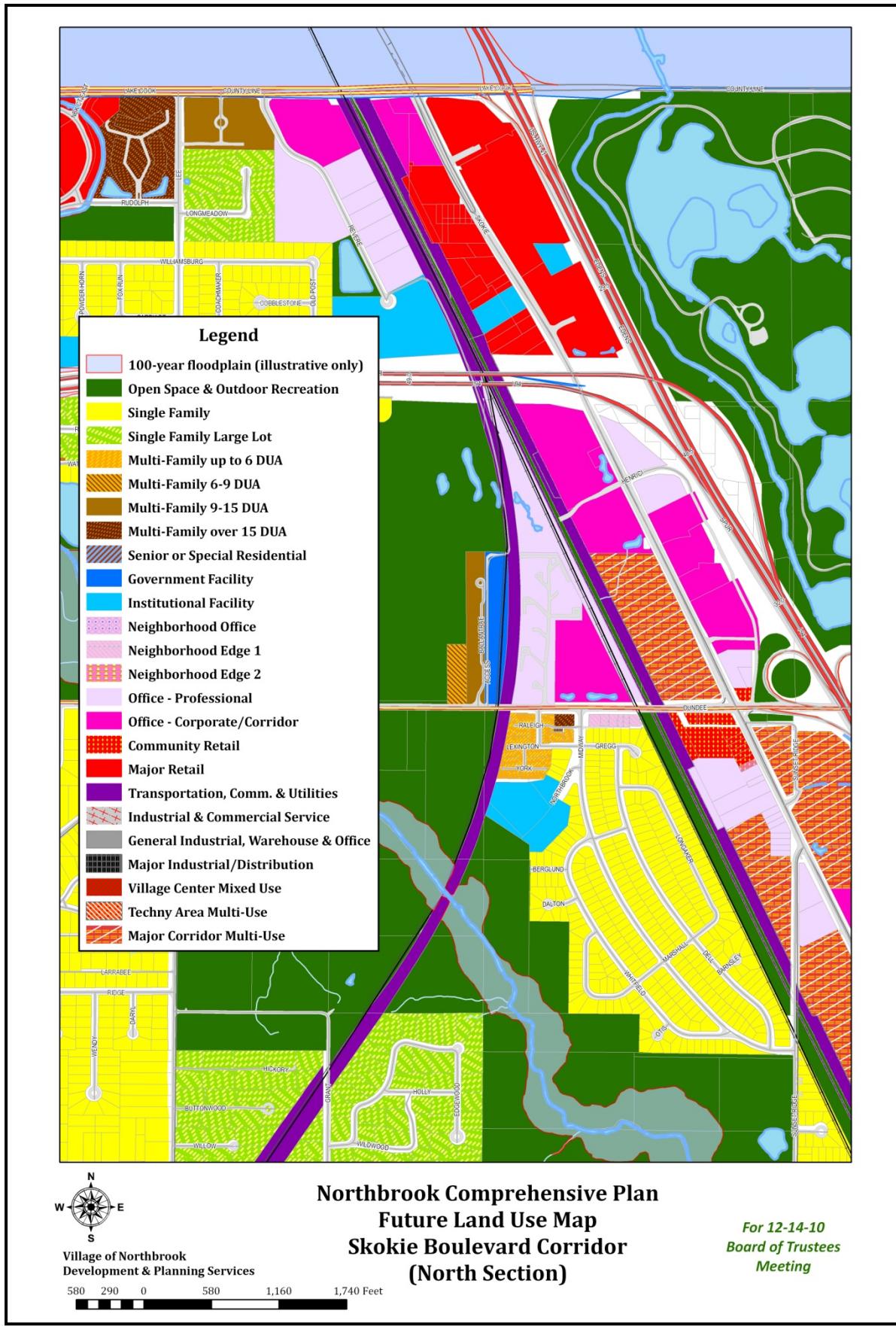
- a. Examine opportunities for providing coordinated storm drainage systems that benefit all properties along the corridor.
- b. Continue to promote attractive landscaping along the entire Skokie Boulevard corridor.
- c. Promote the installation of appropriate gateway features at major entrances to the community along the corridor.

**SB 5. *Transportation***

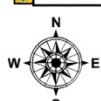
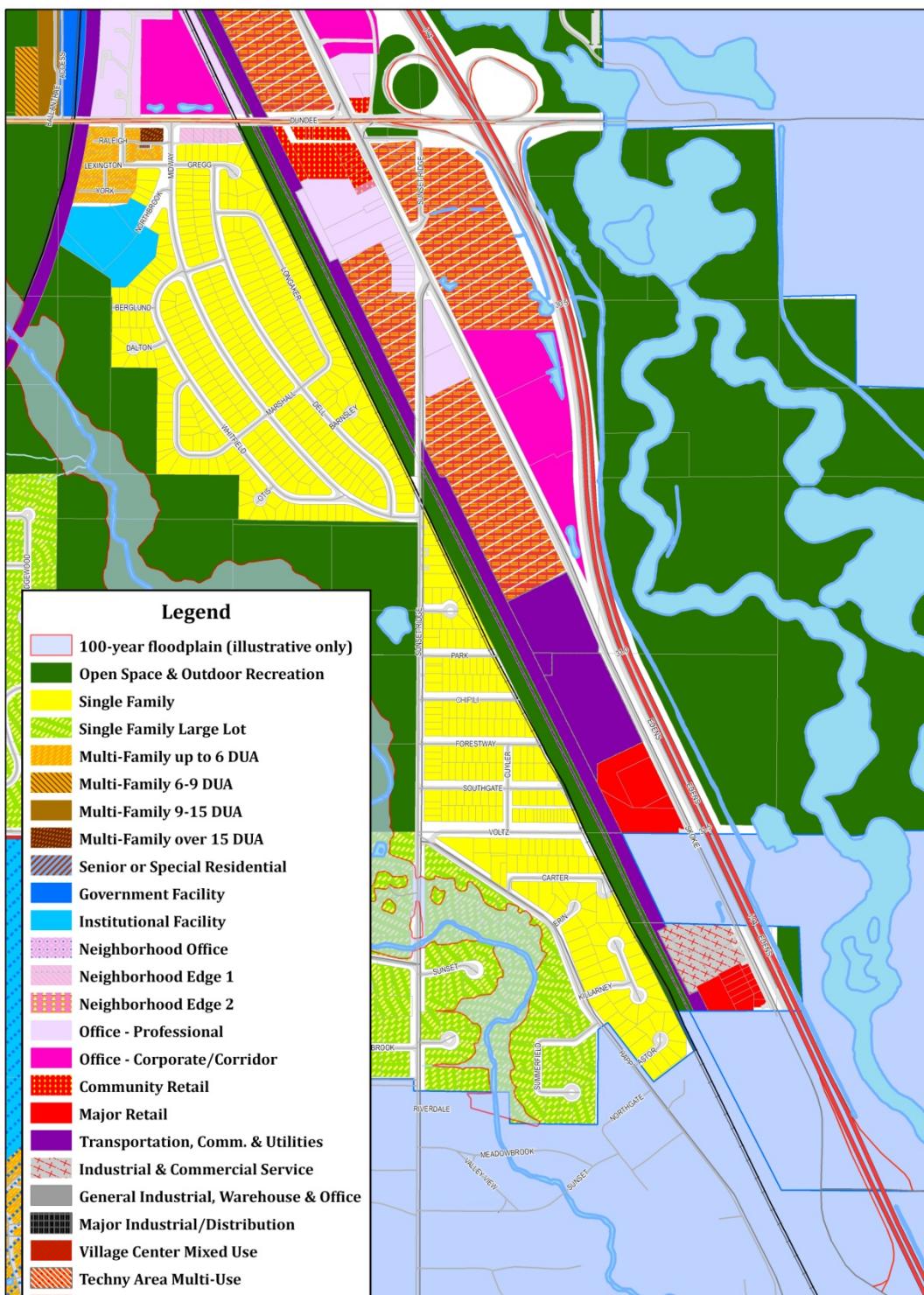
- a. Examine opportunities for improving the capacity and overall level of service of the Skokie Boulevard/Dundee Road intersection.
- b. Discourage proliferation of curb cuts on Skokie Boulevard, while still providing efficient ingress and egress to both customers and delivery vehicles.
- c. Examine opportunities for traffic improvements at the Skokie Boulevard/Lake Cook Road intersection as well as the installation of traffic signals at entrances along Skokie Boulevard.

*The remainder of this page is intentionally blank*

## Northbrook Comprehensive Plan



## Northbrook Comprehensive Plan



Village of Northbrook  
Development & Planning Services

500 250 0 500 1,000 1,500 Feet

**Northbrook Comprehensive Plan  
Future Land Use Map  
Skokie Boulevard Corridor  
(South Section)**

For 12-14-10  
Board of Trustees  
Meeting

## South Shermer Road Corridor Policies

The South Shermer Road Corridor is a redeveloping and changing area with a mixture of land uses that vary from significant industrial uses to single family residential homes along its western edge. Redevelopment in the northern portion of the corridor will consist of additional multi-use developments such as Shermer Place. Reuse of industrial and warehouse buildings in the southern portion of the corridor will require rezoning certain areas to a new “Industrial and Commercial Services” land use district to better accommodate the desired mix of intensive commercial uses. Given the changes that will occur along this corridor, the reuse and redevelopment of the area should be weighed carefully to mitigate any undue adverse impact along the corridor and adjacent residential neighborhoods.

### SS 1. *Land Use*

- a. Promote the selective redevelopment of properties within the South Shermer Road Multi Use Area over time by allowing multi-use development, including residential and complementary retail, office, public and semi-public uses.
- b. Promote a land use pattern that is complementary to the nearby businesses and single-family areas, as well as the Central Business Area.
- c. Rezone areas identified on the Future Land Use Map as a new Industrial and Commercial Services land use category.
- d. New development or redevelopment activities should be made compatible with adjacent land uses by:
  - Limiting the intensity, scale and density of development;
  - Maintaining the existing building setbacks for the area and
  - Promoting quality design in architecture, building materials, landscaping and site planning.

### SS 2. *Economic Development*

- a. Encourage existing businesses to remain and expand in a manner that is compatible with a multi-use land use pattern.
- b. Work with existing property owners to develop appropriate plans for the redevelopment of areas along the corridor.
- c. Promote development and redevelopment that will have a positive impact on the Village and local taxing bodies.
- d. New development or redevelopment plans should not overburden the service capacity of the Village, school district or park district.

### SS 3. *Transportation*

- a. Review the anticipated traffic impacts of development and redevelopment proposals to mitigate congestion problems on Shermer Road and cut-through traffic on nearby residential streets.

### SS 4. *Community Facilities and Amenities*

- a. Promote the mitigation or removal of existing environmental, structural or physical

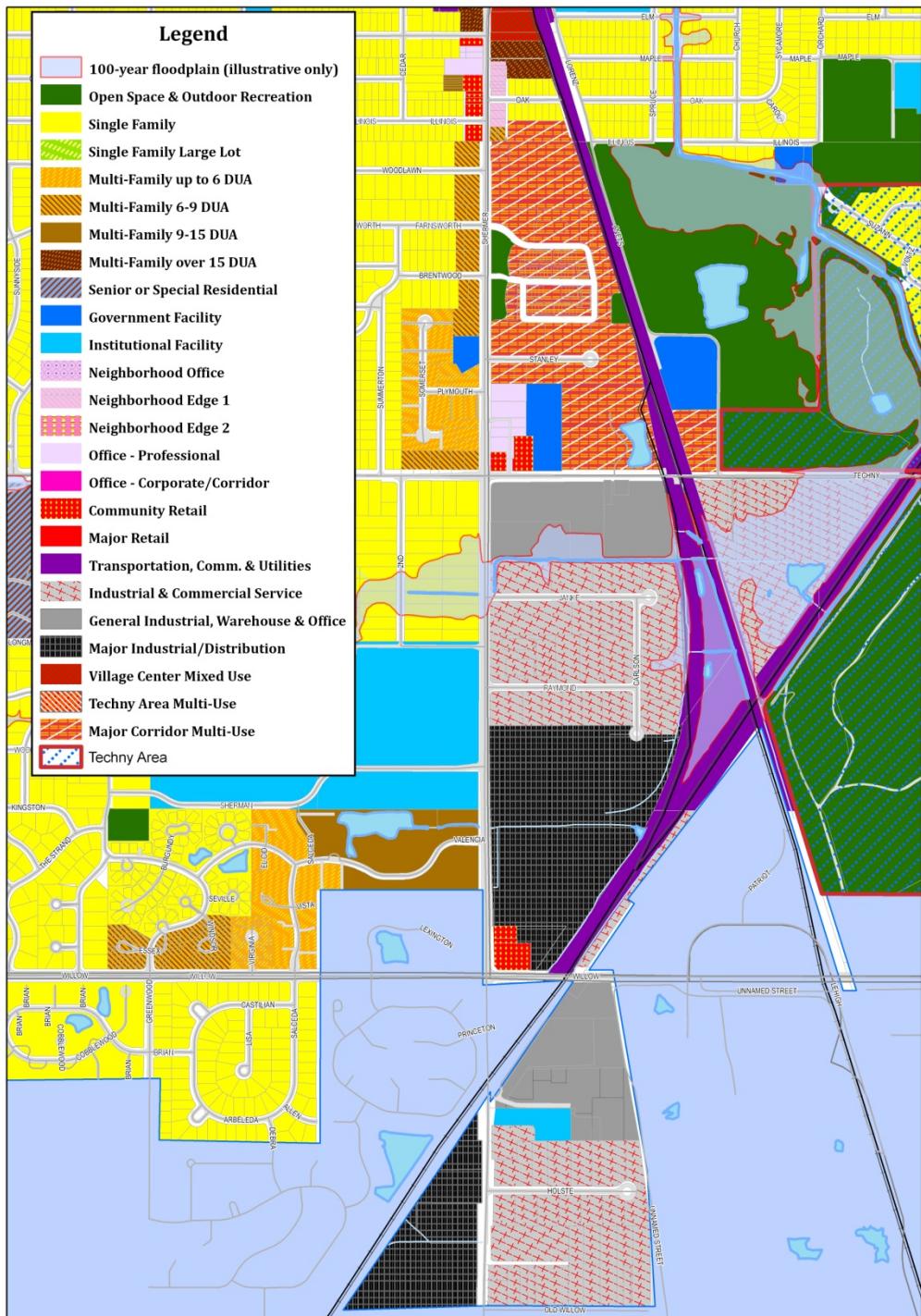
elements along corridor that are inconsistent with Comprehensive Plan.

**SS 5. *Infrastructure and Utilities***

- a. Examine opportunities for providing coordinated storm drainage systems benefiting all properties along corridor.
- b. Recognize the existence of 100-year floodplain areas and work to remove flood hazards.

*The remainder of this page is intentionally blank*

## Northbrook Comprehensive Plan



**Northbrook Comprehensive Plan  
Future Land Use Map  
South Shermer Road Corridor**

For 12-14-10  
Board of Trustees  
Meeting

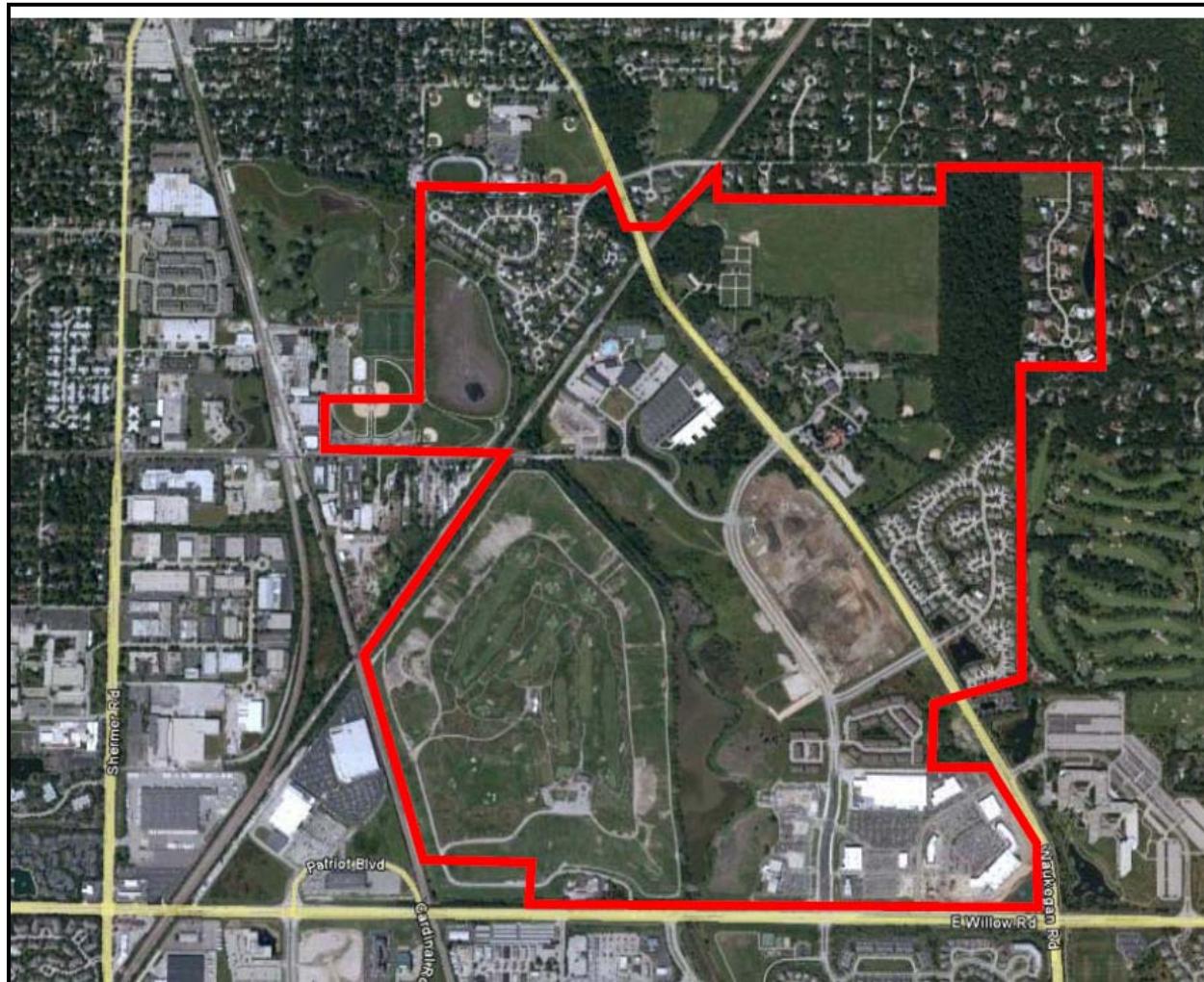


Village of Northbrook  
Development & Planning Services

600 300 0 600 1,200 1,800 Feet

## Techny Area Policies

One of the most significant planning and land use decisions made by the Village of Northbrook involved the planning and annexation of the 778-acre Techny property in 1988. The Techny Annexation Agreement, which brought the entire Techny property into the Village of Northbrook, established specific land use, transportation and infrastructure development policies for the entire Techny area.

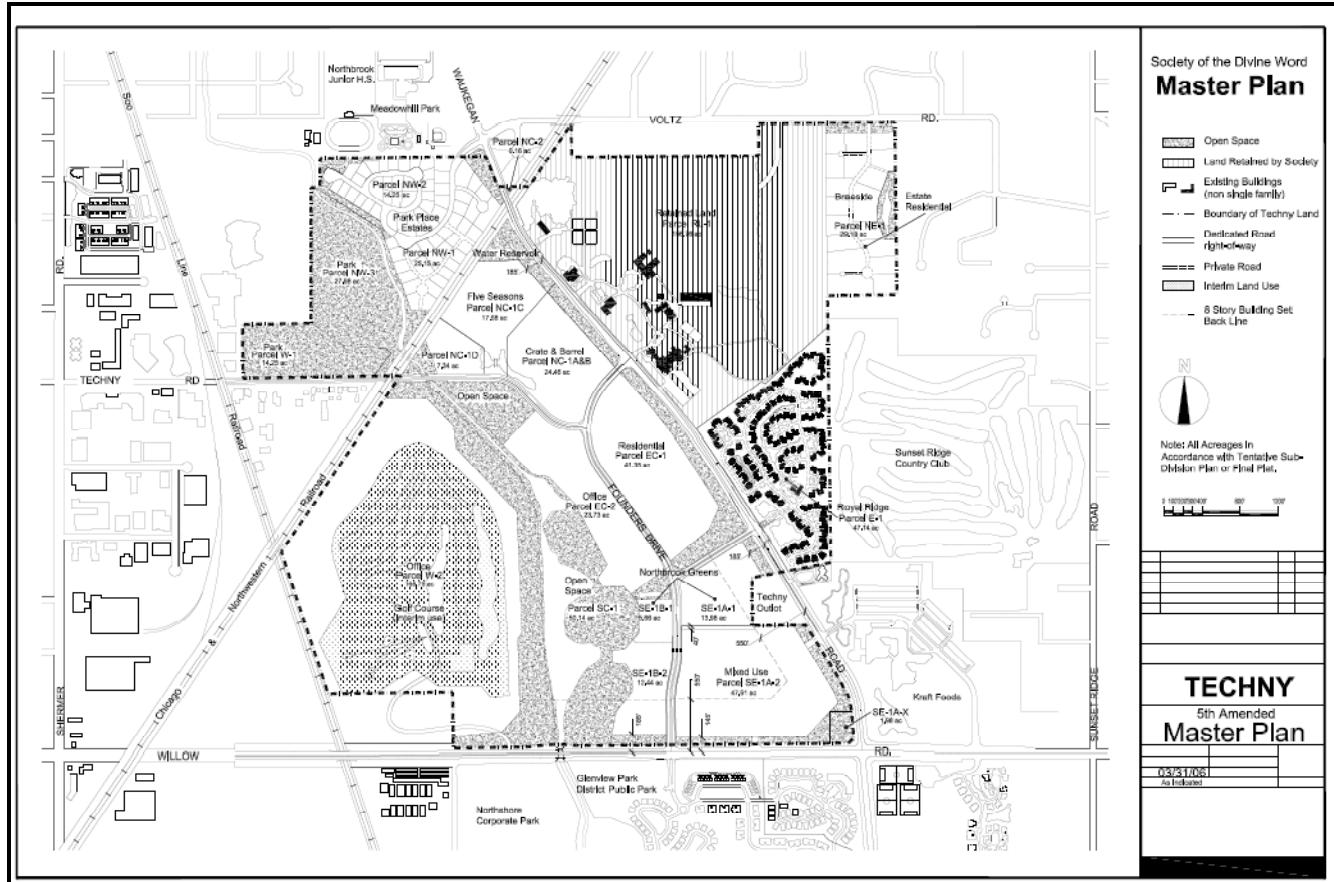


### 2010 Version of Techny Master Plan

The following is a summary of the major land use features and development conditions incorporated into the Techny Annexation Agreement and Plan. *For details regarding the specific development conditions that guide the development of the Techny Property, one must refer to the Agreement, itself.*

Retained Land. 156 acres, or over 20 percent of the total Techny land area, will be retained by the Society of the Divine Word and used as a headquarters and campus facility for this religious use. (Noted on Master Plan as Retained Land).

## Northbrook Comprehensive Plan



Permanent Open Space. Over 92 acres of the Techny property will be permanent open space, including 42 acres dedicated to the Northbrook Park District along Techny Road (Meadowhill South Park). (Parcels W-1, NW-3, and SC-1) This area does not include the 169-acre Willowhill Golf Course, which is used as private open space, but is zoned for office development.

Single-Family Areas. Two different single family areas are part of the Techny property: Braeside Subdivision and Park Place Estates Subdivision.

Approximately 30 acres on the south side of Voltz Road (Braeside Subdivision) were developed as an "estate subdivision" of 21 single-family lots, each over 50,000 square feet in size with a private street system. (Parcel NE-1)

Park Place Estates Subdivision, south of Northbrook Junior High/Meadowhill Park and west of Waukegan Road consists of 72 lots, all zoned R-4 (minimum lot size of 12,000 square feet). A portion of the development is served by private streets, while the remainder is served by public streets. (Parcels NW-1 & NW-2)

Unlike other areas in the Techny property, none of the lots in either Park Place Estates or Braeside are subject to a land lease. Instead, each single family lot is owned in a traditional fee simple manner.

Multi-Family Development. There are two areas specifically designated for multi-family residential development with the Techny Area: Royal Ridge and Meadow Ridge.

The Royal Ridge development is approximately 47 acres in size and is located on the east side of Waukegan Road, south of the Techny Towers. Although the property is zoned R-8, which allows

up to nine units per acre (423 units) the Royal Ridge development was approved in 1996 with a total of 151 units. The development is served by a gated private road system. (Parcel E-1)

In 2007 the 164-unit "Meadow Ridge" development was approved on the site bordered by Waukegan Road on the east, Techny Road on the north, and Founders Drive on the west. This parcel had originally been designated as an office site on the original master Techny Master Plan. Like Royal Ridge, Meadow Ridge is also served by a private road system with a security gate feature. (Parcel EC-1)

All of the multi-family properties in the Techny Annexation are subject to a 150-year long land lease with the Society of the Divine Word.

Mixed Use Area. At the northwest corner of the Waukegan Road and Willow Road there is a 78 acre parcel. This area is designated as a "mixed use" area on the Techny Master Plan, allowing a combination of retail, office and residential development in accordance with the C-5/Techny Overlay District. The first section of this area to develop was the 160-unit Northbrook Greens townhouse development. (Parcels SE-1A-1 & SE-1B-1)

Following the development of the Northbrook Greens development, the Willow Festival shopping center (with Lowe's, Best Buy, Whole Foods, REI and others) was developed. The commonly referred to "Willow Festival Annex" property then developed with Pinstripes and the Sheraton Hotel. (Parcels SE-1A-2, SE-1B-2, and SE-1A-X)

Office Areas. There are three office areas designated on the Techny Master Plan.

The area on the northwest corner of Techny and Waukegan roads includes the Crate & Barrel headquarters building, the Five Seasons Country Club and the River Park Office condominiums. This area is all zoned O-3/Techny Overlay and is almost fully developed, although Crate & Barrel has an area to the east that is available for them to expand. There is also a small site at the extreme northern portion of the parcel that is reserved for public use as a water reservoir site, if needed by the Village (Parcel NC-1).

The area, located on the west side of Founders Drive, is zoned a combination of O-3 and O-4/Techny Overlay District. At present, the only building constructed on Parcel EC-2 is the North Shore Ice Arena, which is a permitted use in the Techny Overlay District. (EC-2)

The third and final office area on the Techny Property is 168-acres that include the former Lake Landfill property, which closed in 1992. The site is currently used as the nine-hole Willowhill public golf course and a methane recovery facility, which generates electric power from the methane gas released from the former landfill. The golf course is considered an "interim use" by the Techny Agreement. Once the landfill settles, it may be suitable for redevelopment. There are a series of testing wells that surround the former landfill that are used to monitor water quality and ensure that the former landfill is not contaminating the adjacent river. (Parcel W-2)

Certain Codes and Regulations are "Frozen". The Techny Annexation Agreement included a provision that requires the Village to continue using the Northbrook Zoning Code, Subdivision Ordinance and Public Improvement Standards as they existed at the time of annexation. As such, any amendments to the Code adopted since 1988 do not apply to the Techny area, unless they are accepted by the Society. To date, the Society of the Divine Word has accepted zoning code amendments regarding the ability to develop drive-through uses and a reduced parking requirement for large shopping centers.

Other Development Restrictions. The 1988 Techny Annexation Agreement also included a variety of other restrictions on new development, including: (a) architectural and building material standards; (b) enhanced street tree planting and landscaping requirements; (c) significant building setbacks and landscaping standards along Waukegan and Willow Roads; (d) open space corridor preserved along the West Fork of the North Branch of the Chicago River; and (e) major storm detention, water and sanitary sewer utility requirements.