

# Oakton Street/Elmhurst Road Corridor Study



Presentation of the Final Plan

July 20, 2009

CAMIROS

# Planning Process

## 2008

- **June-August** – Project kick-off, stakeholder interviews
- **August** – Public Meeting #1: Visioning Workshop
- **December 11** – Public Meeting #2: Initial Concepts

## 2009

- **January-March** – Coordination with zoning update
- **March-May** – Drafting of plan
- **July** – Presentation of the Draft and Final Plans

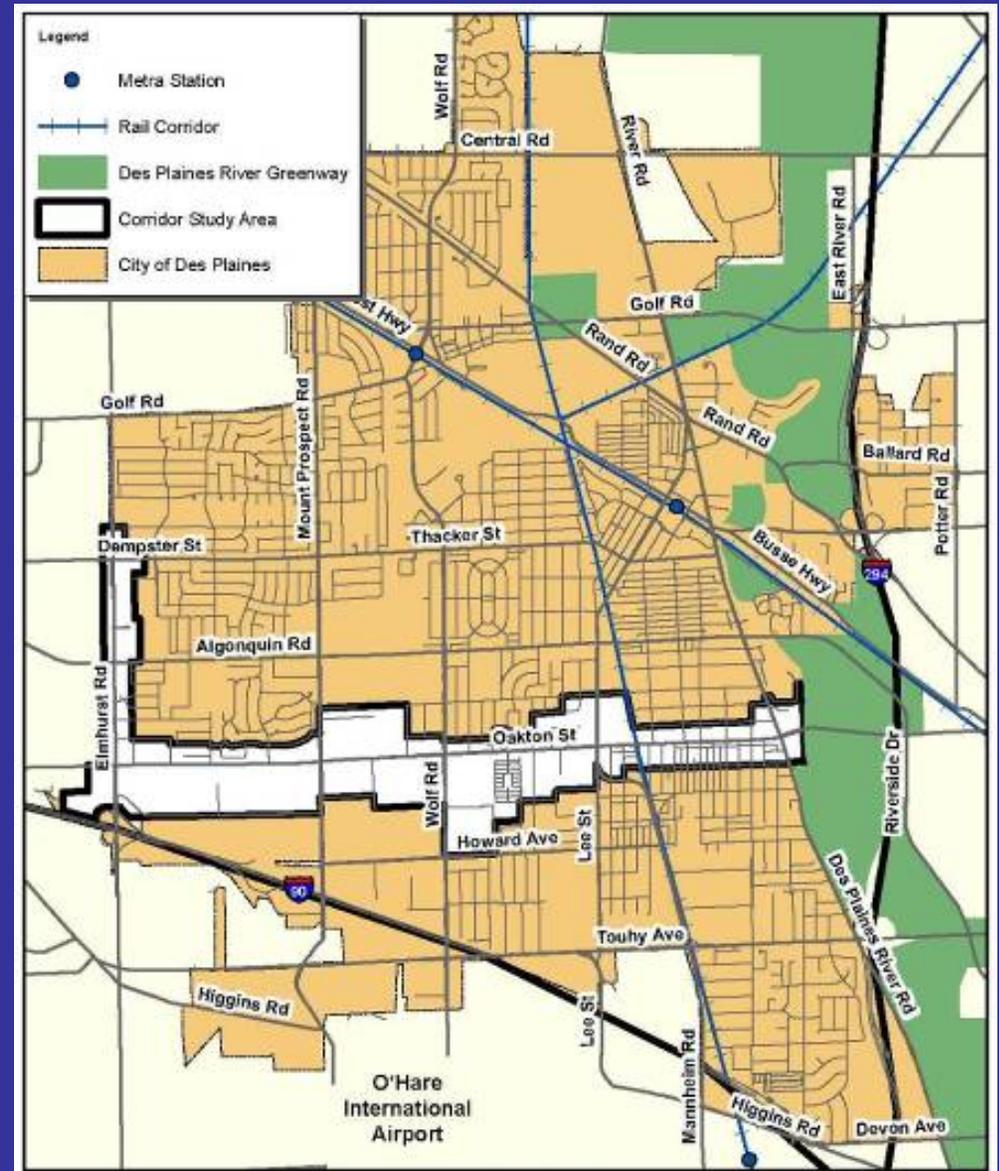
# Plan Structure

## Plan Outline

- Introduction
- Existing Conditions
- Issues, Desires and Opportunities
- District Plans
- Implementation

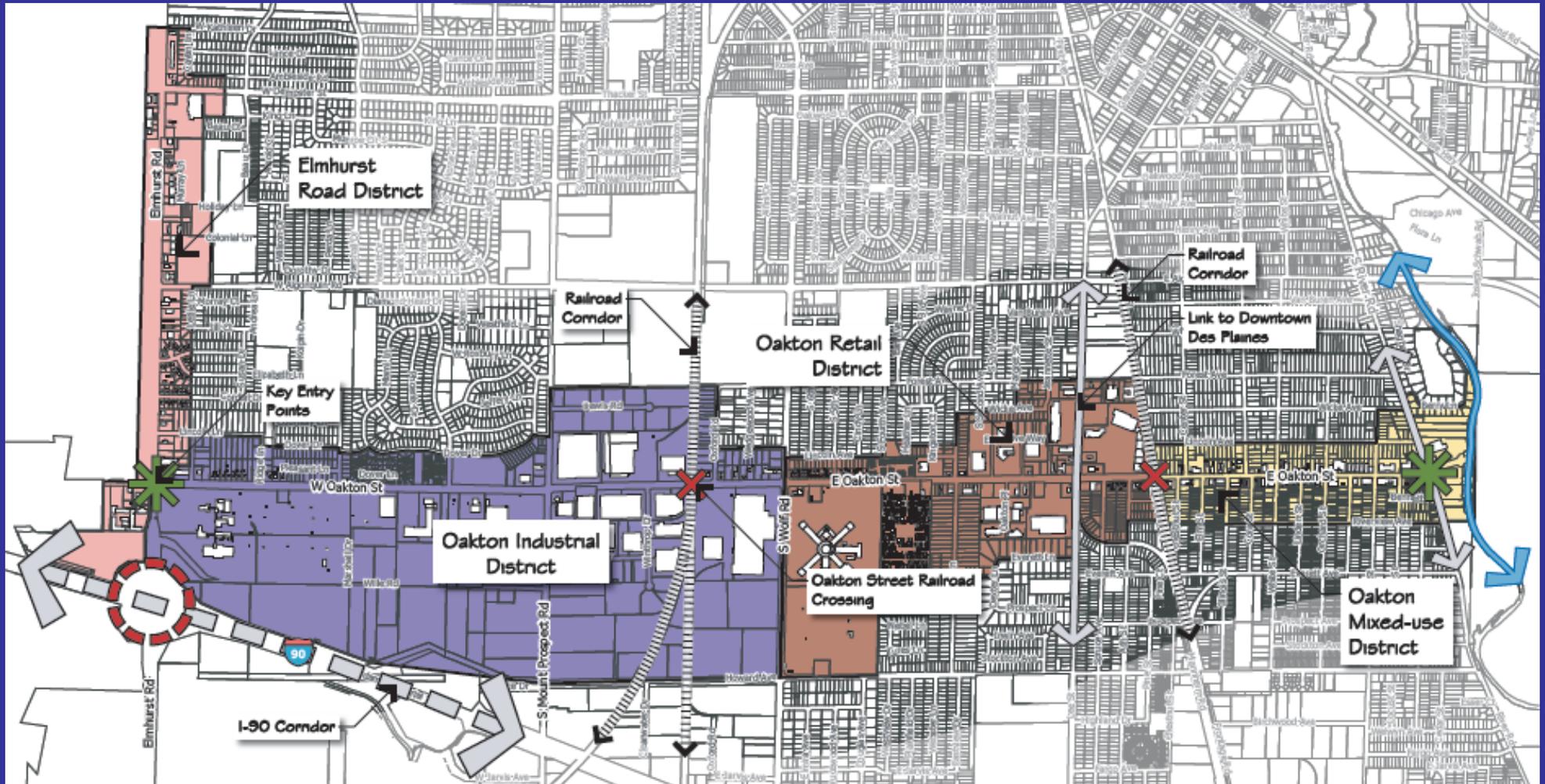
# The Study Area

- Elmhurst Road (from Oakton St to Dempster St) and Oakton Street (from Elmhurst Rd to River Rd)
- 4.4 miles in length
- 387 parcels containing 510 acres



# Plan Structure

- Four planning districts



# Plan Structure

## Each planning district has:

- Vision statement
- List of guiding objectives
- Policy and design recommendations
  - Land use
  - Transportation
  - Urban Design

# Elmhurst Road

## Vision Statement

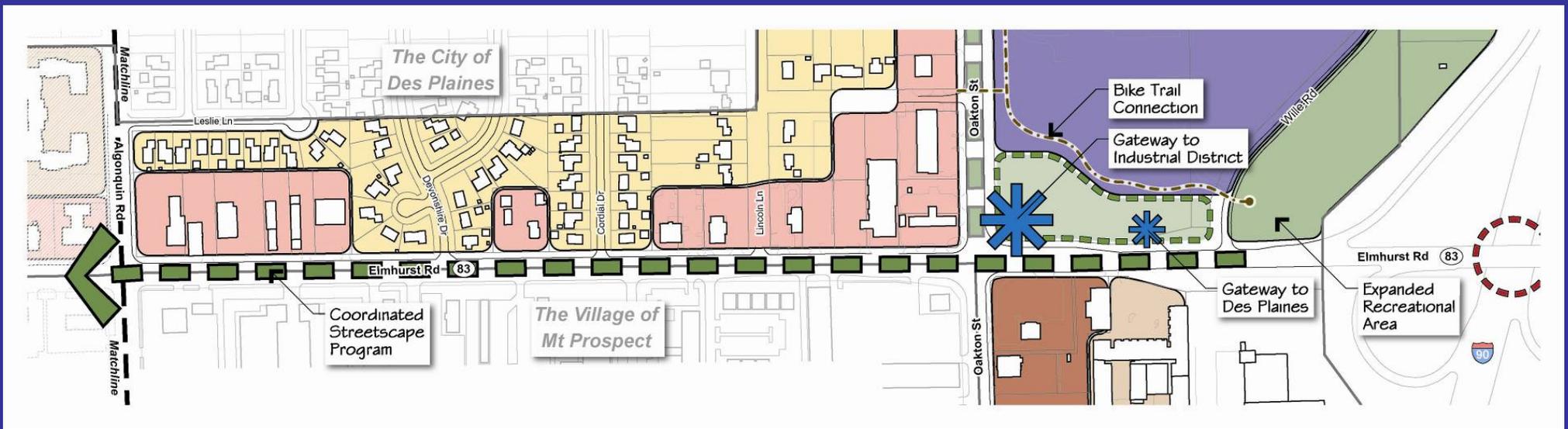
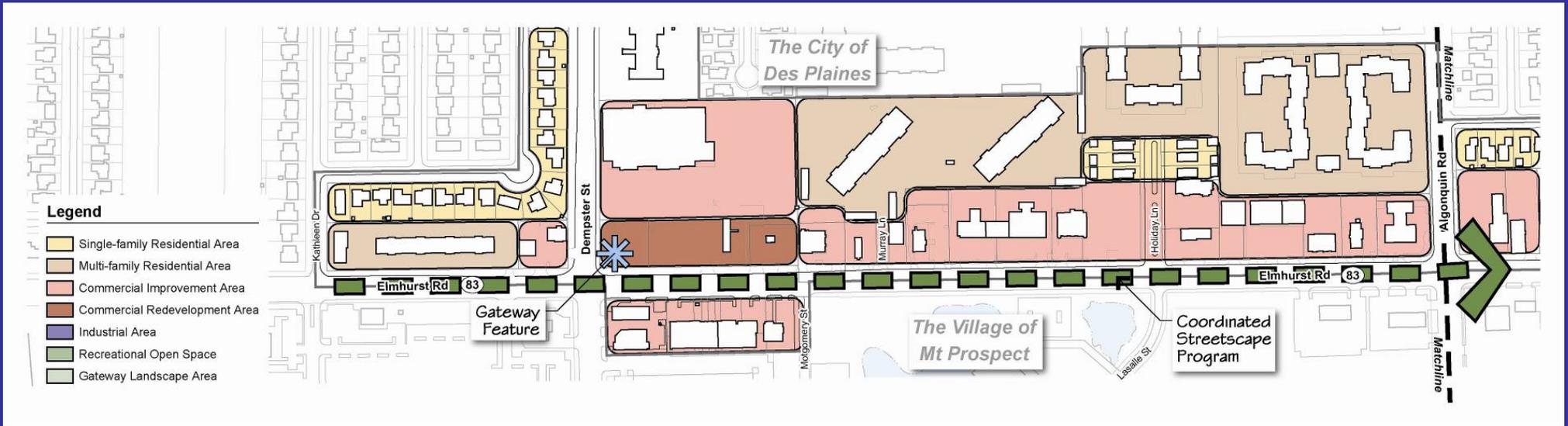
The Elmhurst Road district is a **regional corridor** hosting a **broad variety of services** and retailers. Its **gateway features** at Oakton and Dempster, enhanced **streetscaping**, and **high quality of design** for new development create an **attractive corridor** that welcomes people from neighboring communities and regional hubs such as I-90, O'Hare, and the northwestern suburban community.

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# Elmhurst Road



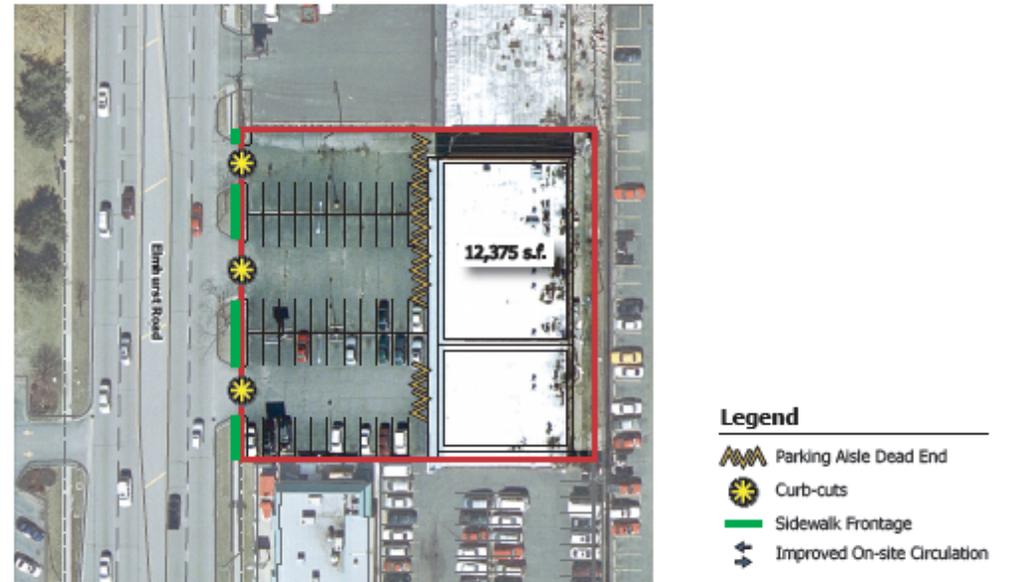
# Elmhurst Road

- Parking access and management
- Edge treatments and landscaping

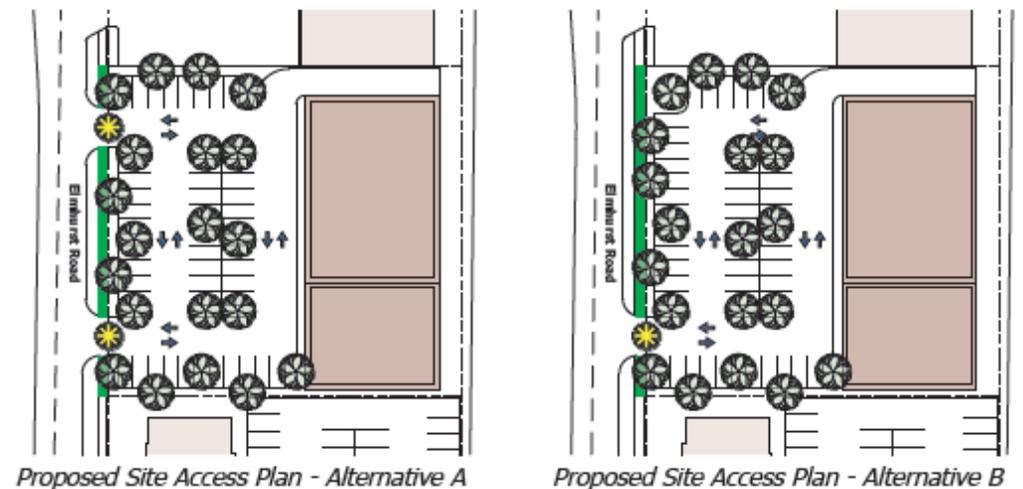


Figure 14 - Landscape or hardscape treatments can screen parking areas, delineate public from private areas and create amenities in the street environment.

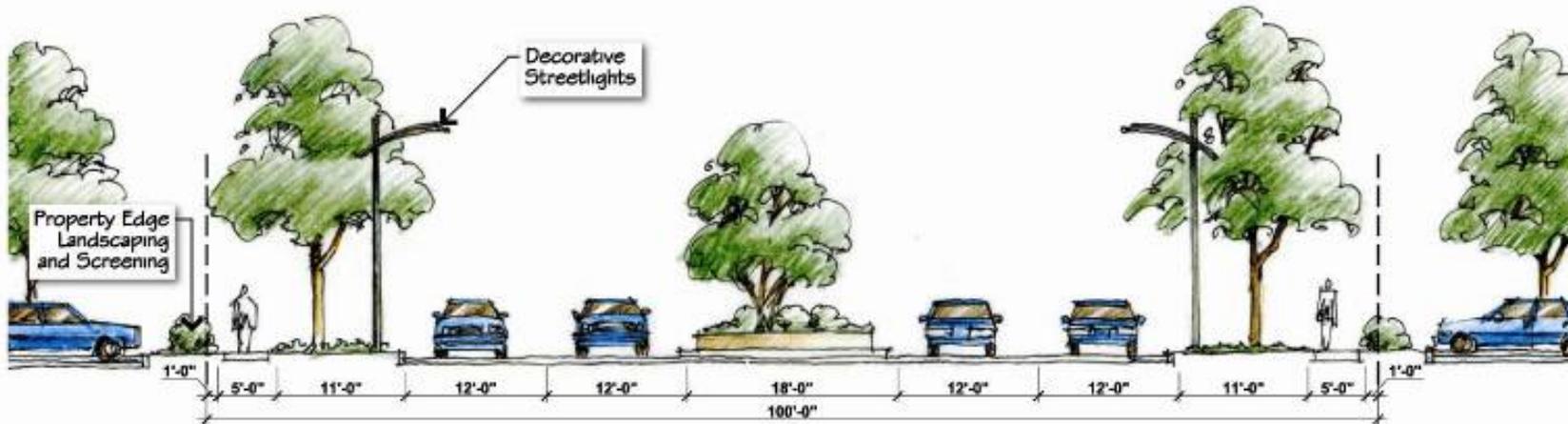
Figure 16 - Elmhurst Road On-site Parking Management



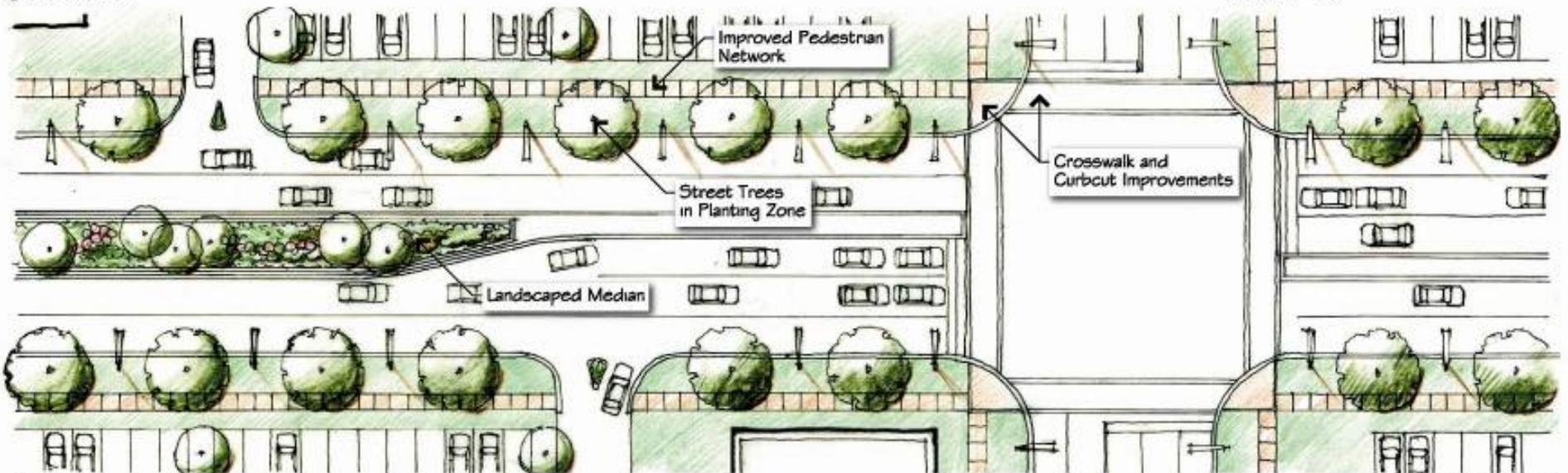
Existing Conditions Map - Poor on-site circulation result in dead-end parking aisles and excessive curb cuts.



# Elmhurst Road Streetscape Plan



Proposed Section



Typical Streetscape Improvements

Scale: 1"=30'

# Oakton Industrial

## Vision Statement

The Oakton Industrial District is a **community asset** that takes advantage of the city's **unique regional accessibility** and provides a **large number employment opportunities**. It is an **attractive symbol** of Des Plaines through the **“greening” of Oakton Street**, the **beautification of industrial buildings** and sites, and **mitigation of its impacts** on surrounding neighborhoods.

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# Oakton Industrial District

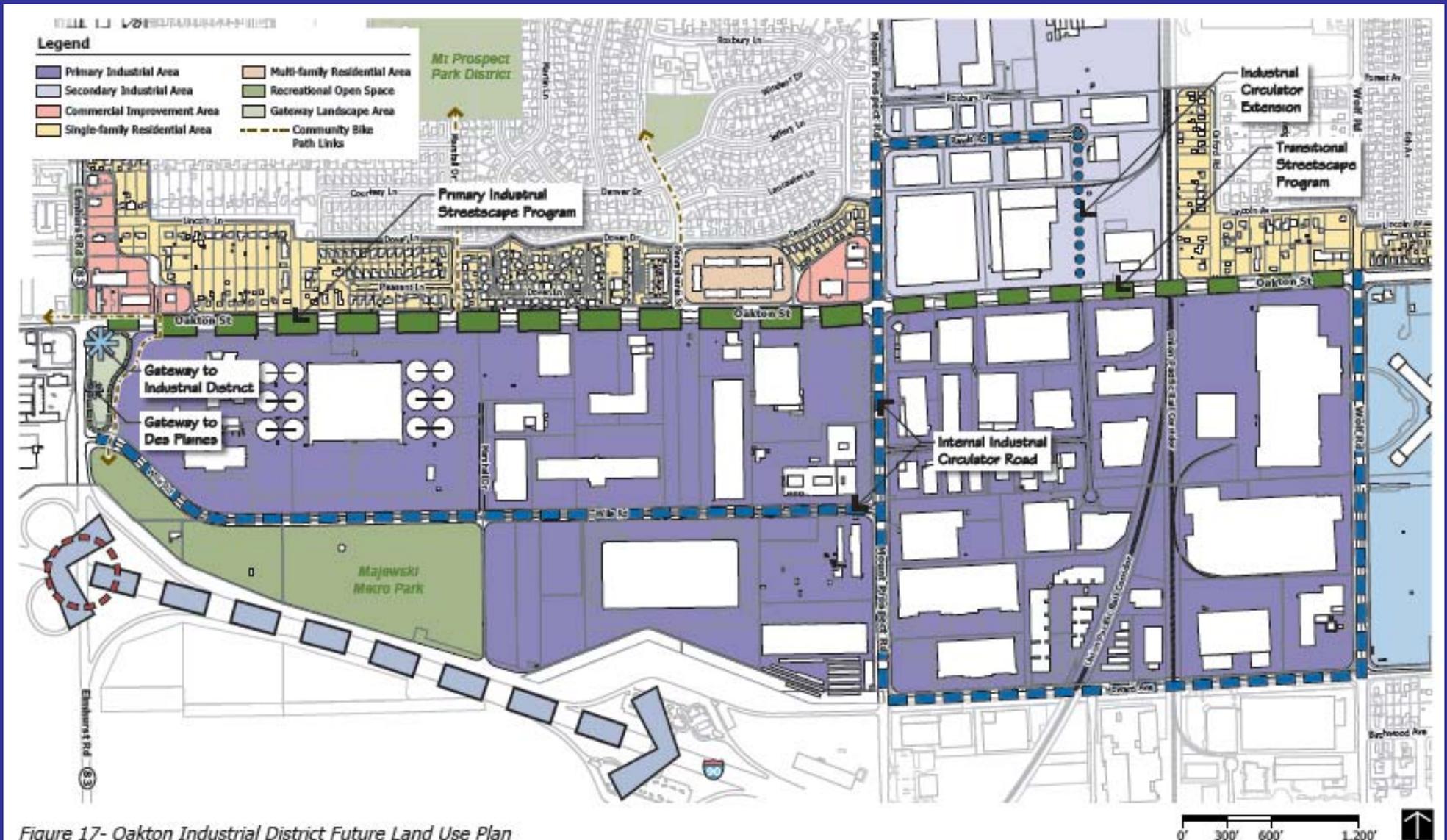
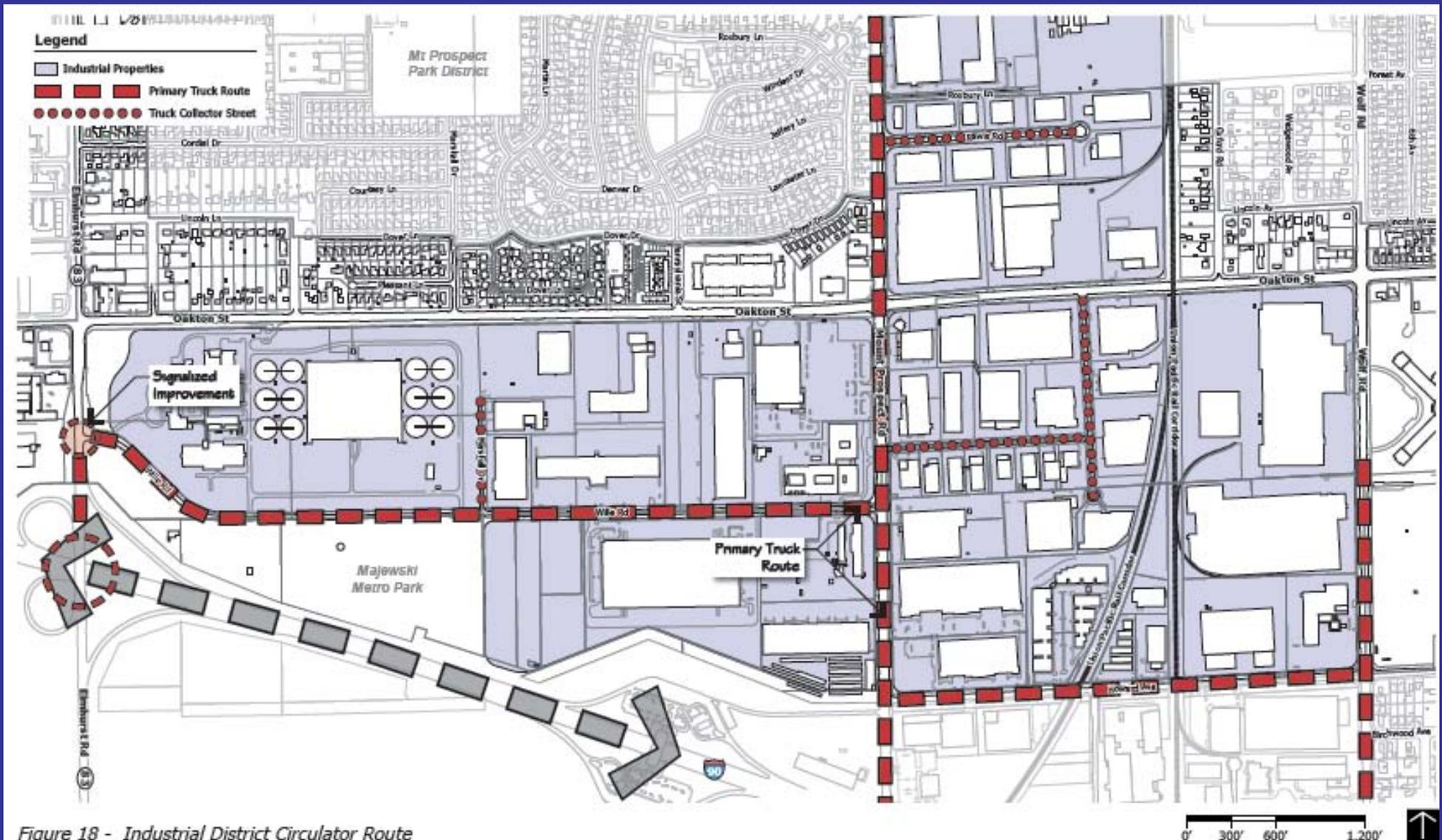


Figure 17- Oakton Industrial District Future Land Use Plan

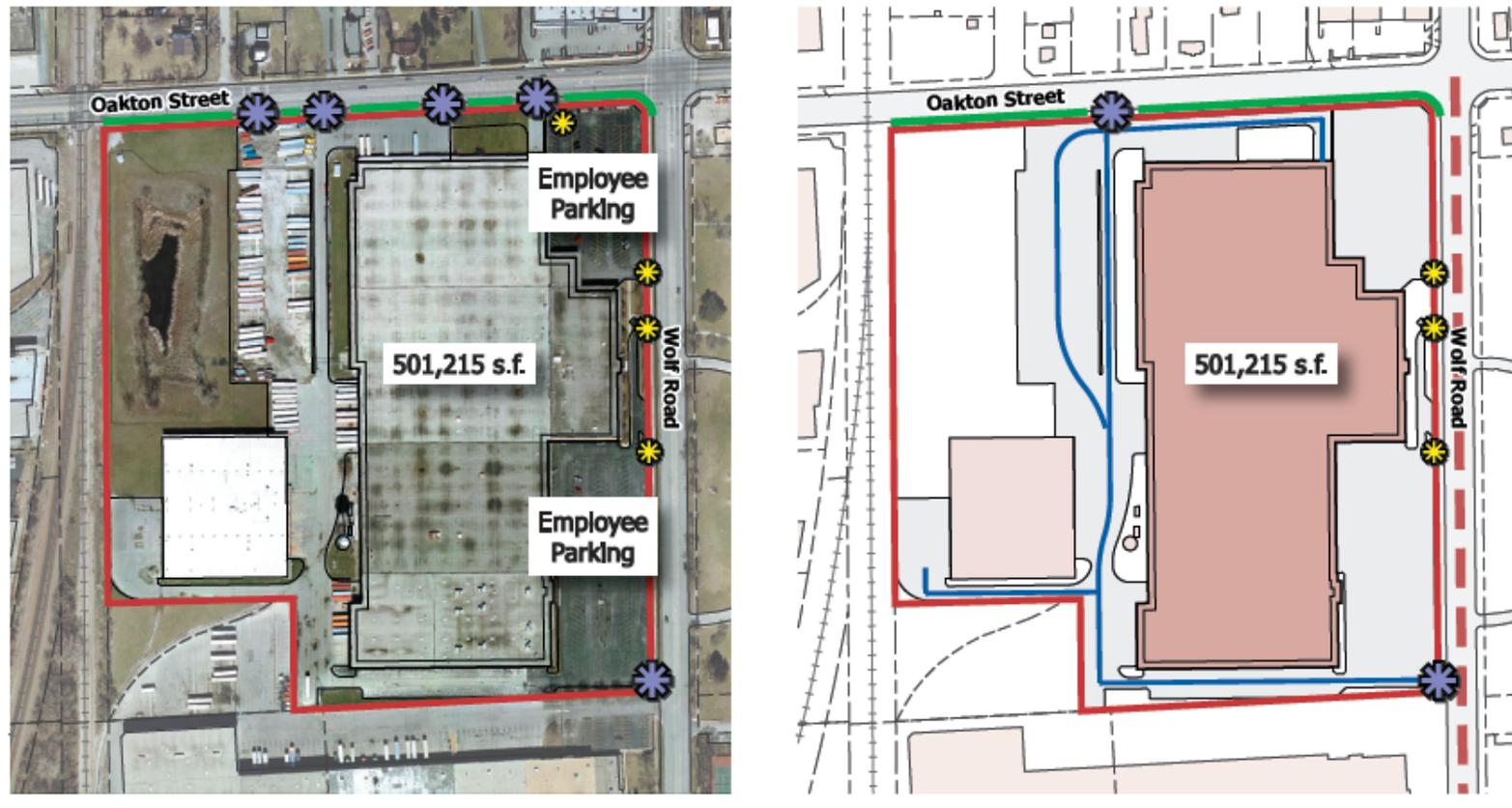
# Oakton Industrial District



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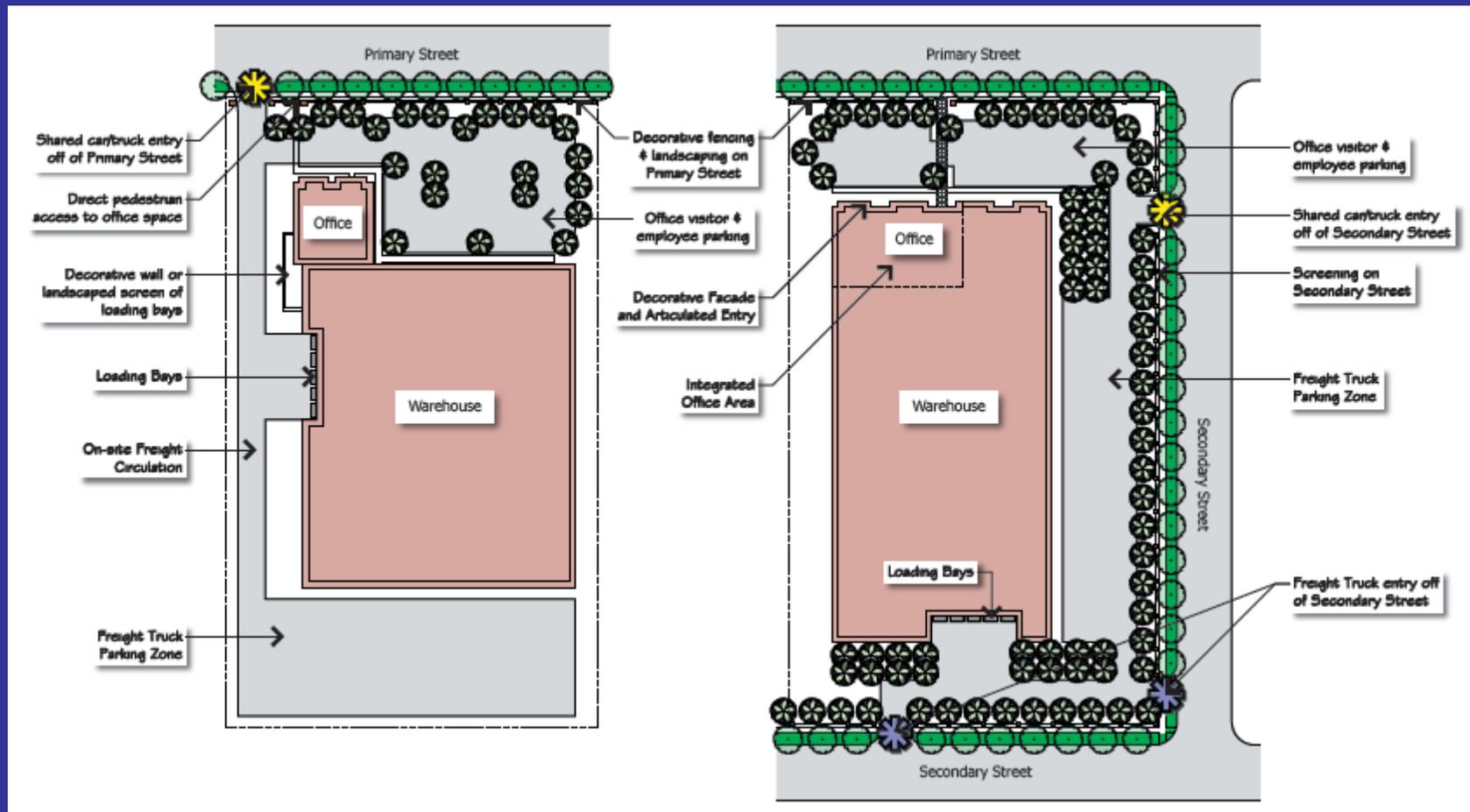
- Site access and freight traffic management
- Industrial site and building design guidelines

Figure 19- Industrial Property On-Site Circulation



# Oakton Industrial District

- Site access and freight traffic management
- Industrial site and building design guidelines

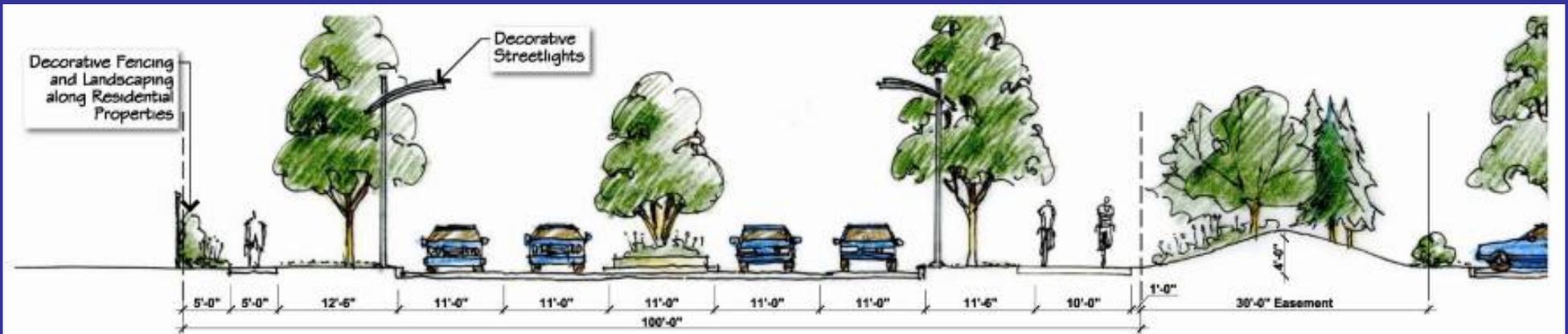


# Oakton Industrial District

- Site access and freight traffic management
- Industrial site and building design guidelines

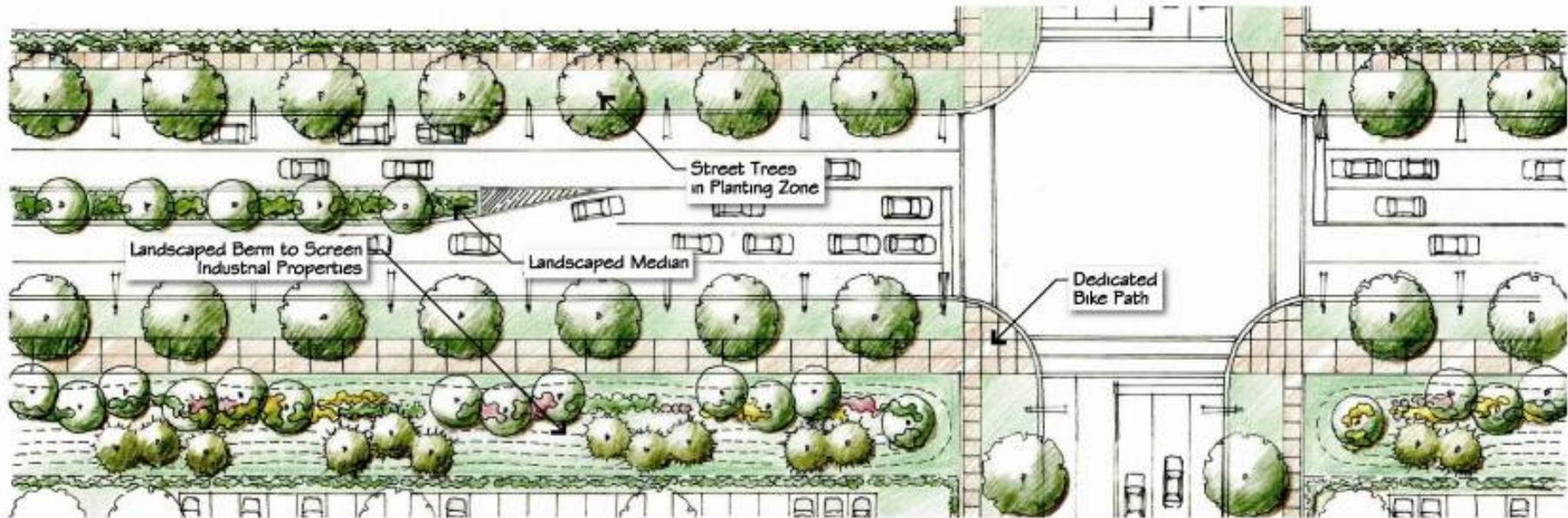
<i>Building Mass</i>	<i>Office areas may be separated from the warehouse structure, or may be integrated into the overall building envelope. However, office areas should use massing, materials, or architectural elements to create transparency and character.</i>	<i>Building Architecture</i>	<i>Varying materials should be used to create interest and avoid blank façades.</i>
	<i>Building entrances should be articulated and appropriately signed. Awnings, materials and entry massing should be used when possible.</i>		<i>Office areas should provide adequate façade transparency and natural lighting.</i>
	<i>Landscaping or screening should be used to hide loading areas from view of public streets.</i>		<i>Façade signage should be integrated into the design of materials and trim elements.</i>
	<i>Large façades should use massing elements to create visual interest.</i>		<i>Ground signage should reflect the design of the building and incorporate adequate landscaping.</i>
			

# Oakton Industrial Primary Streetscape Plan



Proposed Section

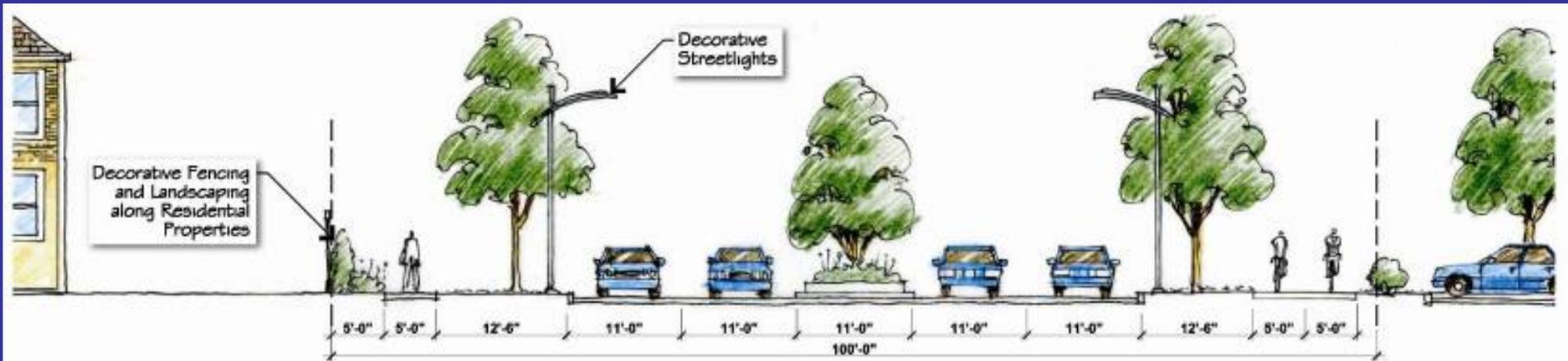
Scale: 1"=10'



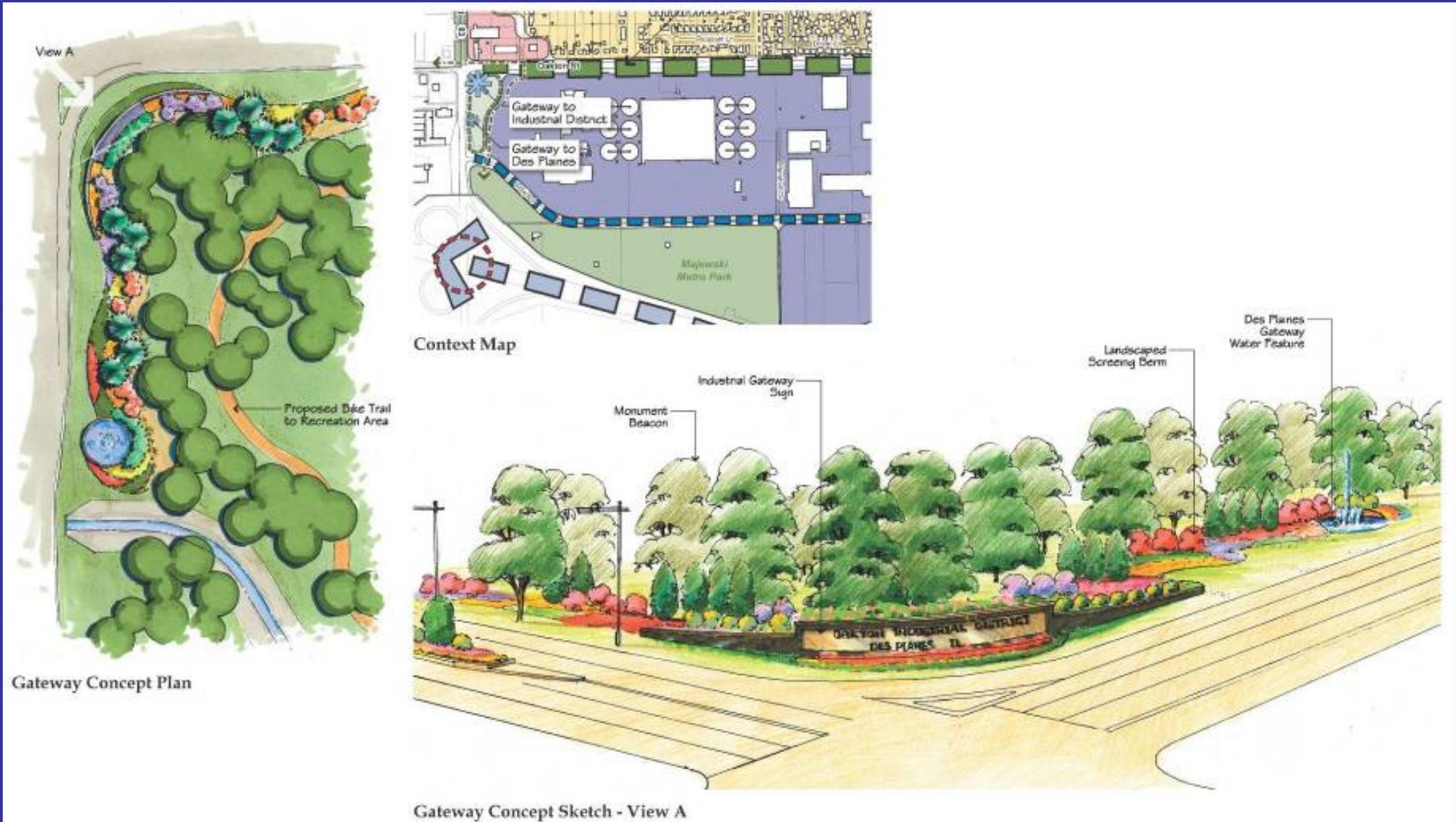
Typical Streetscape Improvements

Scale: 1"=30'

# Oakton Industrial Transitional Streetscape Plan



# Oakton Industrial Oakton/Elmhurst Gateway Plan



# Oakton Retail

## Vision Statement

The Oakton Retail District is a **mix of large format retail and mixed-use development** providing a **regional destination** at the intersection of Oakton Street and Lee Street. Its **attractive shopping environment** creates a **unique sense of place** within Des Plaines.

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# Oakton Retail District

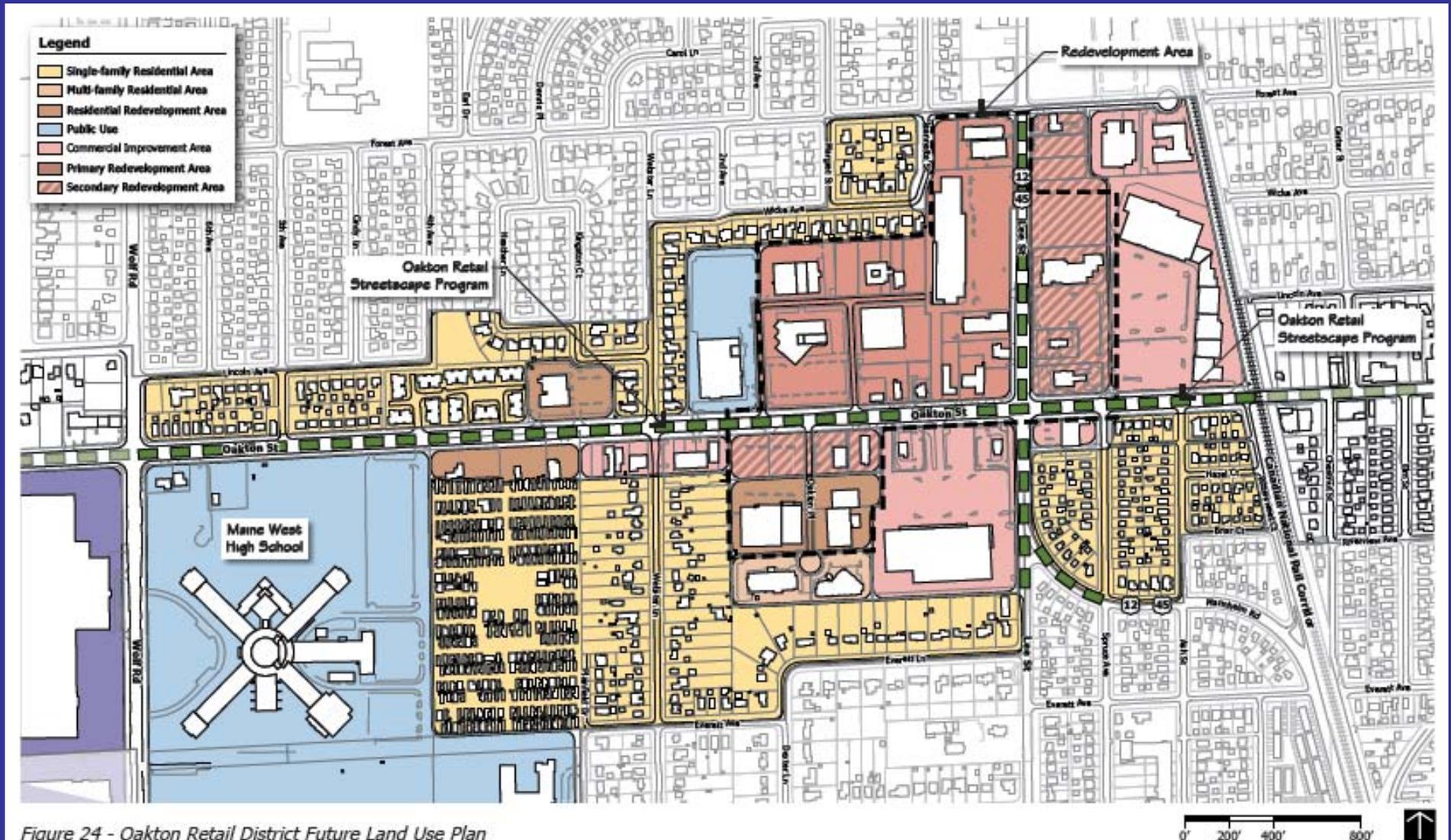


Figure 24 - Oakton Retail District Future Land Use Plan

# Oakton Retail District

- Commercial redevelopment



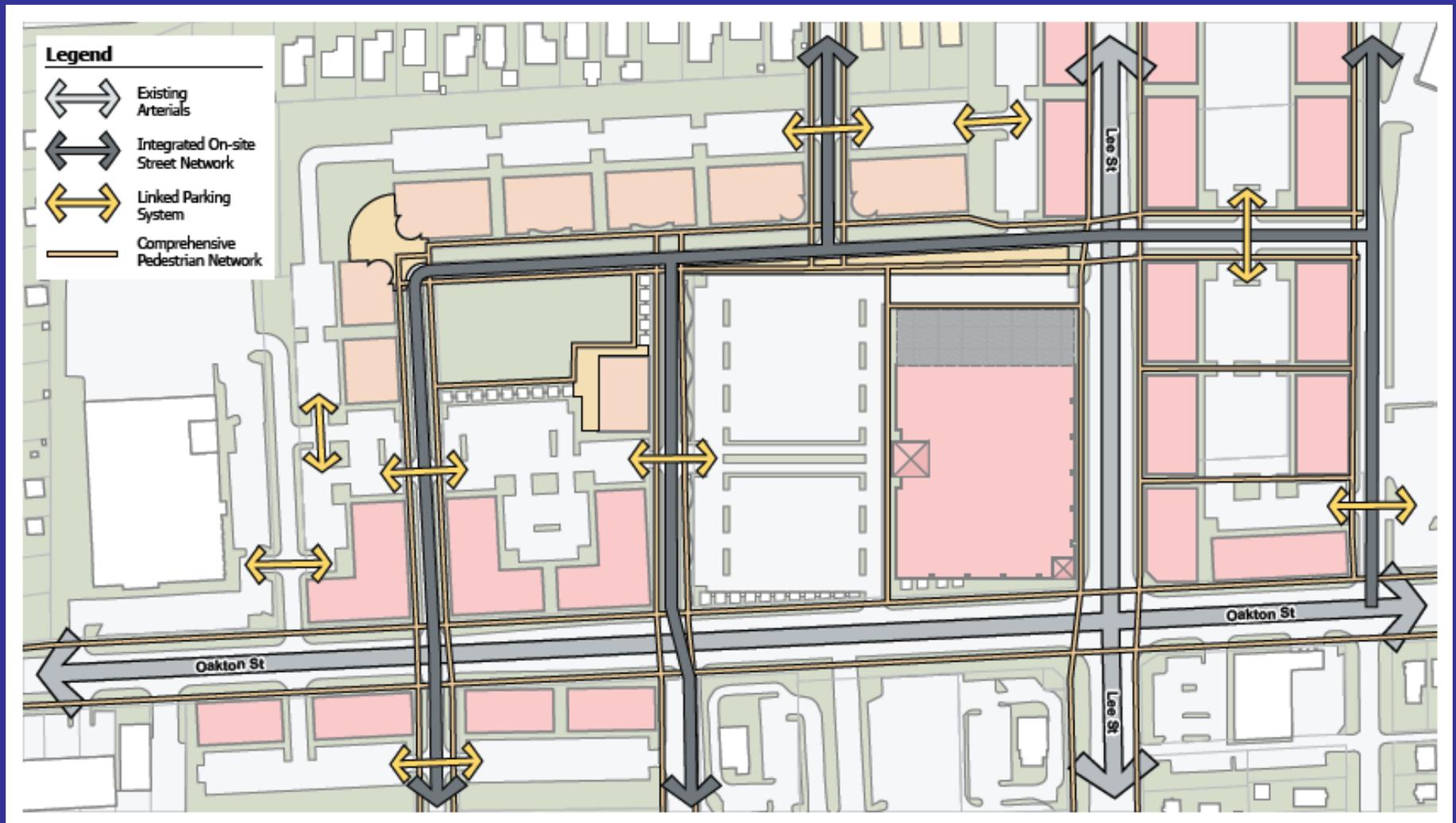
# Oakton Retail District

- Public and private commercial environment



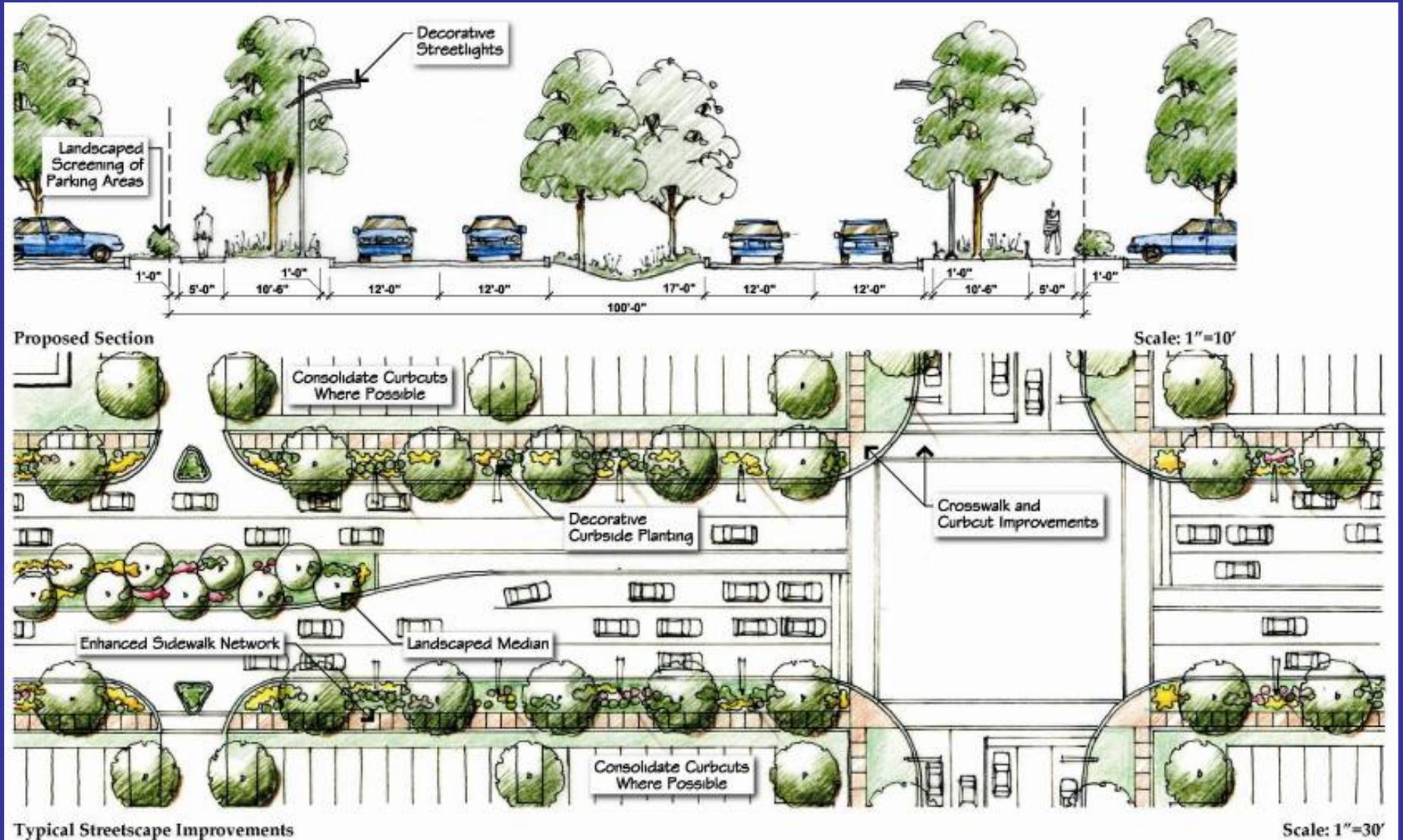
# Oakton Retail District

- On-site access and circulation



# Oakton Retail

## Streetscape Plan



# Oakton Mixed-use

## Vision Statement

The Oakton Mixed-use District is a **unique place** in Des Plaines. Its **traditional commercial development** pattern will be the foundation for improvements that help create a **strong pedestrian environment** and **focal point** for the community. **New activities and destinations** attract residents and visitors to this district and **reestablish it** as one of the city's great places to live, work and play.

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# Oakton Mixed-use District

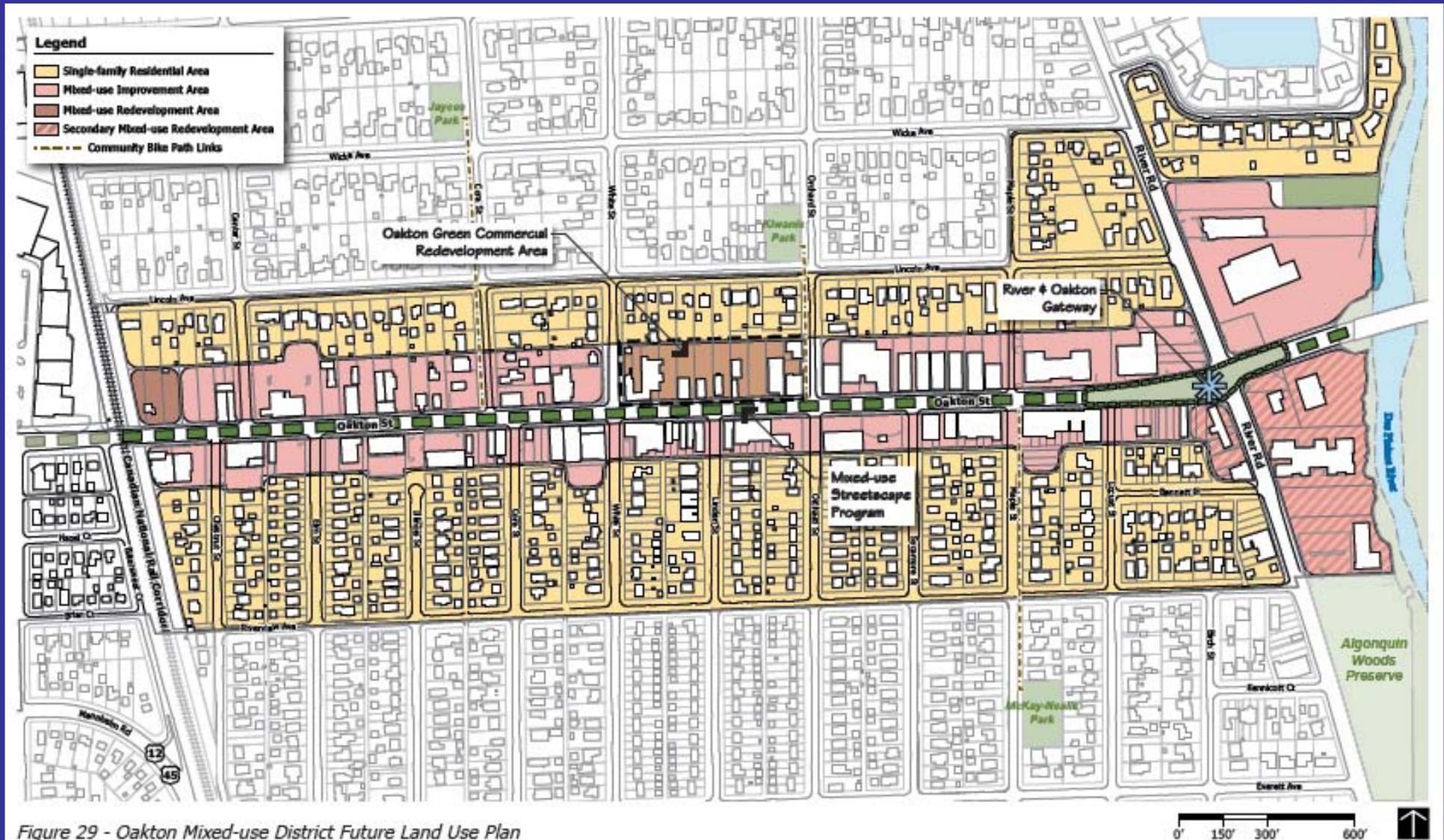
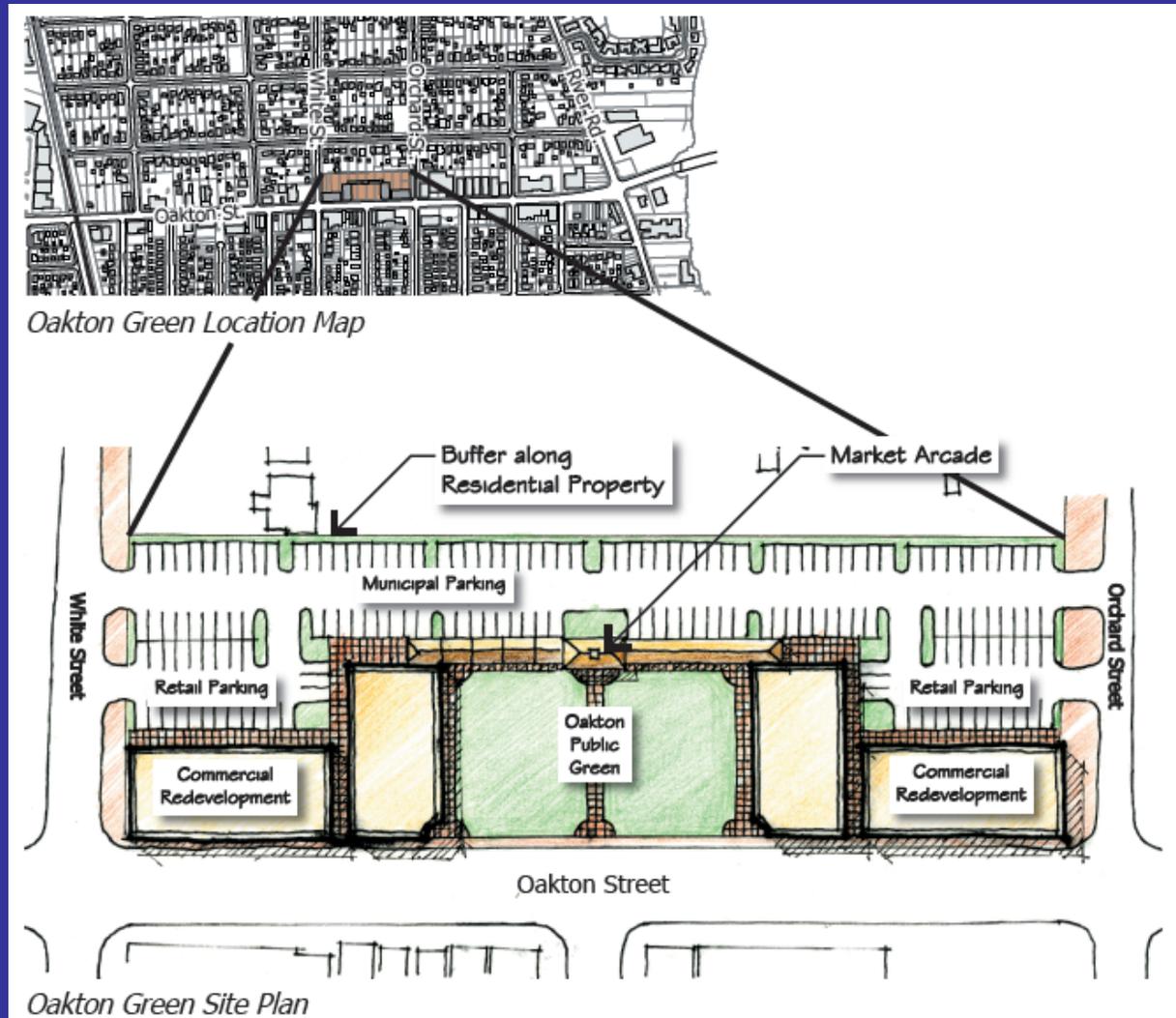


Figure 29 - Oakton Mixed-use District Future Land Use Plan

# Oakton Mixed-use District

- “Destination” commercial and open space



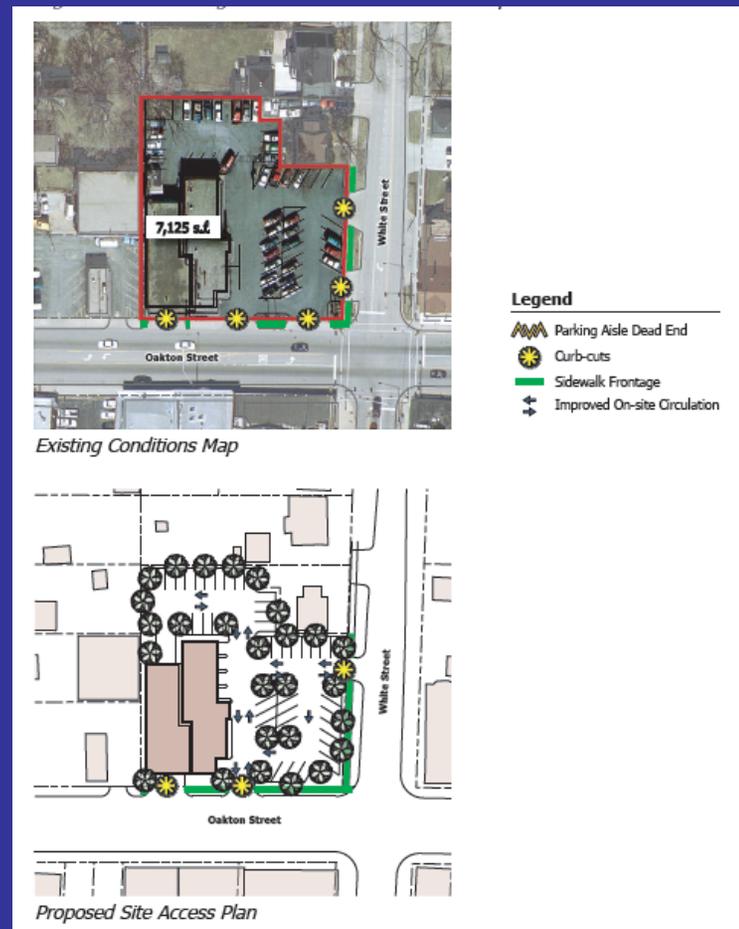
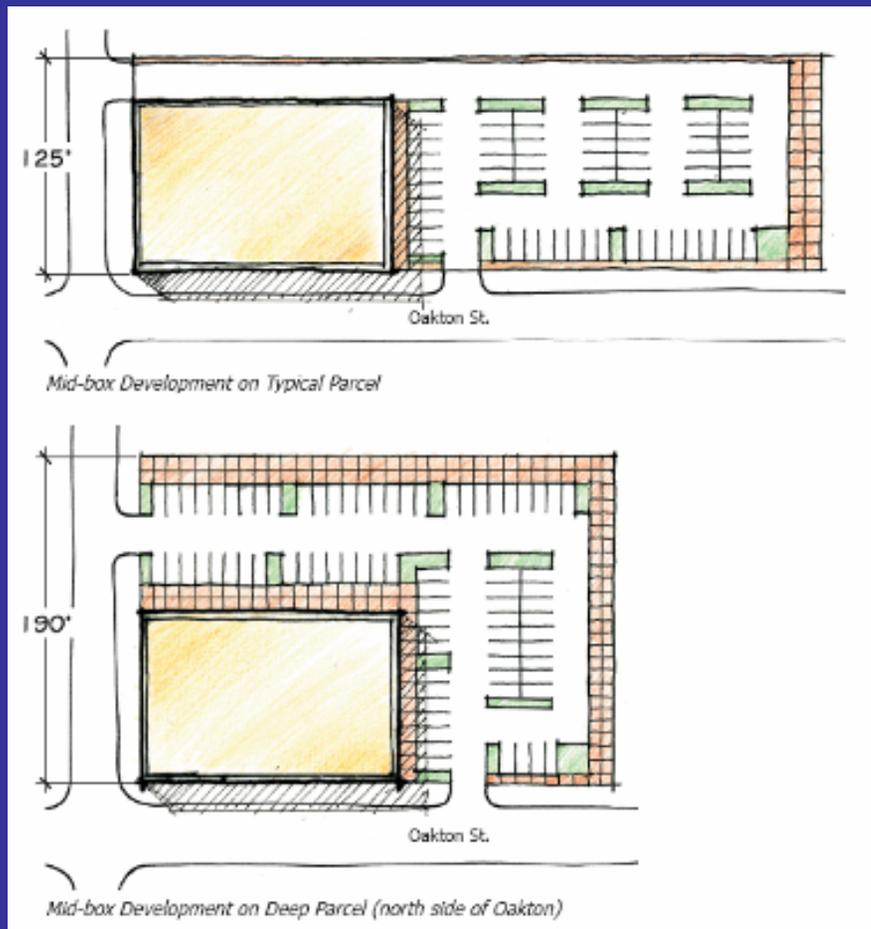
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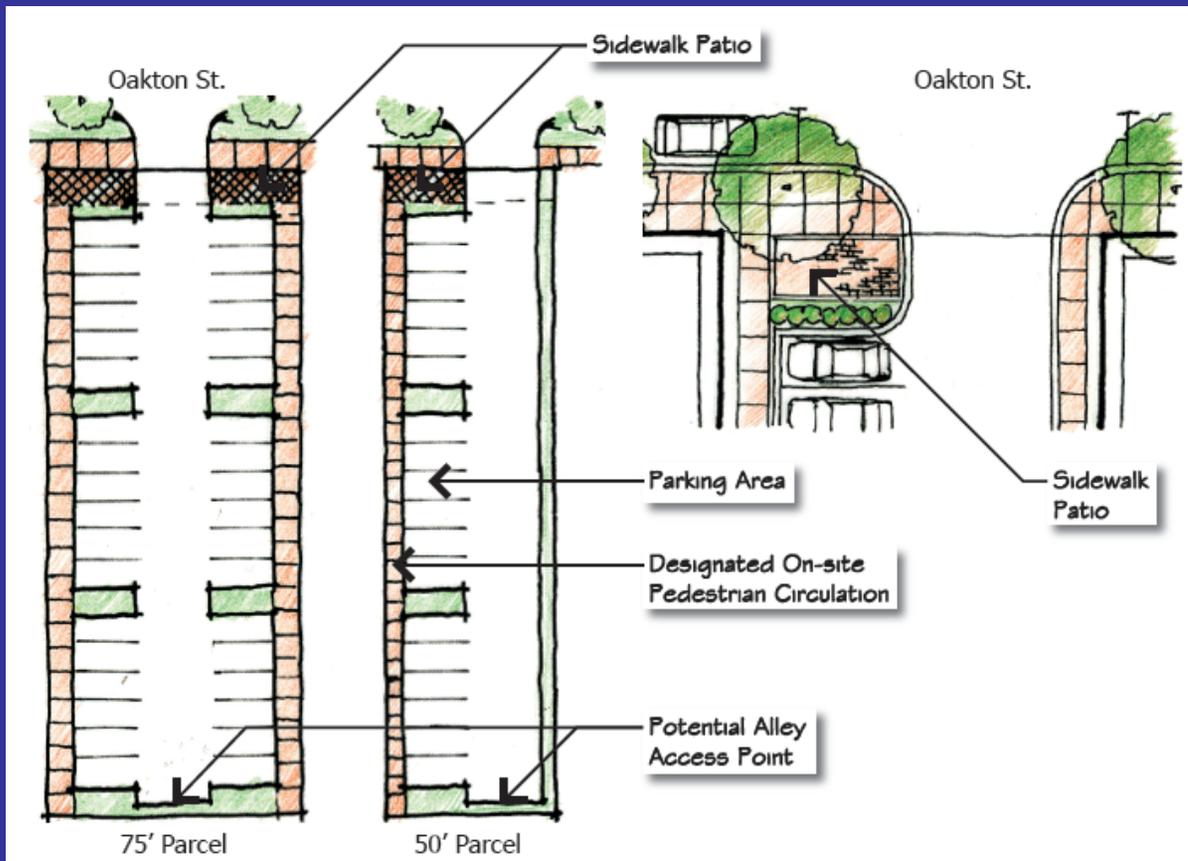
# Oakton Mixed-use District

- Redevelopment potential
- Parking access and management



# Oakton Mixed-use District

- Parking infill
- Corridor beautification

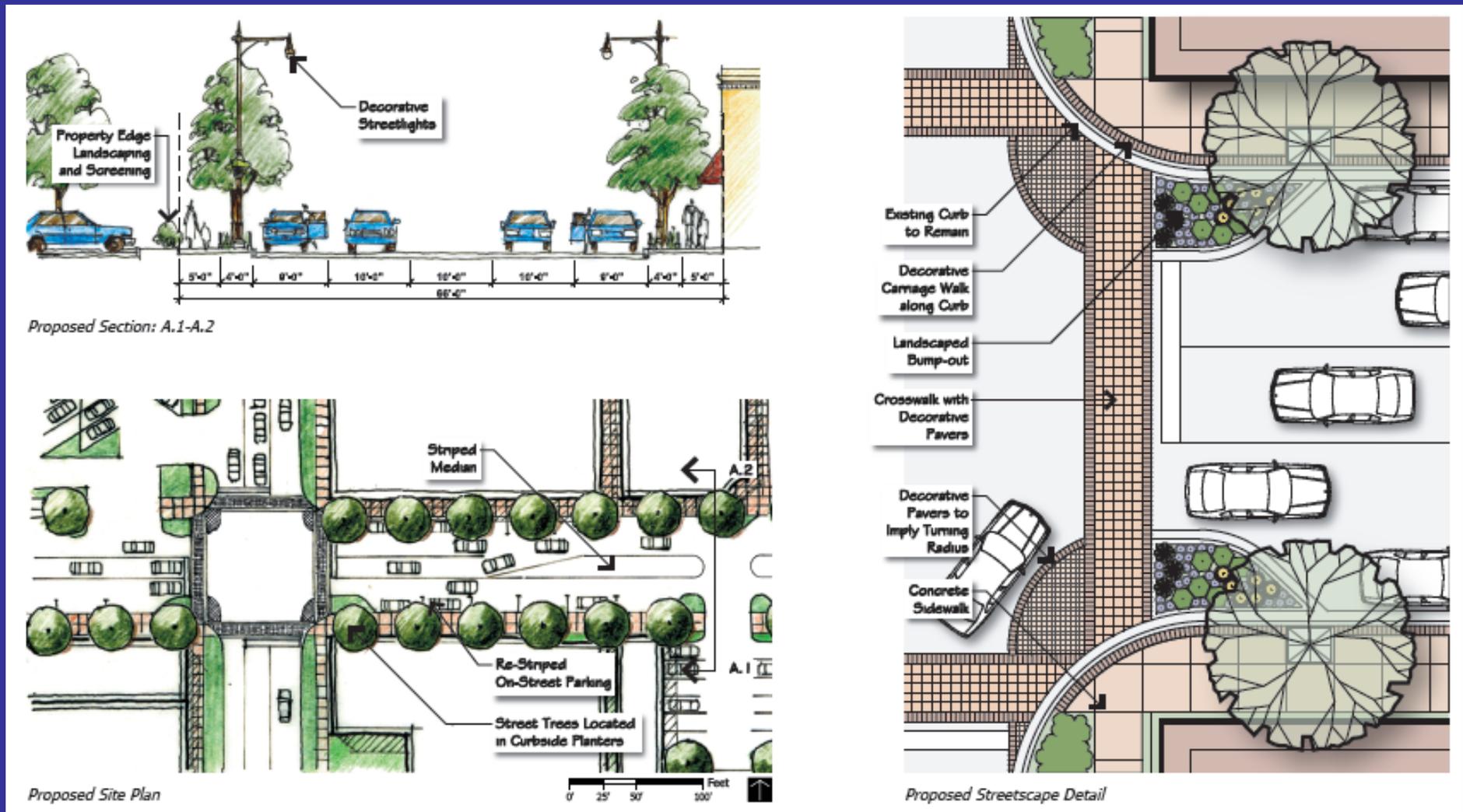


Existing Façade

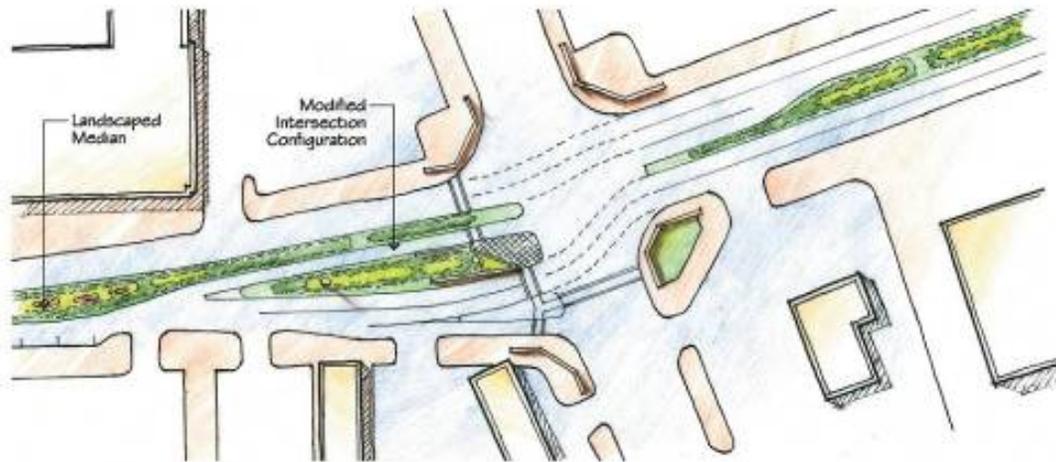


# Oakton Mixed-use District

- Public environment



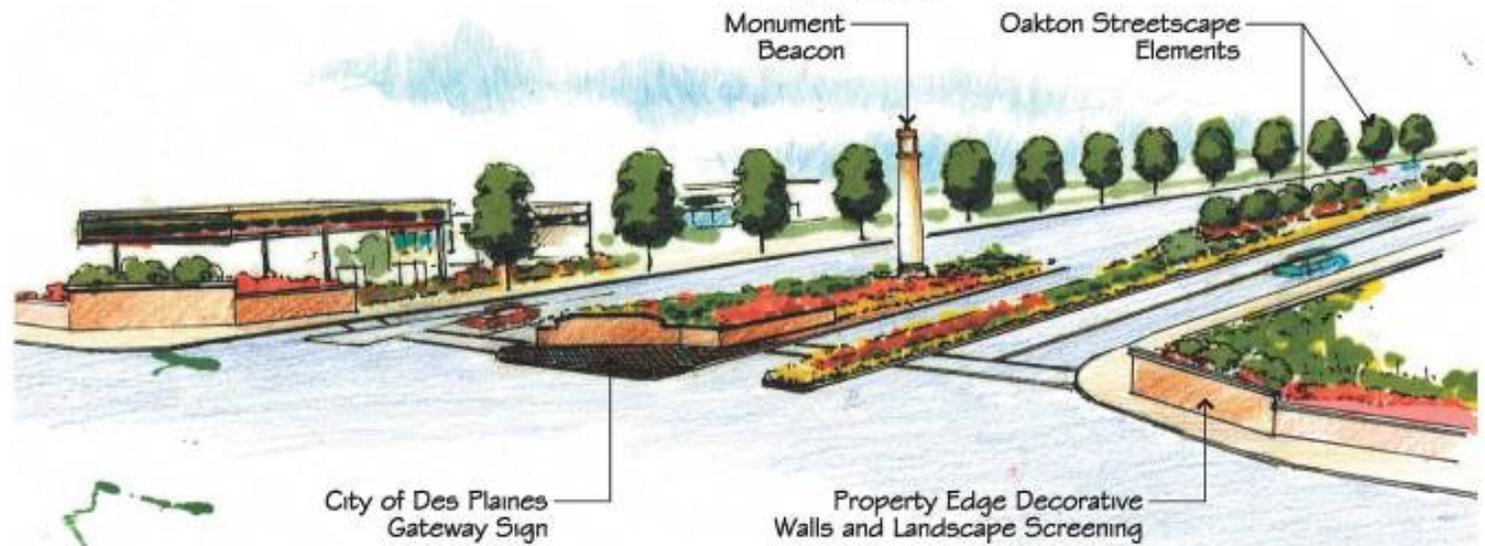
# Oakton Mixed-use Oakton/River Road Gateway Plan



Gateway Concept Plan



Context Map



Gateway Concept Sketch

# Implementation

- Development Policy
- Economic Development
- Capital Improvements
- Image Enhancement Programs
- Traffic and Transportation Management
- Organizational/Strategic

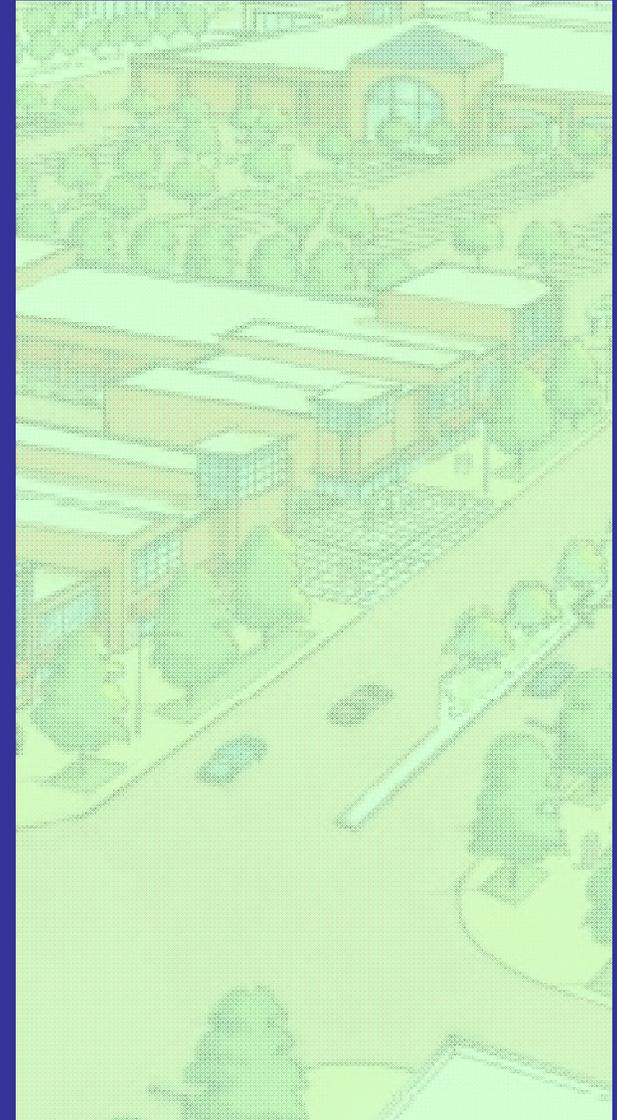
# Development Policy

- **Amend zoning regulations** to reflect appropriate parking, landscaping and densities
- **Strengthen land use controls** to preserve neighborhood areas, create new corridor amenities, and expand housing choice
- **Adopt design guidelines** to upgrade existing structures and mold future growth



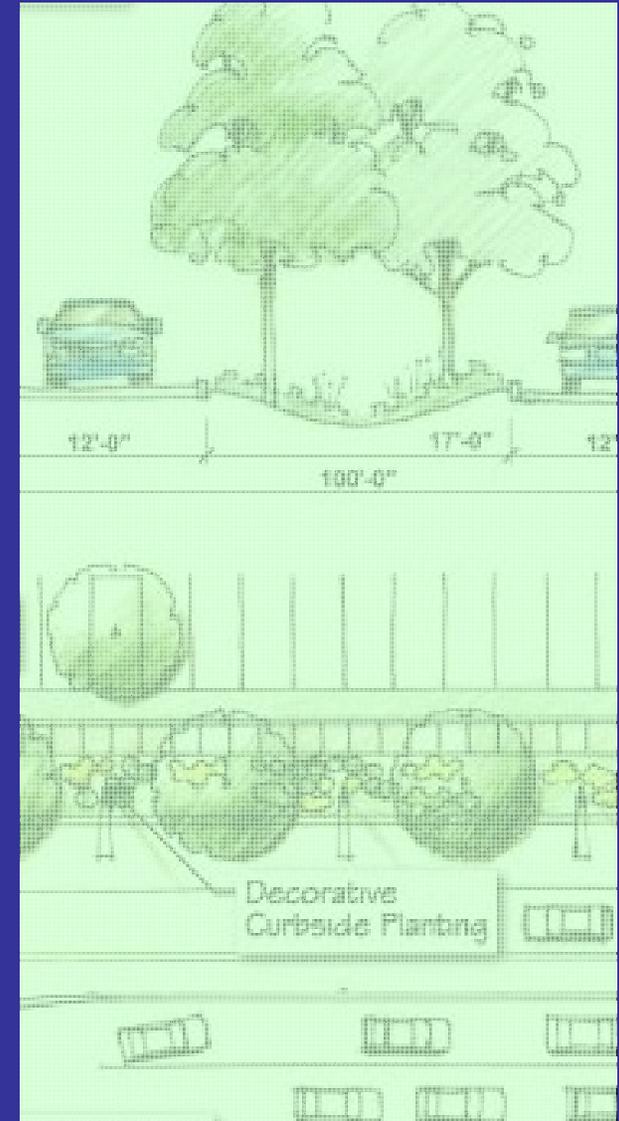
# Economic Development

- **Use public initiatives** to attract development partners
- **Encourage new and innovative development models** from the private market
- **Look for public/private partnership opportunities** to create large-scale redevelopment projects with specific end products



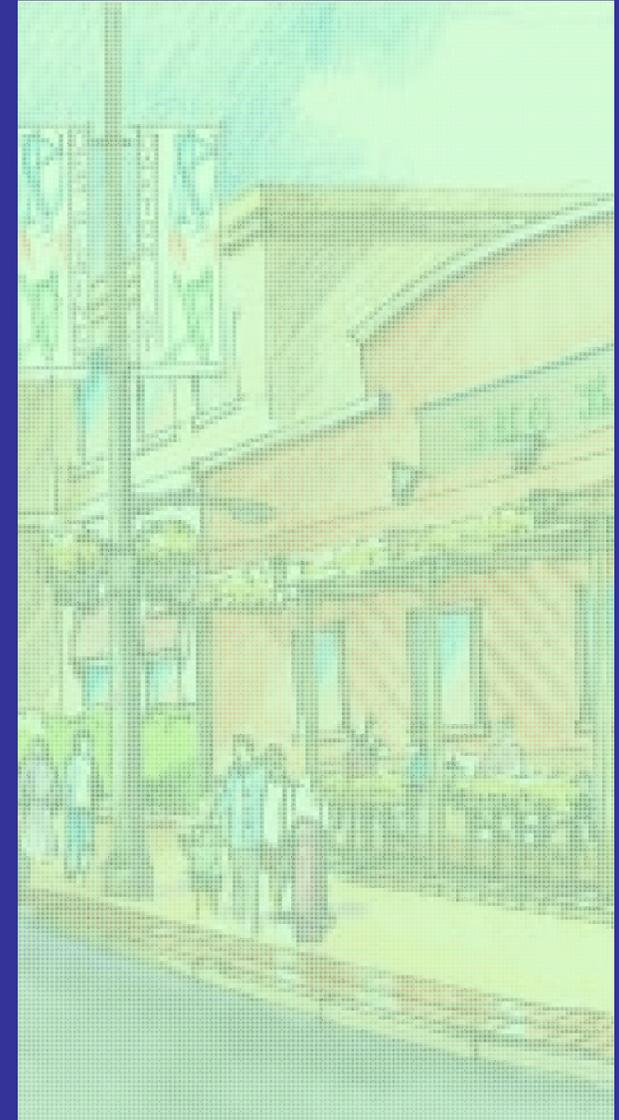
# Capital Improvements

- **Enhance the public realm** through streetscaping and gateways
- **Upgrade corridor infrastructure**, including roadways, signals, and corridor utilities
- **Expand bicycle, pedestrian and transit facilities**



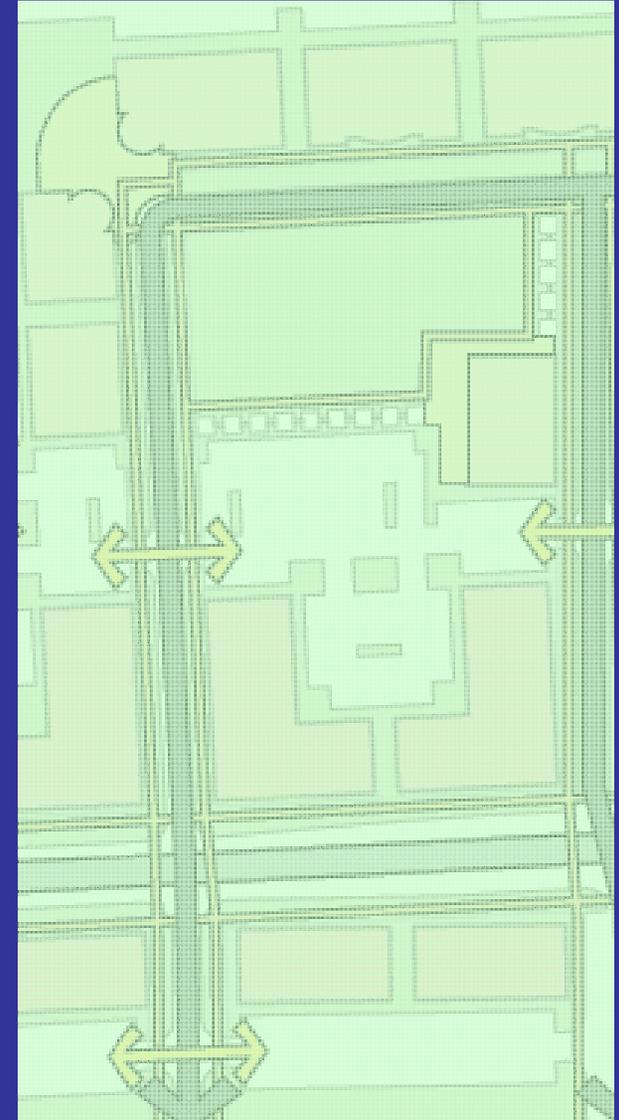
# Image Enhancement Programs

- **Establish incentives** for site landscaping and screening
- **Support beautification** of existing development through a façade improvement program
- **Create attractive buffers** between uses where needed



# Traffic and Transportation

- **Manage truck traffic** and its impacts on surrounding neighborhoods
- **Implement traffic-calming techniques** to enhance pedestrianism
- **Manage on-site parking and circulation**
- **Complete streets**



# Organizational/Strategic

- Establish a coalition of industrial tenants
- Create a local voice for small businesses on Oakton Street

Low, + + + + + - HIGH	Oakton Retail	Oakton Mixed-use	Responsible Parties <sup>+</sup>	Time
+ + + + +		+ + + + +	DCD, OBO	
+ + + + +		+ + + + +	DCD, OBO	
+ + + + +		+ + + + +	DCD, OBO	
+ + + + +		+ + + + +	DCD, OBO	On
+ + + + +		+ + + + +	DCD, DPPD	
+ + + + +		+ + + + +	DCD, EDC	On
+ + + + +		+ + + + +	DCD	On
+ + + + +		+ + + + +	DCD, OBO	
+ + + + +		+ + + + +	DCD, DPPW	
+ + + + +		+ + + + +	DCD, OBO	
+ + + + +		+ + + + +	DCD, EDC	
+ + + + +		+ + + + +	EDC	
+ + + + +		+ + + + +	EDC, COC	On
+ + + + +		+ + + + +	EDC, COC	
+ + + + +		+ + + + +	EDC, Private Market	On
+ + + + +		+ + + + +	EDC, Private Market	On
+ + + + +		+ + + + +	EDC	
+ + + + +		+ + + + +	DCD, EDC, OBO	
+ + + + +		+ + + + +	DE, DPPW	
+ + + + +		+ + + + +	DE, DPPW	
+ + + + +		+ + + + +	DE, DPPW	
+ + + + +		+ + + + +	DE, DPPW	
+ + + + +		+ + + + +	DE, DPPW	
+ + + + +		+ + + + +	DE, DPPW, PACE	
+ + + + +		+ + + + +	DCD, DPPW	
+ + + + +		+ + + + +	DCD, OBO, OIC	
+ + + + +		+ + + + +	DCD, OBO, OIC	
+ + + + +		+ + + + +	DCD, DPPW	
+ + + + +		+ + + + +	DCD, DPPW, DE	
+ + + + +		+ + + + +	DCD, EDC, OBO	
+ + + + +		+ + + + +	DCD, OBO, OIC	On
+ + + + +		+ + + + +	DCD, EDC, OIC	
+ + + + +		+ + + + +	DCD, OBO	

# Who's responsible?

- **City of Des Plaines**
  - Dept. of Community and Economic Development
  - Dept. of Engineering
  - Dept. of Public Works
  - Economic Development Commission

# Who's responsible?

- **Partner Agencies**

- Des Plaines Park District
- Mount Prospect Park District
- Des Plaines Chamber of Commerce and Industry
- Metropolitan Water Reclamation District

# Who's responsible?

- **New Organizations**
  - Oakton Industrial Council
  - Oakton Street Business Organization

# Work Program

- **Organizes recommendations by:**
  - Type of improvement
  - Planning district
  - Responsible parties
  - Timeframe
  - Magnitude of cost

# Work Program

Recommendation Type Action	Priority by Geographic Area (♦ - Low, ♦♦♦♦♦ - High)				Responsible Parties <sup>1</sup>	Timeframe (years)	Magnitude of Cost
	Elmhurst Road	Oakton Industrial	Oakton Retail	Oakton Mixed-use			
<b>1. Development Policy</b>							
<i>Zoning</i>							
a. Modify parking requirements	♦♦♦♦		♦♦♦♦	♦♦♦♦♦	DCD, OBO	0-1	\$
b. Modify and enforce landscaping requirements	♦♦♦♦		♦♦♦♦	♦♦♦	DCD, OBO	0-1	\$
c. Amend residential density allowances			♦♦♦	♦♦♦♦	DCD, OBO	0-1	\$
<i>Land Use</i>							
d. Preserve surrounding residential areas	♦♦♦♦♦	♦♦♦♦♦	♦♦♦♦♦	♦♦♦♦♦	DCD, OBO	On-going	\$
e. Create new community amenities	♦		♦♦♦	♦♦♦♦♦	DCD, DPPD	2-5	\$\$\$\$
f. Remove noncompatible land uses	♦	♦	♦♦	♦♦♦♦	DCD, EDC	On-going	\$\$
g. Encourage greater residential options	♦		♦♦♦	♦♦♦♦♦	DCD	On-going	\$\$
<i>Design Guidelines</i>							
h. Adopt private development site and architectural standards	♦♦♦♦	♦♦♦♦♦	♦♦♦♦	♦♦	DCD, OBO	0-1	\$
i. Establish on-site public realm standards	♦♦		♦♦♦♦	♦♦	DCD, DPPW	0-1	\$
j. Draft façade guidelines for existing buildings	♦♦♦	♦♦	♦♦♦♦	♦♦♦♦	DCD, OBO	0-1	\$
<b>2. Economic Development</b>							
<i>Public Initiatives</i>							
a. Consider strategic land acquisition	♦♦		♦♦♦♦	♦♦♦♦♦	DCD, EDC	0-5	\$\$\$\$
b. Package assembled sites as larger development program	♦♦		♦♦♦♦	♦♦♦♦	EDC	2-5	\$\$
c. Recruit local business investment	♦♦♦	♦♦	♦♦♦♦	♦♦♦♦♦	EDC, COC	On-going	\$
d. Facilitate a developers consortium			♦♦♦♦	♦♦♦	EDC, COC	0-5	\$
<i>Private Market-Based Initiatives</i>							
e. Remove obsolete or underutilized development	♦♦♦♦	♦	♦♦♦♦	♦♦♦♦	EDC, Private Market	On-going	\$\$\$
f. Develop more innovative commercial and residential options	♦♦		♦♦♦♦	♦♦♦♦	EDC, Private Market	On-going	\$\$\$\$
<i>Public/Private Partnerships</i>							
g. Market large projects to master developers	♦♦		♦♦♦♦	♦♦♦♦	EDC	0-7	\$\$
h. Create incentives package for redevelopment	♦♦♦		♦♦♦♦	♦♦♦♦	DCD, EDC, OBO	0-7	\$\$\$\$
<b>3. Capital Improvements</b>							
a. Establish and install streetscape enhancement program	♦♦♦	♦♦♦	♦♦♦♦	♦♦♦♦♦	DE, DPPW	2-7	\$\$\$\$\$
b. Install community gateway elements	♦♦	♦♦♦♦	♦♦	♦♦♦♦	DE, DPPW	2-5	\$\$\$\$
c. Modify existing right-of-way to accommodate freight traffic		♦♦♦♦♦			DE, DPPW	0-5	\$\$\$\$
d. Bury or replace existing overhead utilities	♦♦♦♦	♦♦♦♦	♦♦	♦	DE, DPPW	2-7	\$\$\$\$\$
e. Create comprehensive bicycle/pedestrian network	♦♦♦♦	♦♦	♦♦♦♦	♦♦♦♦	DE, DPPW	0-5	\$\$\$
f. Upgrade transit stops to at least minimum accessibility and design standards	♦♦♦♦	♦♦	♦♦♦♦	♦♦♦♦	DE, DPPW, PACE	0-2	\$\$
<b>4. Image Enhancement Programs</b>							
a. Establish incentive program for property edge screening and landscaping	♦♦♦♦	♦♦♦♦	♦♦♦♦	♦♦♦♦	DCD, DPPW	0-5	\$\$\$
b. Establish a façade enhancement program	♦♦♦	♦♦	♦♦♦♦	♦♦♦♦	DCD, OBO, OIC	0-5	\$\$\$
c. Establish a decorative fencing program	♦♦♦	♦♦♦♦	♦*	♦♦*	DCD, OBO, OIC	0-2	\$\$
<b>5. Traffic and Transportation</b>							
a. Identify industrial freight circulator route		♦♦♦♦			DCD, DPPW	0-2	\$
b. Implement traffic-calming techniques	♦♦	♦♦*	♦♦♦*	♦♦♦♦	DCD, DPPW, DE	0-5	\$\$\$
c. Create and implement a parking management strategy	♦	♦	♦♦*	♦♦♦*	DCD, EDC, OBO	0-5	\$\$\$
d. Encourage curb-cut consolidation	♦♦♦♦	♦♦*	♦♦♦*	♦♦♦*	DCD, OBO, OIC	On-going	\$
<b>6. Organizational/Strategic</b>							
a. Establish a coalition of industrial tenants		♦♦♦♦			DCD, EDC, OIC	0-1	\$
b. Establish a local business advocacy entity	♦♦		♦♦*	♦♦♦*	DCD, OBO	0-1	\$

# Priority Actions

- **Update the zoning ordinance to reflect the vision of this plan**
  - Appropriate uses
  - Building placement and design
  - On-site parking requirements
  - Signage
  - Landscaping and screening

# Priority Actions

- **Create a parking management plan**
  - Establish balanced on-site parking requirements
  - Permit off-site parking options in pedestrian environments
  - Consider centralized parking lots
  - Assess municipal role in parking provisions

# Priority Actions

- **Outline a redevelopment strategy for the Oakton Retail District**
  - What is the real market potential?
  - What is the desired use mix and physical character?
  - How can project areas be packaged and phased?
  - What is the public benefit?
  - What resources should the City consider using?

# Priority Actions

- **Establish organization relationships and entities**
  - Identify existing personnel or volunteers
  - Establish clear means of communication and coordination
  - Clearly establish who is responsible for what
  - Identify any unmet needs

# Oakton Street/Elmhurst Road Corridor Study



Questions?

CAMIROS