

NILES METRA STATION

FEASIBILITY STUDY

The Village of Niles has partnered with AECOM and The Lakota Group to prepare a feasibility study of a potential new Metra Milwaukee District North Line (MD-N) station near Touhy Avenue in Niles. The idea of a station in this area originated from the Lakota-led Touhy Triangle master planning process in 2015-2016. The Village believes that a new commuter rail station in the community could:

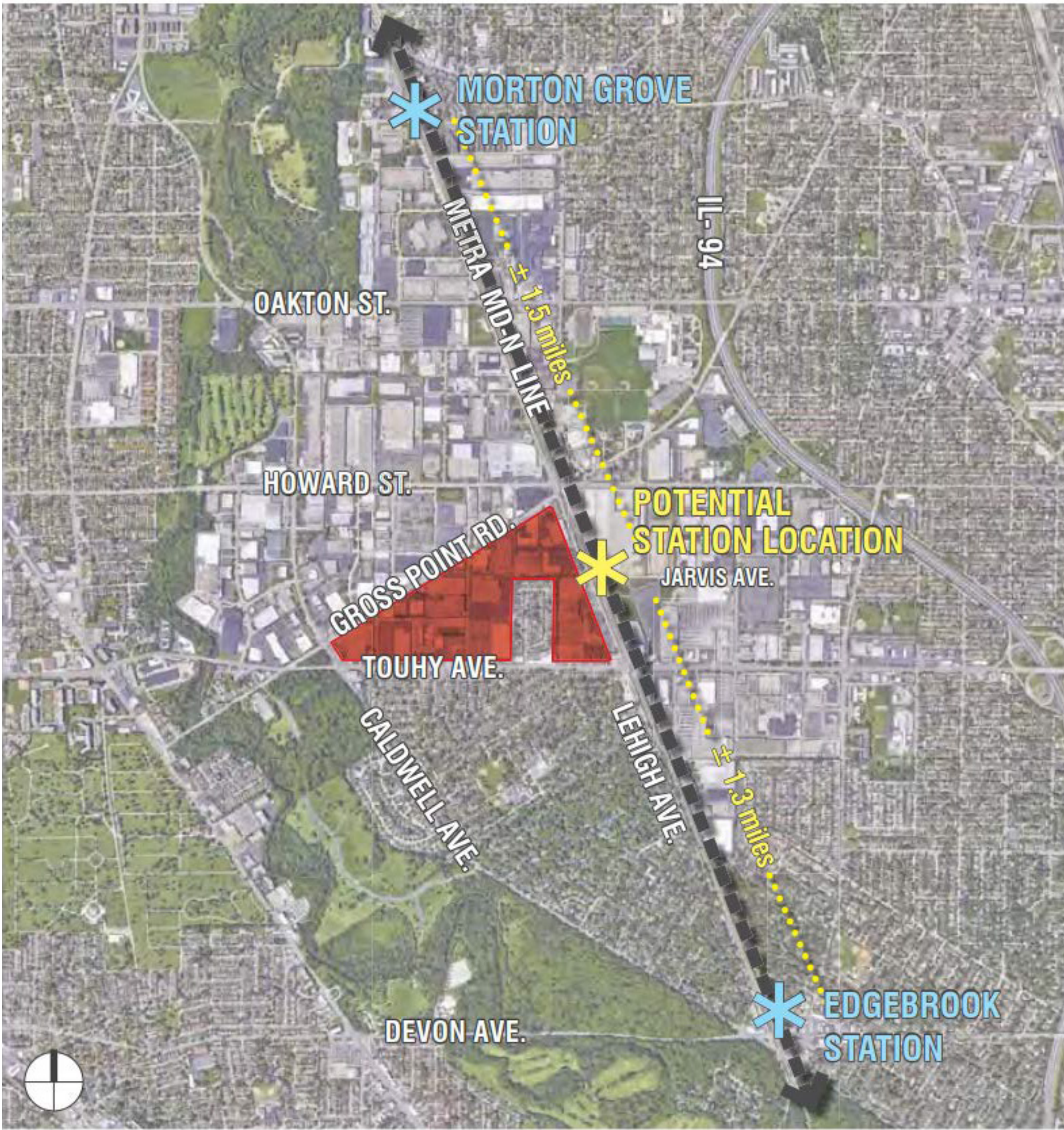
- » *Serve as a catalyst for transit-oriented development and accelerate the revitalization of the Touhy Triangle.*
- » *Mitigate access limitations of nearby Metra stations (e.g., Morton Grove and Edgebrook).*
- » *Serve regional commuters from neighboring towns by providing much-needed parking and improved public transit connections.*
- » *Provide access to transit to an area that is currently under-served.*

PROJECT BACKGROUND + INTENT

The Village of Niles is one of the largest communities in the Chicagoland area without a commuter rail station. Residents are forced to use stations in nearby communities, which are beyond practical walking or biking distance, and nearby stations have limited parking availability. Persons traveling to destinations in Niles, including work locations, also do not have the option of commuter rail from points south in Chicago or north in North Cook and Lake Counties. The Niles 2030 Comprehensive Plan noted the Village’s lack of a downtown center, affecting its ability to achieve a strong sense of community, image, and identity. The notion for considering a station was an outgrowth of the Touhy Triangle Master Plan completed in November 2016.

The feasibility study seeks answers to the following questions:

- » *Can a location be identified to physically accommodate station amenities and parking?*
- » *Will the station be compatible with current railroad operations?*
- » *Will there be a sufficient number of potential users?*
- » *Will impacts to traffic, storm water, and other factors be manageable?*
- » *Can estimated costs be realistically funded?*
- » *Will a station stimulate the redevelopment of adjacent properties?*



PROJECT TIMELINE: 2018-2019

TASK/TIMEFRAME	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN
Project Kick Off									
Station Spacing									
Market Assessment									
Travel Demand									
Station Site Impacts									
Financial Impacts									
Public Participation and Outreach									
Final Report									

2016 TOUHY TRIANGLE PLAN OVERVIEW



PLAN GOALS

In 2016, the Village of Niles worked with The Lakota Group and Gewalt Hamilton Associates to develop a Master Plan for the area bound by Touhy Avenue to the South, Gross Point Road to the North, and Lehigh Ave to the east — otherwise known as the Touhy Triangle. The Touhy Triangle Master Plan provides the Village of Niles with the land use framework necessary to achieve the community’s vision for a new mixed-use town center. The proposed development plan is based on the following over-arching goals:

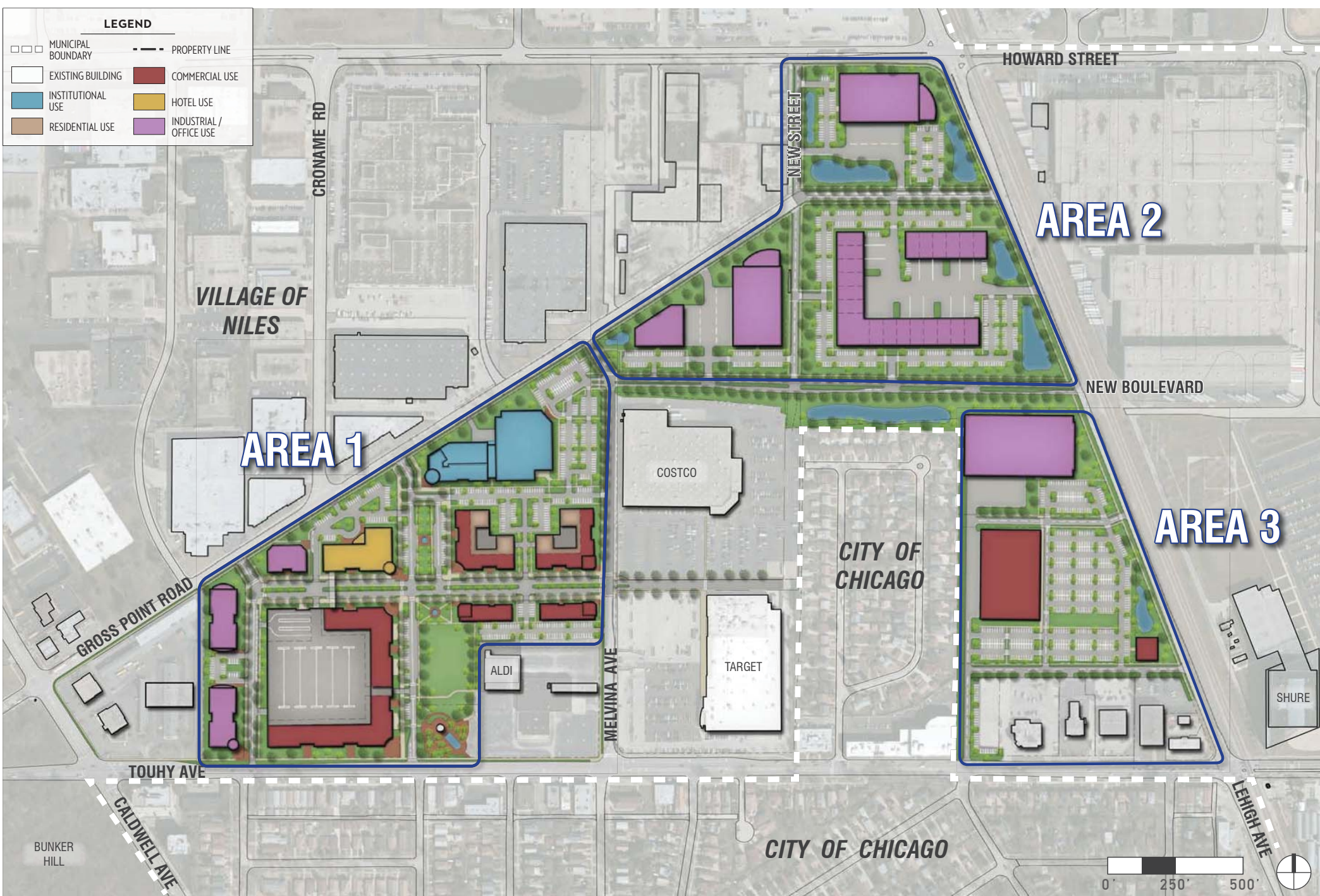
- » **Enhance Economic Vitality**
The new plan calls for a vibrant, mixed-use, entertainment district with strong commercial uses and modern employment centers.
- » **Foster a Greater Sense of Community**
In the future the Touhy Triangle will be a distinct, vibrant place that residents will proudly identify as the ‘heart’ of their community.
- » **Provide Opportunities for Recreation and Entertainment**
New public open spaces programmed with a variety of amenities and activities will anchor a range of active commercial and entertainment-oriented uses.
- » **Promote Arts and Culture within the Village**
As a key destination within the region, the new town center will provide a setting for concerts in the park, fairs and festivals, and public art opportunities all set within a rich urban environment.

The Village is working in close partnership with area land and business owners, residents, and the development community to achieve these goals. The development of a Metra Train Station works as a catalyst for development in the Touhy Triangle, as outlined in the plans below.

MASTER PLAN

The Development Master Plan, shown below, provides an illustration of how the Village’s preferred land use goals might be achieved through site design that is focused on fostering a dynamic, pedestrian-oriented public realm. The 60.7 acre development area features compact, walkable, and well-balanced development that provides a range of uses and scale.

Preferred Development Master Plan



While there was no train station planned at the time of concept development, the plan below was designed to illustrate what ‘transit oriented’ residential development might look like in the Touhy Triangle if Niles were to get its own commuter rail station. The development patterns outlined in this scenario have been refined as the potential for a train station has been further explored (see Station 4).

Transit-Oriented Residential Development Master Plan Alternative



LIVE WORK EXERCISE

Help us understand how you fit in to the bigger picture!

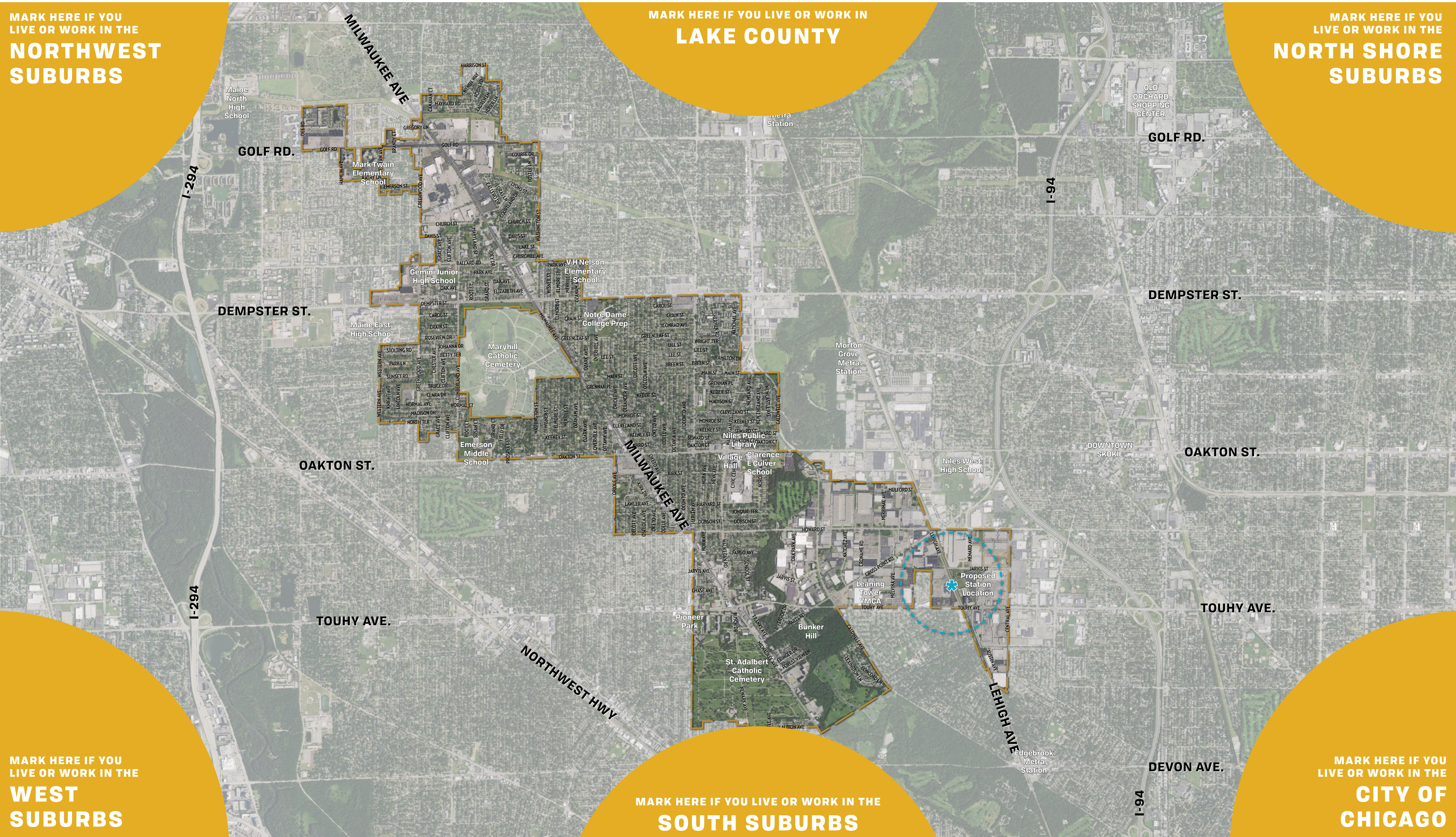
Use the blue stickers to mark where you **live**

Use the green stickers to mark where you **work**

MARK HERE IF YOU
LIVE OR WORK IN THE
**NORTHWEST
SUBURBS**

MARK HERE IF YOU LIVE OR WORK IN
LAKE COUNTY

MARK HERE IF YOU
LIVE OR WORK IN THE
**NORTH SHORE
SUBURBS**



MARK HERE IF YOU
LIVE OR WORK IN THE
**WEST
SUBURBS**

MARK HERE IF YOU LIVE OR WORK IN THE
SOUTH SUBURBS

MARK HERE IF YOU
LIVE OR WORK IN THE
**CITY OF
CHICAGO**