From:	Scott Ruhland
To:	Nicholas Kalogeresis; Abigail Rose; Mike Kritzman
Subject:	Niles Build Out Analysis
Date:	Thursday, October 8, 2020 3:38:26 PM
Attachments:	image001.png

Guys, here is the language/task from the scope for tomorrow's discussion…

Task 1.13: Land Use and Build-out Analysis

Analyze existing land use, zoning, physical conditions, land ownership patterns, streetscape and rights-of-way, building fabric, urban design, flood zone and watershed, and road networks to establish a baseline of information for proposing planning strategies. Based on the analysis, the Team will develop a drawing/ exhibit that places Niles within its larger regional context and highlights land-use, boundary, and jurisdictional relationships on a large scale.

Other maps and exhibits to be developed include:

Community facilities
Parks, open space area
Employment centers
Floodzone and stormwater facilities
Housing and neighborhood conditions
Commercial districts
Neighborhoods
Historic resources
Environmentally sensitive areas, if any
Demographics, educational resources and local industries
Community image and identity

The Lakota Team will then conduct a susceptibility to change analysis using GIS information, field observations and other data. The analysis will seek to answer:

How much land area is under-utilized or highly-susceptible to change and could be infilled or redeveloped?
What is the relationship between future growth opportunities and supply/demand, and other market factors?
Are there commercial and/or industrial areas facing obsolescence or contraction that need to be repositioned or 'right-sized'?
Are there areas that the community would prefer to develop at higher densities? What is the appropriate size/scale?
What steps are the community taking to accommodate future growth and how should these be adapted or maintained?

The Team will take a two-step approach in conducting the analysis. The first step will be mapping and identifying and mapping potential infill and redevelopment areas using the Village's current land use regulations and plan policies. The second step will to identify the total acreage of underutilized land by zoning or land use district, the total number of potential new dwelling units, and the number

of commercial and industrial buildings/square footage by zoning district. The results will then be conveyed through exhibit(s) showing where change is likely to occur and land capacity that can support redevelopment.

Scott Ruhland, AICP
Senior Associate

116 West Illinois Street | Floor 7
Chicago, Illinois 60654
p 312.467.5445 x 209
m 815.593.6403
www.thelakotagroup.com

THE LAKOTA GROUP. ALLIES IN PLACE