

# Big Plans in a Small City

Highwood's Transit Oriented Development Plan & Progress

Scott Coren, ILCMA-CM  
City Manager

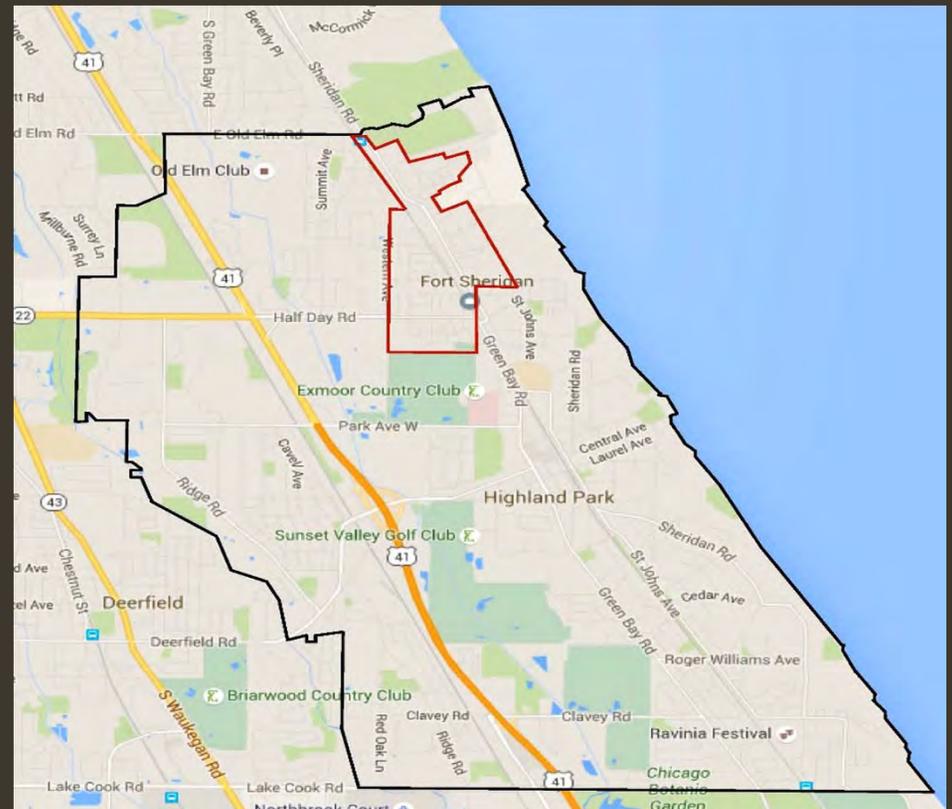
City of Highwood

2017 RTA Planning Workshop



# City Living in the Suburbs

- Completely surrounded by Highland Park and adjacent to Lake Forest
- Population density of 6,552 people per square mile
- Residents go to Highland Park schools and have access to the lake, beaches and parks in the area



# Origins: From Immigrant Home to Whiskey Junction

- Highwood was founded next to the Fort Sheridan military base
- Community was comprised of immigrants working in trades for the area – first Irish and Swedes, then Italians
- ‘Highwood is the toughest town in America.’ – Theodore Roosevelt





Del Rio, Est. 1923



## 'It's Cooler By the Lake'

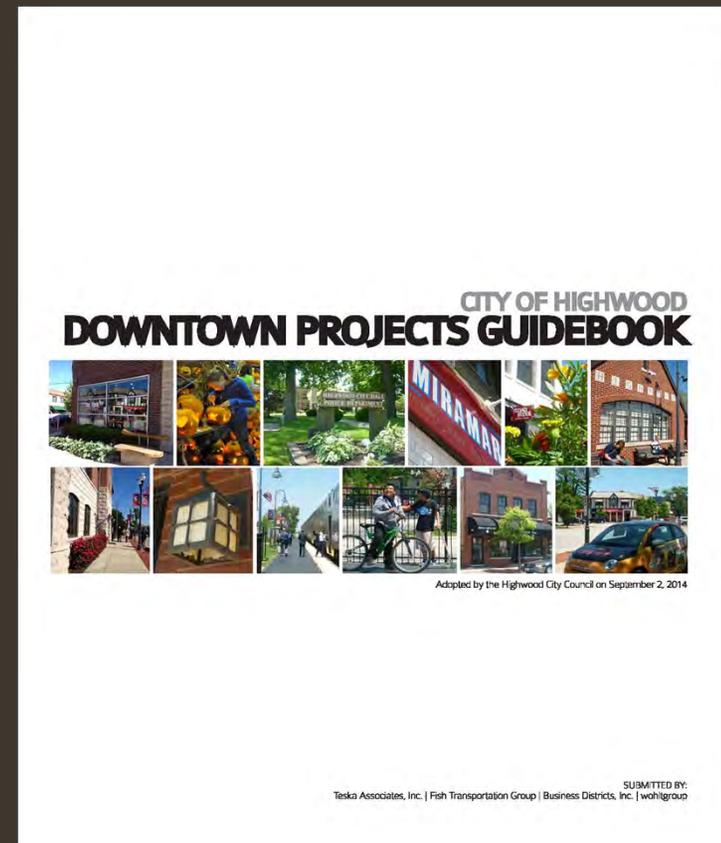
- Two rail stations with direct access to Ogilvie Station in Chicago and Kenosha, Wisconsin in under 40 minutes
- Over 40 restaurants and bars within one square mile
- Known for outdoor community festivals such as Pumpkin Fest, Garlic Fest and Bloody Mary Fest



The Great Highwood Pumpkin Festival

# 2014 Transit Oriented Development Plan

- RTA Funded 'Downtown Projects Guidebook'
- Teska & Associates completed the plan with input from the City of Highwood, RTA, Metra, Pace and various community members
- Identifies 22 development sites and assesses the feasibility of the desired outcome along with anticipated timeframes



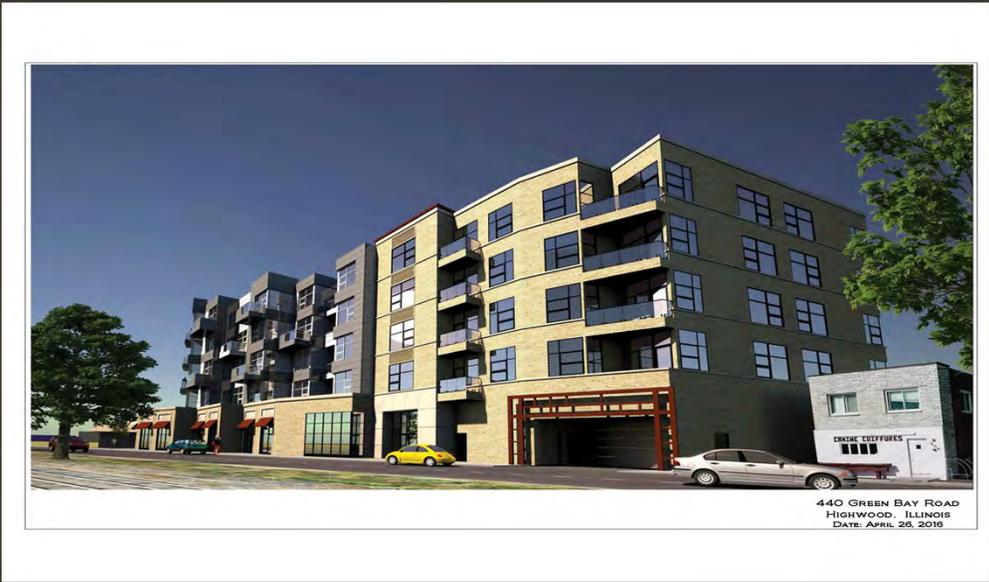
# TOD Opportunity Site 1: Hotel Moraine

Before: Former hotel vacant since 2005

Current: Approved and under construction as a grocery store attached to a 104 unit senior independent living residence.



# TOD Opportunity Site 20: Yiannis Opa



# Streetscape Design Guidelines Implementation



Curbside Café Ordinance passed in 2016, allowing businesses to apply to install dining and drinking space in parking spaces when sidewalk space is insufficient.

# Streetscape Design Guidelines Implementation



**Guideline:** Use signs as public art and brand to differentiate Highwood from competitors using more traditional approaches.

**Implementation:** 'Celebrate Highwood' logo painted on the water tower, 2016

**Guideline:** Integrate public art into the streetscape to enhance spaces with unique visual elements.

**Implementation:** 'Solace' – made with a piece of the 9-11 World Trade Center



© Julie Rotblatt Artistry, Timeless Creation

## Other Future Developments

- Swedish Church built in 1904
- Former home of the American Legion with a bar dating back to the 1950s in the basement
- Being rehabbed as the DiVito Family Winery and Speakeasy



## Other Future Developments

- Live music and performance theater with attached restaurant
- Incorporates the front wall of the historic building that received the first long distance phone call
- Owned and operated by Kathy Hart from 'The Eric & Kathy Morning Show'



# Future Development Sites & Next Steps

RTA funded a consultant to assist the City to re-write the business district zoning code to reflect the Transit Oriented Development plans and a 2011 Comprehensive Plan.

Additional sites are currently under consideration such as a brewery, distillery, and several mixed use developments.

City has issued a RFP for a fire station that was closed last year.



# Questions?

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