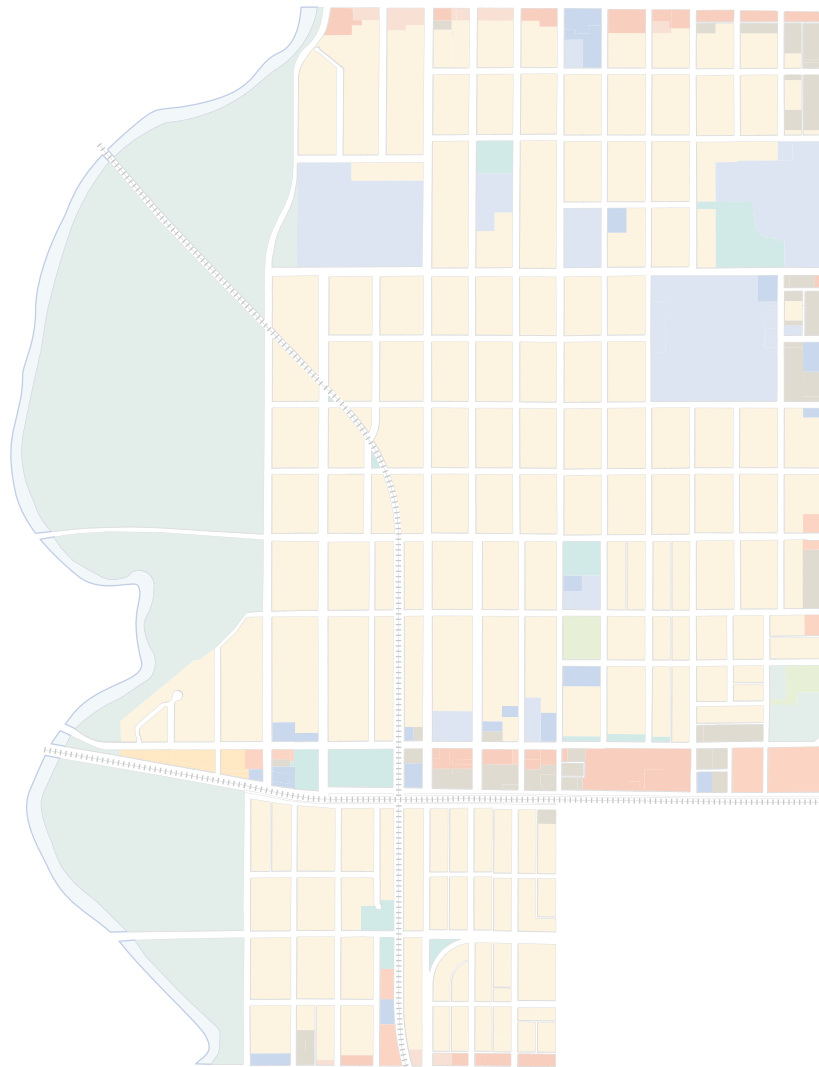


Comprehensive Plan River Forest, Illinois



November 2003

Prepared by Trkla, Pettigrew, Allen & Payne, Inc.

Table of Contents

<i>Table of Contents</i>	1	Parking.....	16	Railroads.....	38
<i>Introduction</i>	2	Schools.....	16	Section 6 Corridor Plans	40
The River Forest Community.....	2	Park/Open Space.....	16	<i>Corridor Plans</i>	41
Purpose of the Comprehensive Plan.....	3	Private Recreation.....	16	<i>North Avenue Corridor Plan</i>	42
Organization of the Plan.....	3	Public/Semi Public.....	17	North Avenue Corridor Land-Use and Improvement Plan.....	42
Maps and Graphics.....	3	Forest Preserve.....	17	Harlem Avenue to William Street.....	43
Section 1 Community Profile	4	Vacant Land.....	17	William Street to Jackson Avenue.....	43
<i>Community Profile</i>	5	Zoning	19	Forest to Thatcher.....	44
Historical Perspective.....	5	R1 - Wide Lot Single-Family Residential.....	19	<i>Madison Street Corridor Plan</i>	46
Regional Setting.....	5	R2 - Single-Family (Detached) Residential.....	19	Madison Street Corridor Land-Use and Improvement Plan.....	46
Demographics.....	5	R4 - Multi-Family Residential.....	19	Thatcher Avenue to Gale Avenue.....	47
Section 2 Goals & Objectives	9	C1-Commercial.....	19	Gale Avenue to Keystone Avenue.....	47
<i>Goals and Objectives</i>	10	C2-Commercial District.....	19	Keystone to Forest.....	47
Overall Community Goals.....	10	C3-Commercial District.....	19	Forest Avenue to Park Avenue.....	47
Community Appearance and Character.....	11	ORIC-Office/Research/Industrial/Commercial.....	19	Park Avenue to Franklin Avenue.....	48
Housing and Residential Areas.....	11	PRI-Public/Recreational/Institutional.....	19	Franklin Avenue to Ashland Avenue.....	48
Commercial, Retail and Office Development.....	12	Land Use Plan	21	Ashland Avenue to Lathrop Avenue.....	48
Transportation.....	12	Land-Use Classification.....	21	<i>Lake Street Corridor Plan</i>	51
Community Facilities and Services.....	13	Residential.....	21	Lake Street Corridor Land-Use and Improvement Plan.....	52
Parks, Recreation and Open Space.....	13	Commercial.....	22	Corridor Commercial Area.....	53
Intergovernmental and Organizational Cooperation.....	14	Community Facilities.....	23	Village Center Area.....	53
Fiscal and Economic Development.....	14	Section 4 Community Facilities	26	Residential/Recreation Area.....	54
Section 3 Land Use	15	<i>Community Facilities</i>	27	Section 7 Implementation	56
<i>Existing Land Use</i>	16	Schools & Educational Facilities.....	27	<i>Implementation</i>	57
Single-Family Residential.....	16	Parks, Recreation and Open Space.....	28	Administrative Actions.....	57
Attached Single-Family Residential.....	16	Cook County Forest Preserve District.....	29	regulatory.....	58
Multi-Family Residential.....	16	Public/Semi Public Facilities.....	30	Capital Improvements Program.....	58
Mixed-Use.....	16	Religious and Other Institutions.....	32	High Priority Action Agenda.....	58
Commercial.....	16	Transportation.....	32	Review and Revision.....	59
Section 5 Transportation	35	Section 5 Transportation	35	River Forest Comprehensive Plan Action Agenda.....	60
<i>Transportation</i>	36	<i>Transportation</i>	36		
Streets.....	36	Streets.....	36		
Parking.....	36	Parking.....	36		
Mass Transportation.....	37	Mass Transportation.....	37		
Walking/Biking Path.....	38	Walking/Biking Path.....	38		

Introduction

This is the updated Comprehensive Plan for the Village of River Forest, Illinois. It sets forth long-range recommendations for the maintenance and enhancement of existing community areas, and for desirable improvements, developments and redevelopments in selected locations.

This updated Plan summarizes the results of a public planning program in River Forest.

THE RIVER FOREST COMMUNITY

The Village of River Forest is a mature community with a population of approximately 11,600 persons. It is located in Cook County, approximately 10 miles west of downtown Chicago (see Figure 1).

River Forest is an attractive and desirable community noted for its established, historic residential neighborhoods, and its religious and educational institutions.

In terms of physical development, River Forest is primarily a single-family residential community. Existing residential neighborhoods range from older, historic neighborhoods in the central portion of the Village, to multi-family residences along its eastern and northern boundaries and along the Union Pacific tracks and Lake Street.

Commercial and office uses are concentrated along and near North Avenue, Harlem Avenue, Madison Street, and Lake Street.

River Forest contains a large amount of land devoted to parks, forest preserves, open spaces, public buildings and institutional facilities, all of which add significantly to the Village's special image and overall character.

There is little vacant land remaining for new development within the Village's corporate limits.

As a built-up community, River Forest is expected to experience very little future growth in population and households, although the high quality of life and favorable location has created a strong market demand for residential homes. New development will likely entail replacement of older existing uses, the redevelopment of marginal and deteriorated properties, and the development of remaining vacant land.

River Forest's most recent Comprehensive Plan was prepared in March 1987. While the Plan has served as an effective guide for improvement and development, an update to the Plan is now needed to respond to the unique needs and potentials of a mature, built-up community.

COMPREHENSIVE PLANNING PROCESS

In the Spring of 2002, the Village selected Trkla, Pettigrew, Allen & Payne, Inc. to assist in the preparation of an update to the existing Comprehensive Plan.

The planning process in River Forest has entailed a multi-phase program consisting of: 1) reviewing and analyzing the existing Comprehensive Plan and Corridor Plan reports; 2) analyzing existing conditions; 3) identifying issues and concerns; 4) formulating goals and objectives; 5) preparing updated community-wide plans for land-use, transportation and community facilities; 6) updating and developing plans and policies for key "target areas;" and 7) preparing final plan and implementation recommendations.

River Forest's planning program has entailed local input and participation. A close working relationship was established between Village staff, the Consultant, and the Plan Commission. Workshops and community facility surveys were undertaken early in the process to elicit ideas and perceptions about issues and potentials within River Forest. Public meetings were also undertaken at key junctures to present information, discuss findings and conclusions, and establish consensus.

PURPOSE OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is River Forest's official policy guide for land-use and development. It considers not only the immediate needs and concerns of the community, but also projects improvement and development 10 to 15 years in the future.

The Plan is "comprehensive" in both scope and coverage. It encompasses the use of land and buildings, the movement of vehicles and pedestrians, and the provision of public facilities. It also addresses residential neighborhoods, commercial areas, public and institutional lands, and public rights-of-way.

The Comprehensive Plan establishes the "ground rules" for private improvement and development. It provides guidelines by which the Plan Commission, Development Review Board, and Village Board can review and evaluate private development proposals. The Plan also provides a guide for public investments and capital improvements, and can help to ensure that local public dollars are spent wisely.

The Comprehensive Plan provides a basis for refining the zoning ordinance, subdivision regulations and other development codes, all of which are used to implement planning policies and recommendations.

Finally, the Comprehensive Plan can serve as a marketing tool to

promote River Forest's unique assets, and it can be used to help attract new families and desirable new investment and development to the community.

ORGANIZATION OF THE PLAN

The Comprehensive Plan report is divided into 7 sections, as follows:

SECTION 1: Community Profile.

This section describes the overall character and setting of the River Forest community. It includes a historical perspective, regional setting, and an overview of the demographic trends that have shaped River Forest.

SECTION 2: Goals & Objectives.

This section lists the goals and objectives for the Comprehensive Plan. The goals and objectives are listed for the following categories: Overall Community Goals; Community Appearance and Character; Housing and Residential Areas; Commercial, Retail and Office Development; Transportation; Community Facilities and Services; Parks, Recreation, and Open Space; Intergovernmental and Organizational Cooperation; and Fiscal and Economic Development.

SECTION 3: Land-Use. The Land-Use section presents the future Land Use Plan for the Village and provides an inventory and analysis of existing land use and current zoning as a foundation for land use recommendations.

SECTION 4: Community Facilities.

This section highlights existing community facilities in the Village,

and presents future steps and considerations for strengthening their role in contributing to the quality of life in River Forest.

SECTION 5: Transportation. This section contains transportation analysis and recommendations to ensure the Village is served by a balanced system which provides safe and efficient movement of vehicles and pedestrians.

SECTION 6: Corridor Plans. The Corridor Plans section presents recommendations and guidelines for future development, redevelopment, and improvements along North Avenue, Lake Street, and Madison Street.

SECTION 7: Implementation. This section highlights several next steps that should be undertaken to begin the process of plan implementation.

MAPS AND GRAPHICS

The update to River Forest's Comprehensive Plan emphasizes the use of full-color maps and graphics to document existing community conditions and to highlight planning policies and recommendations.

This approach will convey planning and development data clearly and concisely, and will help make the new Comprehensive Plan "user-friendly" in the years ahead.

Section 1
Community Profile

Community Profile

HISTORICAL PERSPECTIVE

In 1831, the first settlers came to the area now known as River Forest to mill timber along the Des Plaines River. Although this enterprise was short-lived, River Forest's proximity to Chicago, then a small but rapidly growing agricultural, industrial and transportation center, led to the Village's initial growth. In 1849, the growth of the area was spurred by having the first train station on the first railroad line extending west from Chicago. Many of Chicago's original "commuters" chose to leave the city and live in what became River Forest.

The character of River Forest today is a result of its early settlers: the Steeles, Thatchers, Quicks, Murphys, Griffens, Wallers, Boughtons, and Brookes. These families donated much of the land and money for schools and churches. The affluence of these early settlers resulted in grand homes and the finest churches and schools, attracting other wealthy residents to River Forest.

River Forest was incorporated as a Village in 1880. Prior to that time, River Forest was considered a part of a larger community called Harlem, which also included portions of Oak Park and Forest Park. Fearing the onslaught of alcohol-related problems if Harlem incorporated, River Forest residents incorporated first, preempting the incorporation of Harlem, and initially choose to

remain "dry." In 1884, Forest Park incorporated, and in 1901 Oak Park incorporated.

Due to the importance of rail transportation, the original homes in River Forest were constructed along the east-west rail line between Chicago Avenue and Madison Street. With the advent of the automobile, homes could be built farther away from the two train stations then in the Village.

The Village's northern area was largely undeveloped throughout the early 1900's. In 1913, Concordia College relocated from Missouri to a 40-acre campus in River Forest. In 1918, Rosary College purchased a 30-acre site in River Forest, and in 1925, the Priory of St. Dominic and St. Thomas acquired a 40-acre site. Together, the three institutions occupy 110 acres of land and complement the tenor of the large and expensive homes in north River Forest.

Consistent with its fine traditions, River Forest today is dedicated to high cultural, educational, and recreational ideals. The high level of excellence achieved and maintained by the school systems is a highly valued community asset. River Forest is a vibrant community, striving for the best of the urban environment yet remaining a simple and quiet place in which to live and grow.

REGIONAL SETTING

The Village of River Forest is located approximately ten miles west of Chicago's Loop and is one of Chicago's original suburban communities.

Oak Park, long considered River Forest's "sister" village and sharing a common cultural, economic and educational foundation, borders the Village to the east along Harlem Avenue from North Avenue to Central Avenue. Forest Park is River Forest's southern neighbor, Maywood and Melrose Park border River Forest to the west, and Elmwood Park borders River Forest to the north.

River Forest is conveniently located in the Chicago metropolitan area and is well served by an efficient roadway network and mass transit system. River Forest is only minutes away from downtown Chicago, Midway Airport, and O'Hare Airport. The Eisenhower Expressway (Interstate 290) is located just south of River Forest, and the Chicago Transit Authorities elevated train has a terminal in Forest Park, immediately southeast of River Forest. Additionally, Metra Rail makes regular stops at its River Forest station at Thatcher Avenue (see Figure 1 at the end of this section).

DEMOGRAPHICS

Presented below is an overview of historic trends in population within the Village of River Forest as well as an analysis of the demographic characteristics of the residents who live in the community. It encompasses population, household composition and tenure, income, family composition, housing stock composition, and housing value. An understanding of the growth and composition of the local population provides an important foundation for the update of River Forest's Comprehensive Plan.

The analysis is based on interviews with persons knowledgeable about River Forest, the local economy and real estate markets, as well as secondary source material from: the Village of River Forest; U.S. Bureau of the Census; and the Northeastern Illinois Planning Commission (NIPC). The analysis also highlights key findings and conclusions reached by the Consultant.

For purposes of the demographic analysis, River Forest is compared statistically to Cook County and the Chicago Metropolitan Statistical Area.

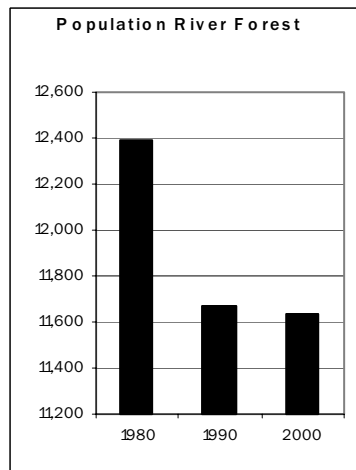
In terms of land development and physical infrastructure, River Forest is a mature suburban community and is anticipated to experience only a modest future growth in population, households and employment. Demographic trends will impact the Village with regard to housing, schools, shopping patterns and other issues addressed in the updated Comprehensive Plan.

It should be noted that the demographic analysis is based on 1980, 1990, and 2000 Census data.

Population

Although the Chicago region continues to experience rapid growth, the population in Cook County and River Forest has remained relatively stable over the last 22 years. Between 1980 and 2000, the population of the Chicago region has increased 28.91%. In contrast, the population in Cook County during that same time period has increased by only 2.3%, and the Village of River Forest has decreased by 6.1%. The decline in

River Forest's population over the last two decades reflects several national trends including an aging population, small household size, and limited opportunities for new development.



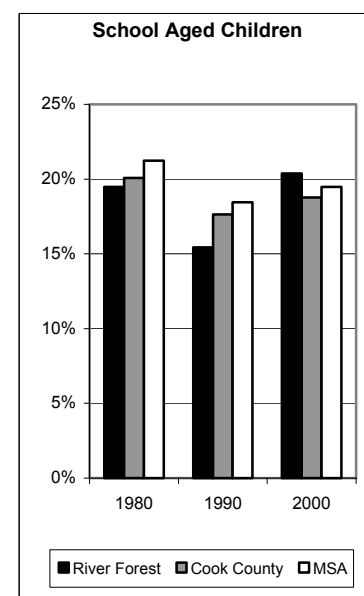
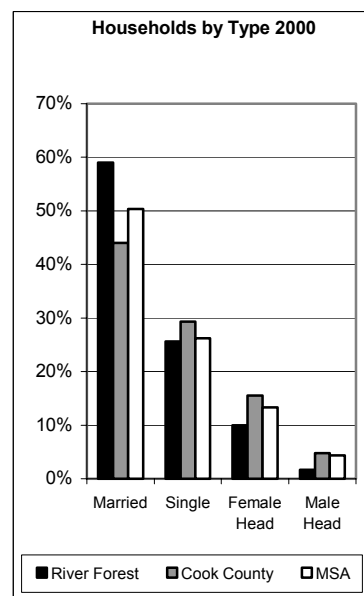
Household Size & Composition

The average household size in the Village of River Forest has decreased from 3.06 to 2.84 between 1980 and 2000. However, the average household size in River Forest continues to be larger

than the average household in Cook County (2.72) and the Chicago region (2.77). The 2000 Census reported that married couples comprise 59% of the households in River Forest, in comparison with 44% in Cook County, and 50% for the Chicago region. Single-parent households are also less common in River Forest in comparison to Cook County and the Chicago region. Single parent households comprise 11.6% of the households in River Forest, 20.3% of households in Cook County, and 17.7% of households in the Chicago region.

School Aged Children

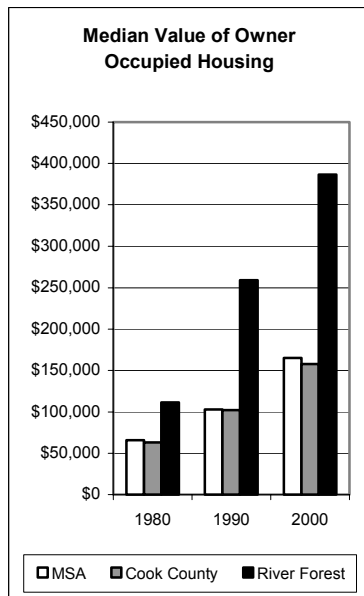
River Forest has a higher percentage of its population between the ages of 5 and 17 (school aged) than Cook County and the Chicago region. The number of school aged children as a percentage of the total population in Cook County and the Chicago region has decreased during the last 20 years. In Cook County, school aged children represent 18.8% of



the population, decreasing from 20.1% in 1980. In the Chicago region, school aged children represent 19.5% of the population, decreasing from 21.2% in 1980. The percentage of school-aged children in River Forest however, has experienced an increase during that time period. School aged children currently represent 20.4% of the population in River Forest, increasing from 19.5% in 1980.

Median Value of Owner Occupied Housing

The median value of an owner occupied dwelling unit in River Forest is substantially higher than dwelling units in Cook County and the Chicago region. The 2000 Census reported that the median value of an owner-occupied dwelling unit in River Forest was \$386,600. The median value in Cook County was \$157,700 and \$165,300 in the Chicago region. The median value has increased disproportionately in comparison with the County and the region during the past 20 years. The median home value in



River Forest has increased by

246% since 1980, in comparison with 150% for Cook County, and 151% for the Chicago region. The sharp increase in median housing value can be attributed to the demand for homes in the community, created by the high quality of life, excellent schools, beautiful neighborhoods, the number of community facilities, educational and religious institutions, and proximity to Chicago and other regional destinations.

Housing Mix

River Forest is thought of as a residential community, mainly comprised of single-family detached homes. This statement is supported by 2000 Census data which report that 62% of all dwelling units in the Village of River Forest are single-unit detached dwellings. This high proportion of single-family detached dwellings is larger than the percentage of single-family detached dwellings in the Chicago region (49.5%), and Cook County (39.6%).

Median Income & Occupation

Households in River Forest earn a higher income than households in Cook County and the Chicago region. The 2000 Census reports the median income in River Forest households is \$89,284, nearly twice as much as households in Cook County (\$45,922) and the Chicago region (\$51,560). The higher household income level is due largely to the occupations of the residents. Nearly 60% of employed residents in River Forest are in management, professional, or related occupations, compared to 35% in Cook County and 36% in the Chicago region. The percent-

age of service occupations in Cook County (14%) and the Chicago region (12.9%) are close to twice as much as River Forest (7.3%).

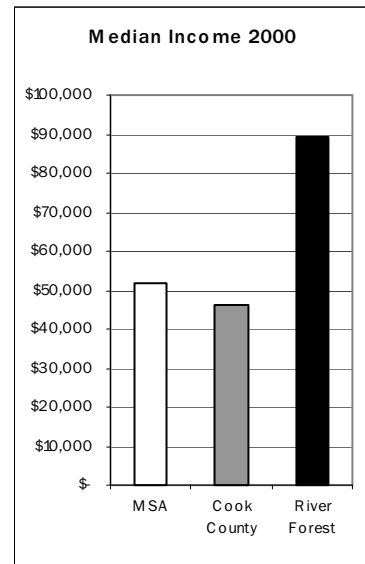
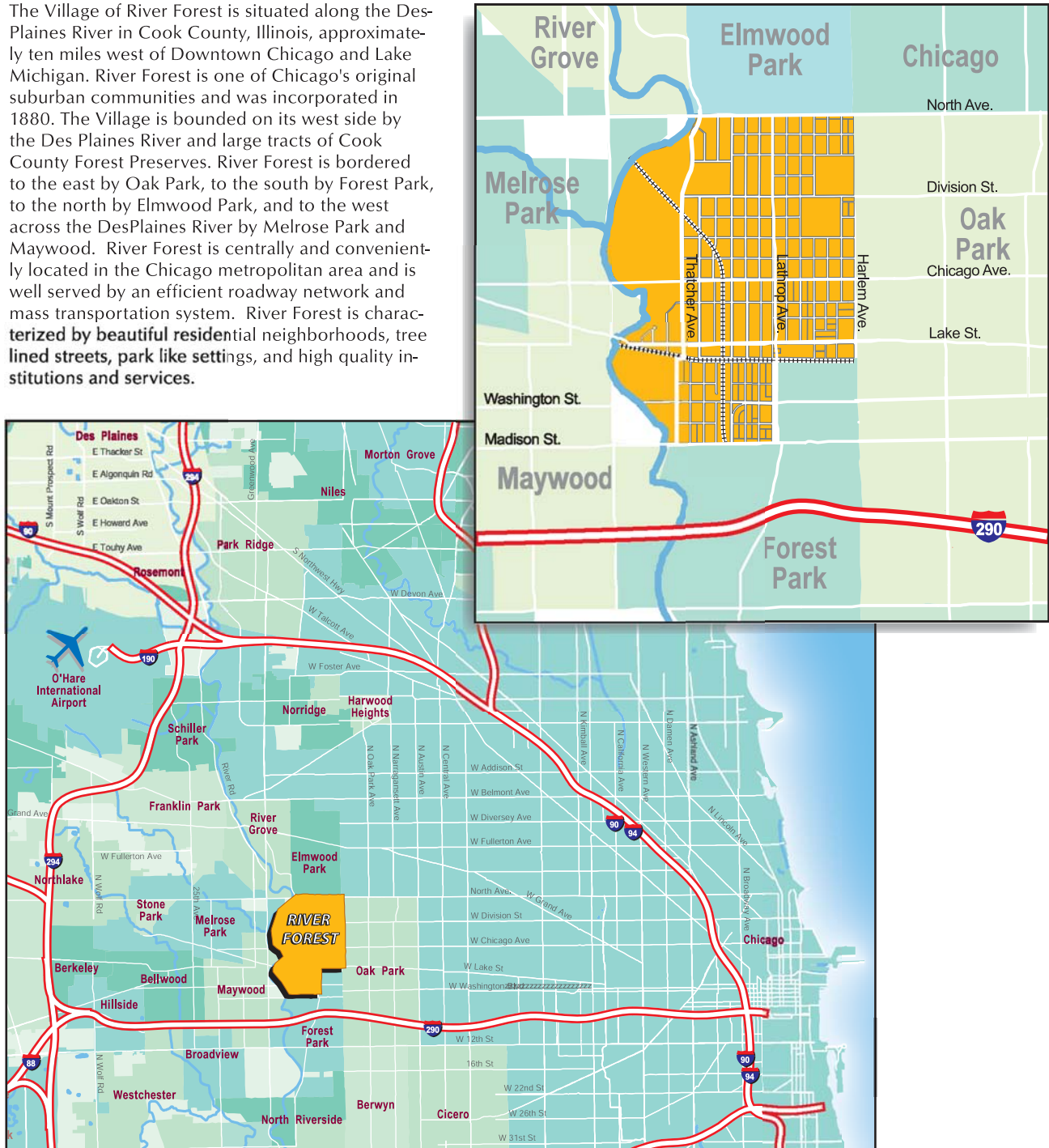


Figure 1:

Regional Setting

The Village of River Forest is situated along the Des Plaines River in Cook County, Illinois, approximately ten miles west of Downtown Chicago and Lake Michigan. River Forest is one of Chicago's original suburban communities and was incorporated in 1880. The Village is bounded on its west side by the Des Plaines River and large tracts of Cook County Forest Preserves. River Forest is bordered to the east by Oak Park, to the south by Forest Park, to the north by Elmwood Park, and to the west across the DesPlaines River by Melrose Park and Maywood. River Forest is centrally and conveniently located in the Chicago metropolitan area and is well served by an efficient roadway network and mass transportation system. River Forest is characterized by beautiful residential neighborhoods, tree lined streets, park like settings, and high quality institutions and services.



Village of River Forest

Comprehensive Plan

• November 2003 • Prepared by Trkla, Pettigrew, Allen & Payne, Inc.

Section 2
Goals & Objectives

Goals and Objectives

The goals and objectives are designed to help achieve the desired “vision” of the community and provide more specific guidelines for River Forest’s updated Comprehensive Plan.

Goals and objectives strive to transform collective community values into operational guidelines for the planning program.

Goals and objectives each have a different purpose in the planning process:

- **Goals** describe desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives** describe more specific actions that should be undertaken in order to advance toward the overall goals. They provide more precise and measurable guidelines for planning action.

Goals and objectives express many ideas and concepts that cannot be shown on plan maps or depicted in other plan sections, and they are an important component of River Forest’s Comprehensive Plan.

OVERALL COMMUNITY GOALS

The following general goals have been developed as a “guiding framework” directing future land-use and development decision making in the community.

Goal 1

Continue to create a physically distinctive and high-quality community environment through efforts that preserve the existing quality of life, character, and heritage of the area, while anticipating change and progress in the future.

Rationale

To enhance a sense of community and pride, there is a need to physically enhance and improve areas and structures within the Village. The Village expects to accomplish this through the design of land-use areas as well as in the coordination and improvement of public facilities and services. In support of its identity as a strong residential community, River Forest is committed to providing community facilities and services that meet residents’ expectations.

Goal 2

Achieve a balanced pattern of development in the community that provides for well designed, compatible and economically sustainable residential, commercial, and public areas of the Village.

Rationale

There is a high level of consensus in the community on the need to develop, redevelop, and improve appropriate sites in a manner which has long-term economic stability and meets the community character, residential, economic, social, cultural, educational, recreational and lifestyle needs of Village residents.

Goal 3

Protect and enhance the residential neighborhoods, trees, parks and open spaces, and community and institutional facilities as key amenities that contribute greatly to the overall character and quality of life in River Forest.

Rationale

Identified as some of the most important and defining characteristics of the Village, the residential neighborhoods, trees, parks and open spaces, and community and institutional facilities distinguish River Forest from other communities and contribute to the area’s overall desirability as a place to live and visit.

Goal 4

Forge and maintain strong public and private partnerships to capitalize upon and coordinate all resources and assets of the Village.

Rationale

River Forest should continue meaningful and productive relationships with local organizations, civic groups, institutions, and individuals to create awareness and understanding of community needs and potentials, as well as to mobilize organizations into action for change. This participatory philosophy is a central element in the strategic approach to community involvement and change.

Goal 5

Continue to enhance and improve the quality of life for Village residents through the provision of quality community facilities and services.

Rationale

The provision of quality community facilities and services demonstrates the Village's commitment to its residents and strengthens the Village's identity as a strong residential community.

COMMUNITY APPEARANCE AND CHARACTER

Goal

Maintain an attractive and distinctive community image and identity that builds upon and enhances River Forest's traditional qualities and characteristics, and distinguishes it from surrounding communities.

Objectives

1. Maintain and enhance the Village's overall atmosphere and character.
2. Maintain the attractive tree-lined streets, pedestrian scale and other distinguishing qualities of River Forest's existing residential neighborhoods.
3. Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage and the public rights-of-way.
4. Undertake design and appearance improvements along the major thoroughfares that pass through the community.
5. Continue to improve and enhance the community gateways through the use of special signage, landscaping and other entry design features.
6. Design and locate public sites, buildings, and facilities so that

they become focal points and landmarks within the community.

7. Preserve and maintain sites and buildings of significant historical, architectural and cultural interest and value.
8. Establish a River Forest Historic Preservation Commission to lead the Village's efforts in protecting and preserving the architectural heritage of the community.
9. Continue the "greening" of River Forest by maintaining existing trees whenever possible, reforestation and new landscape plantings.
10. Promote high standards of design and construction for all development within the Village.
11. Promote continued collaboration and cooperation between the various districts and agencies serving the Village in order to provide better and more uniform service to all areas of the Village.
12. Sponsor and promote programs, activities, events and celebrations that can stimulate public involvement and participation, foster a strong and unified community spirit and identity, and bring together residents from the various neighborhoods on a regular basis.
13. Develop and implement necessary zoning amendments, design guidelines, and other regulatory measures needed

to maintain the Village's appearance and character.

HOUSING AND RESIDENTIAL AREAS

Goal

Maintain the Village as an exceptional residential community and retain its predominant single-family detached dwelling character and varied architectural styles.

Objectives

1. Maintain the scale, quality and character of existing single-family neighborhoods.
2. Maintain or increase the number of single-family detached homes in relation to the number of multi-family residential dwellings.
3. Undertake public infrastructure improvements within residential areas as required.
4. Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities.
5. Preserve sound existing housing through effective code enforcement and preventive maintenance.
6. Promote the improvement, rehabilitation, or replacement of deteriorating or obsolete residential properties.
7. Encourage new residential development that provides for the needs of the Village's population.

8. Ensure that home improvements, additions and new housing construction are compatible with, complement, and enhance the existing scale and character of the neighborhoods.
9. Ensure that new residential development provides adequate parking to accommodate residents and guests.
10. Encourage the long standing tradition of fine architecture in new homes and additions.

COMMERCIAL, RETAIL AND OFFICE DEVELOPMENT

Goal

Maintain a system of commercial, retail and office development that provides local residents with needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

Objectives

1. Maintain and enhance the range of retail, commercial and office establishments within designated areas of the Village, primarily along North Avenue, Madison Street, Harlem Avenue, and within the Lake Street Corridor.
2. Maintain a strong and positive physical community image through public and private improvements which enhance various physical features of commercial areas and contribute to the Village’s overall character and sense of place.

3. Provide adequate off-street parking facilities throughout commercial areas to accommodate the needs of existing businesses and new commercial development.
4. Improve access, parking, traffic, pedestrian and bicycle circulation, signage and other operational conditions within all commercial areas.
5. Encourage the corrective maintenance, rehabilitation or redevelopment of older commercial properties in poor condition.
6. Promote the redevelopment of marginal, obsolete and vacant commercial properties.
7. Encourage compatible new office, retail and commercial development in selected locations.
8. Promote high quality design and construction for all new office, retail and commercial developments.
9. Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
10. Promote River Forest as a desirable, highly accessible and viable location for new commercial property investment and development.
11. Encourage the coordination of and cooperation among merchants, property owners, and local officials to ensure the greatest level of efficiency and effectiveness in enhancing the

economic vitality of the Village’s commercial areas.

TRANSPORTATION

Goal

Maintain a balanced transportation system that provides for safe and efficient movement of vehicles, bicycles and pedestrians, reinforces surrounding development patterns, and enhances regional transportation facilities.

Objectives

1. Minimize non-local and commercial traffic within residential neighborhoods.
2. Maintain a street network and operational system which directs traffic in a safe and efficient manner to streets designed to accommodate such traffic.
3. Repair, upgrade and resurface streets and alleys on an ongoing basis as funding permits and in coordination with sewer, water, and utilities improvements.
4. Provide adequate parking for all areas of the Village, including employee and customer parking for commercial uses, resident and visitor parking for residential uses, commuter parking for transit riders, and user parking for community facilities and institutions.
5. Promote shared use of parking facilities by those properties with excess parking capacity in areas identified as having a need for additional parking.

6. Create a comprehensive system of bicycle and pedestrian facilities, walkways, and environments which enables safe and convenient movement within the Village and connects with nearby regional systems, facilities, and destinations.
7. Promote convenient public transportation services within the Village and between the Village and other nearby communities and destinations.
8. Promote continued improvement and enhancement of the Metra commuter station as an important community asset.

COMMUNITY FACILITIES AND SERVICES

Goal

Maintain a system of community facilities that provides for the efficient and effective delivery of public services and enhances the Village as a desirable place in which to live and do business.

Objectives

1. Continue to provide high quality and responsive municipal services and facilities.
2. Maintain a high level of fire and police protection and service throughout the Village.
3. Cooperate with the various public and private schools, districts, and universities to maintain high-quality school sites, facilities, and services within the Village.
4. Continue to support and cooperate with various religious

and service institutions in their efforts to provide for the spiritual and service needs of Village residents.

5. Maintain the library as an important focal point and resource for the community.
6. Maintain and improve the public infrastructure of the Village.
7. Provide adequate water supply, water distribution and sewer systems throughout the Village.
8. Improve stormwater management and maintain sewer facilities throughout the Village.
9. Continue to require overhead sewer connections or encourage other effective flood control measures where overhead sewers are not possible.
10. Ensure effective stormwater management so that new residential and non-residential development does not adversely impact adjacent or nearby properties.
11. Provide regular and efficient collection of solid waste from residential dwellings having three units or less.
12. Maintain adequate sites and facilities for all Village services; undertake expansion and replacement programs as necessary to meet the future needs of the community and increase the effective operation of public agencies.
13. Ensure that all community facility sites and buildings are

sound, attractively maintained and compatible with surrounding neighborhoods and development areas.

14. Continue to encourage increased resident involvement and participation in Village affairs and activities.

PARKS, RECREATION AND OPEN SPACE

Goal

Maintain a parks, recreation and open-space system that meets the recreational and leisure needs of Village residents, and enhances the overall image and character of the community.

Objectives

1. Promote continued cooperation between the Village, the park and school districts, Township, Community Center, the universities, and the forest preserve in the provision of recreational programs and facilities.
2. Encourage the provision of recreational facilities and programs that respond to the needs of Village residents.
3. Support the improvement and expansion of programs, facilities and services for teens and seniors.
4. Continue support of the River Forest Community Center in its efforts to provide recreation and leisure opportunities, services, facilities, and programs for Village residents.
5. Continue to cooperate with and support the Park District's

efforts to upgrade existing parks and recreational facilities.

6. Promote new plazas and other public open spaces within commercial areas.
7. Undertake more extensive landscaping and “greening” programs along major street corridors.
8. Expand, upgrade and promote the use of pedestrian and bicycle paths, routes, and facilities to provide access to and connections between schools, parks, forest preserve, commercial shopping areas and other key activity areas in the Village and neighboring communities.

INTERGOVERNMENTAL AND ORGANIZATIONAL COOPERATION

Goal

Encourage the coordination and cooperation among federal, state, county, and local agencies and organizations potentially having interest in River Forest to ensure the greatest level of efficiency and effectiveness in the provision of community services.

Objectives

1. Coordinate with state, regional and local agencies to ensure continuity and consistency of overall community planning and development activities.

2. Maintain meaningful lines of communication with those agencies and organizations that can assist the Village in meeting its overall planning objectives, and work to secure participation of these agencies and organizations in realizing mutual objectives.
3. Continue to seek cooperative working relationships with adjoining communities in the financing of local community facilities and services.
4. Continue to seek grants, loans, and other sources of intergovernmental funding transfers.
5. Continue to encourage communication and collaboration among service providers to provide the most efficient and cost effective services possible.

FISCAL AND ECONOMIC DEVELOPMENT

Goal

Strengthen the Village’s economic base by enhancing the mix and quality of commercial, retail, and office uses within designated areas of the Village.

Objectives

1. Coordinate planning and economic development activities in a manner which provides regular opportunities for contact between business and development interests within the Village.

2. Establish marketing strategies to retain and attract businesses and developers to River Forest and to enhance the community’s business image.
3. Ensure that new development pays its fair share of public facilities and service costs which are attributable to the demand for additional facilities or services as a result of new development.
4. Promote locally based marketing programs to boost local investment and awareness between the residential and business community.

Section 3
Land Use

Existing Land Use

The Village of River Forest includes a diverse mix of residential, commercial, educational, open space, and public uses. Figure 2, located at the end of this section, illustrates existing land-use, based on field surveys undertaken by the Consultant in the Spring of 2002. The existing land-use pattern is an important consideration in assessing future improvement and development potentials within the Village.

SINGLE-FAMILY RESIDENTIAL

River Forest is primarily characterized by established residential neighborhoods. The single-family residential areas represent the predominant land-use in the Village. A limited number of 2-flat dwelling units exist within the single-family neighborhoods and are included in this land use designation because of their infrequency, size, and overall appearance and architecture.

ATTACHED SINGLE-FAMILY RESIDENTIAL

The small amount of attached single-family dwellings in River Forest are primarily located along the major thoroughfares in the community. Attached single-family residential units are generally residences that share common walls, with each unit having direct outside access. These typically include row-houses and townhomes. Attached single family homes are located on, or near, North Avenue, Harlem Avenue, Lake Street, and Madison Street.

MULTI-FAMILY RESIDENTIAL

River Forest contains a number of multi-family developments primarily located along major corridors within the community. Multi-family residential dwellings include apartments and condominiums, typically with 3 or more units per building, with each unit sharing common access, rather than direct access, to outside.

MIXED-USE

Mixed-use land uses in River Forest generally refer to two-story buildings, or more, with commercial uses at street level, and residential units above. Mixed-use parcels are located along North Avenue, Lake Street, and Madison Street.

COMMERCIAL

Although scattered throughout the community, all commercial land uses are located along or near major thoroughfares. Commercial uses include retail, service, and office uses. Commercial properties are located along North Avenue, Harlem Avenue, Lake Street, and Madison Street. Smaller commercial areas are also located along Forest Avenue south of Washington Street, and on Lathrop and Ashland Avenues near Hawthorne Avenue.

PARKING

Areas designated as parking on the Existing Land Use Map represent parcels that are entirely dedicated to parking. Parking areas in River Forest include Metra/Park District parking south of Lake Street, and a Concordia parking lot on Bonnie Brae Place and Thomas Street.

SCHOOLS

Educational uses within River Forest contribute to the Village's overall character and help establish the community as a quality family environment. Educational institutions include: Francis Willard School, Lincoln Elementary School, Roosevelt Middle School, St. Vincent Catholic School, St. Luke Catholic School, Grace Lutheran School, Oak Park and River Forest High School, Trinity High School, Keystone Montessori School, Dominican University, and Concordia University. Schools are presented in greater detail in the Community Facilities section of this Plan.

PARK/OPEN SPACE

The River Forest Park District is responsible for the operation and maintenance of 12 parks within the Village of River Forest. Keystone Park, located at Lake Street and Keystone Avenue, is the most intensely developed park site in the system. The park offers open play areas, 7 outdoor illuminated tennis courts, 4 baseball/softball diamonds, batting cages, a tot lot, and an outdoor ice rink. In addition to the Park District, the Cook County Forest Preserve, represented separately on the Land Use Plan Map, provides Village residents with an abundance of open space including biking/hiking trails, ball fields, and picnic and recreation areas. Parks and open space are presented in greater detail in the Community Facilities section of this Plan.

PRIVATE RECREATION

Private recreation consists of recreational facilities that contribute

to the overall character and amenities available to the community. However, they are not open to the general public and require a membership to use. The Oak Park Tennis Club and the River Forest Tennis Club are private recreational facilities in River Forest. Private recreation is presented in greater detail in the Community Facilities section of this Plan.

PUBLIC/SEMI PUBLIC

Existing public/semi-public uses include churches, the post office, the Community Center, and Village-owned facilities. These facilities are presented in greater detail in the Community Facilities section of this Plan.

FOREST PRESERVE

The Cook County Forest Preserve has ownership of large areas within River Forest. The large holding of land represents the southern section of the Indian Boundary Division of the Forest Preserve's open space system. The Cook County Forest Preserve Headquarters building is located on the northwest corner of Lake Street and Harlem Avenue, in addition to a park/open space. Together with the Park District, the forest preserve provides a network of parks, recreational amenities and open space for Village residents. The forest preserve's holdings are presented in greater detail in the Community Facilities section of this Plan.

VACANT LAND

There are six vacant sites located within the Village of River Forest. Each vacant site has been previ-

ously improved with a building or use, but are now vacant. Some of the vacant areas are currently being used as unimproved parking areas. These vacant areas represent obvious redevelopment potential within the Village.

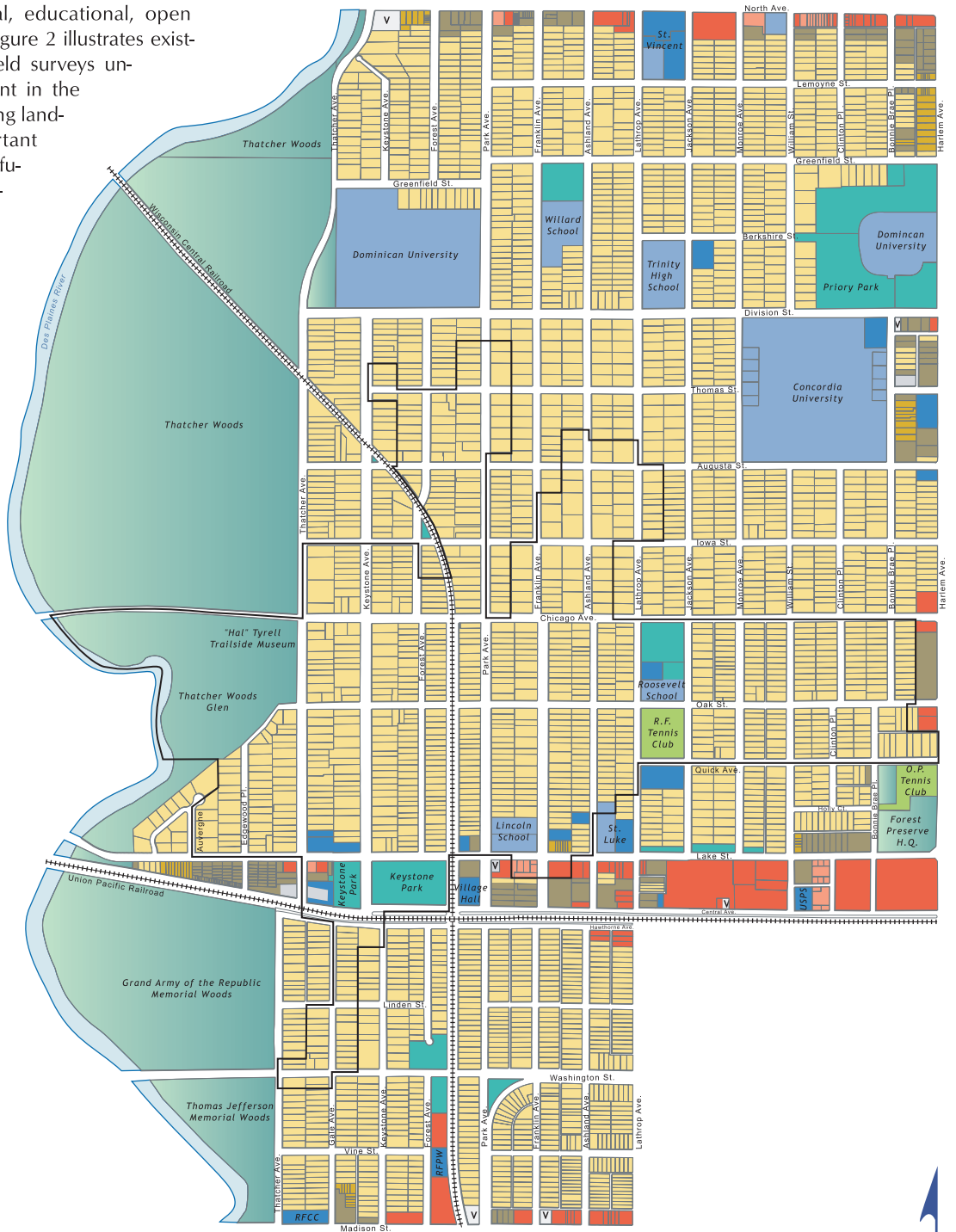
Figure 2:

Existing Land-Use

The Village of River Forest includes a diverse mix of residential, commercial, educational, open space, and public uses. Figure 2 illustrates existing land-use, based on field surveys undertaken by the Consultant in the Spring of 2002. The existing land-use pattern is an important consideration in assessing future improvement and development potentials within the Village.

Land Use Legend

- Single Family Residential
- Attached Single Family
- Multi-Family Residential
- Mixed-Use
- Commercial
- Parking
- School
- Park/Open Space
- Private Open Space
- Public/Semi-Public
- Forest Preserve
- V Vacant
- Historic District Boundary



Zoning

The River Forest Zoning Ordinance was adopted in 1995. Its purpose is to promote the public safety, health, convenience, comfort, preservation of property values, and general welfare of the Village.

More specifically, the Zoning Ordinance is intended to: implement goals and objectives of the Comprehensive Plan; act as a regulatory guide for decision makers; establish clear procedures for development proposals; support development and redevelopment that is appropriate; regulate the location of land uses; facilitate long term development; allow land uses that support the primary role of the Village as an exceptional residential community; control the impact of development; control exterior lighting and landscaping; support a variety of recreational and open spaces; promote traffic safety; ensure adequate light and air; control storm water; diversify land uses for a stable economy; provide adequate off-street parking, and; protect and enhance the property value of land and buildings.

Figure 3, located at the end of this section, illustrates zoning in the Village of River Forest at the time of the update to the Comprehensive Plan.

R1 - WIDE LOT SINGLE-FAMILY RESIDENTIAL

Parcels zoned R1 are located near the center of River Forest, on east and west sides of Ashland Avenue, between Augusta Street and Chicago Avenue. Permitted uses in the R1 District include single-family

detached dwellings, home occupations, child day care homes, and accessory buildings.

R2 - SINGLE-FAMILY (DETACHED) RESIDENTIAL

Parcels zoned R2 represent most of the land area in River Forest. Permitted uses in the R2 District include permitted uses in the R1 District.

R3 - SINGLE-FAMILY (ATTACHED) RESIDENTIAL

Parcels zoned R3 are located along Lake Street and Harlem Avenue. Permitted uses in the R3 District include single-family attached and detached dwellings, private garages, home occupations, and accessory buildings.

R4 - MULTI-FAMILY RESIDENTIAL

Parcels zoned R4 are located along Lake Street and Harlem Avenue. Permitted uses in the R4 District include multiple-family dwellings, and any use permitted in the R3 District.

C1-COMMERCIAL

Parcels zoned C1 are located along North Avenue. Permitted uses in the C1 District include a variety of commercial uses, including retail, office, service, and restaurant. Other uses may require a special permit.

C2-COMMERCIAL DISTRICT

Parcels zoned C2 are located along Harlem Avenue, Lake Street and Madison Street. Permitted uses in the C2 District include permitted uses of the C1 District, and multiple family dwelling units.

Other uses are permitted by the ordinance, however they require a special permit.

C3-COMMERCIAL DISTRICT

Parcels zoned C3 are located along Lake Street and Hawthorne Avenue. Permitted uses in the C3 District include permitted uses of the C2 District, with the exception of offices larger than 2,000 square feet. Other uses are permitted by the ordinance, however they require a special permit.

ORIC- OFFICE/RESEARCH/INDUSTRIAL /COMMERCIAL

Parcels zoned ORIC are located along Lake Street, immediately west of Harlem Avenue. Permitted uses in the ORIC District include permitted uses of the C1 District, and post offices and large office uses. Other uses are permitted by the ordinance, however they require a special permit.

PRI-PUBLIC/RECREATIONAL/INSTITUTIONAL

Parcels zoned PRI are scattered throughout the community. Permitted uses in the PRI District include municipal offices and buildings, police and fire stations, civic/community centers, libraries, parks, forest preserves, houses of worship, educational institutions, private recreational membership organizations, electrical distribution centers, and cell tower/antennas.

Figure 3:

Current Zoning

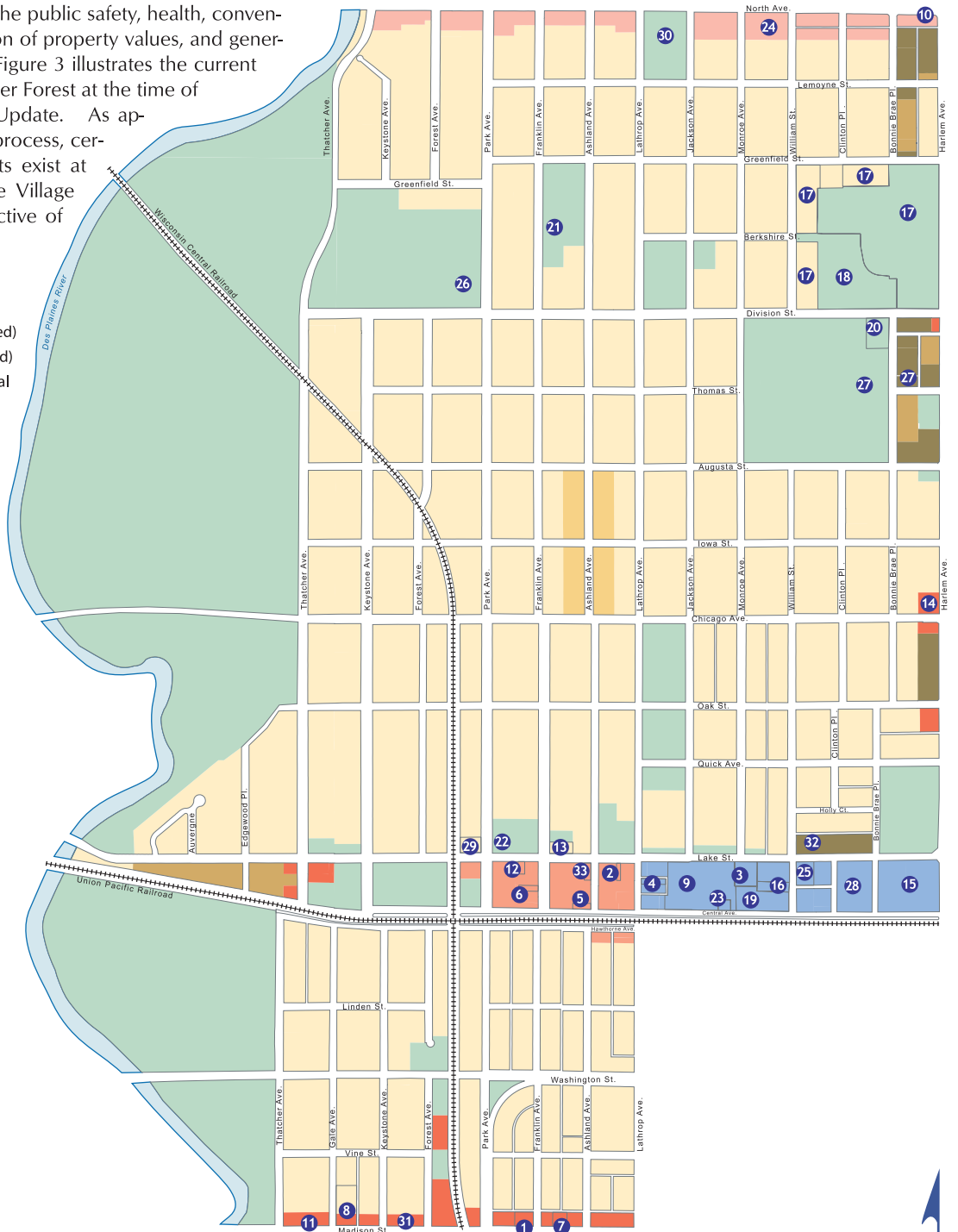
The River Forest Zoning Ordinance was adopted in 1995. Its purpose is to promote the public safety, health, convenience, comfort, preservation of property values, and general welfare of the Village. Figure 3 illustrates the current zoning in the Village of River Forest at the time of the Comprehensive Plan Update. As approved by an established process, certain planned developments exist at select locations within the Village that permit uses not reflective of underlying zoning.

Zoning Legend

- R1:** Wide Lot Single Family
- R2:** Single-Family (Detached)
- R3:** Single-Family (Attached)
- R4:** Multi-Family Residential
- C1:** Commercial
- C2:** Commercial
- C3:** Central Commercial
- ORIC:** Office/Research/Industrial/Commercial
- PRI:** Public/Recreational/Institutional

Key To Planned Unit Developments

#	PD#	#	PD#
1	2197	18	2643
2	2198	19	2678
3	2201	20	2713
4	2209	21	2718
5	2220	22	2758
6	2223	23	2780
7	2226	24	2792
8	2299	25	2808
9	2326	26	2834
10	2374	27	2837
11	2420	28	2843
12	2470	29	2878
13	2480	30	2883
14	2537	31	2899
15	2583	32	2917
16	2588	33	2935
17	2591		



Land Use Plan

This section presents the Long-Range Land Use Plan for the Village of River Forest. The Plan builds upon the existing land-use and development patterns in River Forest. It strives to promote a compatible arrangement of uses which continue to make efficient use of land resources and community facilities and services. The *Land Use Plan* also emphasizes an approach that encourages continued protection of the Village's residential areas and a strengthening of the Village's mixed-use corridors. Community facilities and institutional uses are an important component of the Village's character and play an important role in the overall Land Use Plan. A description of the Land Use Plan is provided below and illustrated in Figure 4 at the end of this section.

LAND-USE CLASSIFICATION

A new land-use classification system has been developed to help organize and arrange future land-use areas in the Village. A land use classification system is necessary to accurately reflect the Village's intentions for the type, intensity, and location of future land uses anticipated under the Comprehensive Plan.

A land-use classification system is an important part of the Comprehensive Plan. It defines the different types of land-use areas that will be mapped as part of the Comprehensive Plan Land Use Plan Map. Each of these areas is described in terms of its *future function* and may not necessarily translate to existing zoning ordinance districts. In fact, some of the classifications indicated below may not be currently represented in the Village's zoning scheme.

The land uses identified in this section and illustrated in Figure 4 include:

- Single Family Residential
- Single-Family/Multi-Family Residential
- Multi-Family Residential
- Commercial/Multi-Family
- Commercial
- School
- Park/Open Space
- Private Recreation
- Public/Semi-Public
- Forest Preserve

RESIDENTIAL

Within the residential land use classification there are three categories of residential land-use: single-family residential, single-family/multi-family residential, and multi-family residential.

Together, these residential areas provide a range of quality housing options for Village residents. The mix of owner-occupied and rental units, for both single-family and multi-family dwellings, accommodates the various housing needs for individuals and families at different stages of life – from renters and first-time home buyers to “empty nesters”.

Single-Family Residential – a residential area occupied exclusively by detached single-family residential dwellings.

River Forest is primarily a residential community and is well known for its established, historic, architecturally significant, and attractive neighborhoods, comprised of varied architectural styles and appearance. Much of the Village's special

image and identity is due to the unique character of its neighborhoods, and these distinguishing features should be preserved and enhanced. Single-family residential areas comprise the single largest land use in the Village of River Forest.

Because the community is essentially built-out, little opportunity exists for the development of new single-family residential homes, except in the case of a replacing an existing residential structure. Whenever opportunities present themselves, such as when an institutional use vacates a site, new single-family residential development should be considered. Areas identified for potential new single-family homes include the commercial properties on Ashland Avenue just south of Hawthorne Avenue and in the residential area on the south side of Lake Street west of Thatcher Avenue.

Some areas within the Village are beginning to experience new construction and the “teardowns” of some of the smaller, “obsolete” older homes. The Plan recognizes the value and importance of River Forest's existing housing stock in terms of image, character, and stability. While the replacement of some older/obsolete homes is both normal and desirable, the Village should continue to monitor the situation, to ensure that changes are sensitive to and reflective of existing Village character and the architectural diversity River Forest is known for.

Single-Family/Multi-Family Residential – a residential area currently consisting of both single-

family and multi-family dwellings that is appropriate for residential redevelopment and improvement.

The residential area west of Thatcher Avenue, between Lake Street and the Union Pacific Railroad, is a development pattern unique to this area of the Village. Within this area are several residential dwelling types, including four single-family detached homes and several other buildings housing 2,4, and 6 units each. Although many of the homes and properties are maintained in good condition, the overall character of the area is not consistent with other residential areas of the Village. Access to most units is provided from the narrow alley to the south of the buildings and the area as a whole is severely under-parked.

This designated area should be targeted for residential redevelopment and improvement. As a highly visible, “gateway” area when entering the Village from the west, this single-family/multi-family residential area is positioned to be a priority redevelopment area in the future. The area could be appropriately redeveloped using a mix of single-family homes, townhomes, and condominiums.

If opportunity for coordinated redevelopment does not occur in the future, the Village should work with property owners, builders, and developers to improve the condition and appearance of the area as a quality residential component of the community.

Multi-Family Residential – a residential area occupied by multi-

family dwellings including townhomes, condominiums, and apartments.

Throughout the Village, several areas of multi-family residential uses are located along or near the Village’s mixed-use corridors, including: North Avenue, Harlem Avenue, Lake Street, and Madison Street. The multi-family dwellings offer a range of housing options for Village residents, and accommodate individual “dwelling needs” at different stages of their lives.

The range of multi-family residential units in River Forest goes from affordable older units to more recently constructed developments offering units with very high values. The strong market for upscale multi-family residential dwellings in River Forest has created a desirable environment for quality infill developments.

New multifamily developments are held to high standards for quality construction and building materials, architecture and appearance, and are required to provide adequate parking for residents and guests. Older multi-family developments often suffer from a lack of sufficient off-street parking and lack the amenities and market competitiveness that new developments can provide.

New multi-family residential developments should be held to high standards and reflect the overall character of the community. Older developments should be improved with additional parking where appropriate and maintained

and improved as needed. The replacement of older/obsolete units with new developments providing quality living environments and sufficient parking is encouraged.

The Land-Use Plan designates several areas as multi-family, most of which reflect existing residential uses. Newly designated multi-family land use areas include the alley bound properties on the east side of Lathrop between Lake Street and Central Avenue, and the commercial office properties at the southwest corner of Lathrop Avenue and Hawthorne Avenue.

COMMERCIAL

Within the commercially designated areas of the Village, different intensities of commercial activity exist. With the exception of only a few properties, the commercial areas of the Village are located along the major mixed-use corridors, including North Avenue, Harlem Avenue, Lake Street, and Madison Street. Detailed corridor plans are provided in a later section of the Comprehensive Plan and include the North Avenue Corridor Plan, the Madison Street Corridor Plan, and the Lake Street Corridor Plan.

Commercial/Multi-Family – an area currently occupied by multi-family dwellings that is appropriate for commercial or multi-family development and improvement.

Several older multi-family residential developments exist along the North Avenue and Madison Street corridors. The properties, while currently used for residential, are located on mixed-use corridors and are likely and appropriate

candidates for future commercial development. Both commercial and multi-family residential uses are appropriate for these locations. Should opportunities for redevelopment occur in the future, both commercial and owner-occupied multi-family uses should be considered. If the existing residential structures remain, they should be maintained and improved to reflect the residential character of the Village.

Mixed-use developments with commercial on the ground floor and residential units above should also be considered for these locations.

Commercial – a commercial area designated for retail, office, and service uses.

Successful commercial uses are vitally important to the Village. Property tax and sales tax revenue from commercial activities contribute significantly to the Village's, and other agencies' ability to provide quality services, facilities, and programs to residents. The Comprehensive Plan reinforces the commercial role of the Village's primary corridors and strives to provide an environment respectful of the Village's character and responsive to its needs for viable commercial development.

The only commercial property not located along a major corridor is the Oilily property on Forest Avenue, adjacent to the Public Works Yard. If the Oilily operation vacates the property, a similar use would be preferred. Any use that occupies the site in the future must be compatible with the surrounding

residential neighborhood. In addition to an appropriate commercial use, residential uses should also be considered.

The small commercial area along Hawthorne Avenue between Ashland Avenue and Lathrop Avenue has been eliminated. The small area is designated for single-family residential along Ashland Avenue and multi-family residential along Lathrop Avenue.

More detailed commercial area information is provided in the Corridor Plans section of the Comprehensive Plan.

The Lake Street Corridor Plan contains two commercial land use classifications unique to the corridor:

Village Center Commercial is a commercial/mixed-use area which is pedestrian oriented and provides products and services to meet daily living needs, as well as comparison shopping goods. Ground floor uses are primarily retail, restaurant, and personal service, with office and residential uses located on the upper floors. Although a pedestrian environment, the area needs to be easily accessible by car and needs sufficient off-street parking. The area is located on the south side of Lake Street between Lathrop Avenue and Park Avenue. A small area of Village Center Commercial can also be found at the intersection of Lake Street and Thatcher Avenue.

Corridor Commercial is also unique to the Lake Street Corridor and is a commercial area which provides a wide range of commer-

cial and retail products, offices, and services on a community-wide scale, including larger planned shopping and service locations. This area is located south of Lake Street between Harlem Avenue and Lathrop Avenue.

COMMUNITY FACILITIES

Community facilities are an important component of the Land Use Plan and a defining part of River Forest's overall community character. Community facilities are covered in detail in the next section of the Comprehensive Plan document. Identified below are the land-use classifications for community facilities as identified on the Land Use Plan.

Public/Institutional - an area containing community facilities or public buildings such as churches, municipal buildings, and cultural facilities.

School – an area designated for a public or private school, including elementary, middle school, high school, college, or university.

Private Recreation – an area occupied by a private tennis, swim, or other recreation or social club.

Park/Open Space - an area intended to be maintained as a park, recreation site or open space.

Forest Preserve – properties owned and maintained by the Cook County Forest Preserve as forested areas, parks, open space, recreation sites, or other facilities.

RECOGNITION OF RIVER FOREST'S ARCHITECTURAL HERITAGE

River Forest has a treasure of architecturally significant buildings and structures. While most of its resources lie within the residential neighborhoods of the Village, there also exist several commercial and institutional structures. In 1977, at the direction of the United States Department of the Interior, a National Historic Preservation District was established in River Forest. The nomination cited several structures and buildings as having architectural interest in the community. Among the known architects cited, they include: Frank Lloyd Wright, William Drummond, and Tallmadge and Watson. William Drummond made his home in River Forest in 1910 and he designed 14 structures in River Forest.

The boundaries of the historic preservation district is illustrated in Figures 2 and 4.

The National Historic Preservation District only brings recognition to these resources. Preservation and conservation property tax incentives may be made available for restoration activities under the rules of the U.S. Department of the Interior and the Illinois Historic Preservation Agency.

Approximately 830 structures are located within the Historic District, with 165 of the structures identified for having special architectural and/or historical significance. Some of these sites and structures of significance include: River Forest Woman's Club, Harlem School (now Lincoln School), River Forest Bank Building, River Forest Methodist Church, River Forest Tennis Club, River Forest Public Library, Abraham J. Hoffman House (now

Trailside Museum), and many, many single-family residential homes.

All of these sites, institutions, buildings and homes are significant and contribute immeasurably to the Village's overall character, heritage, architectural diversity, identity and sense of place.

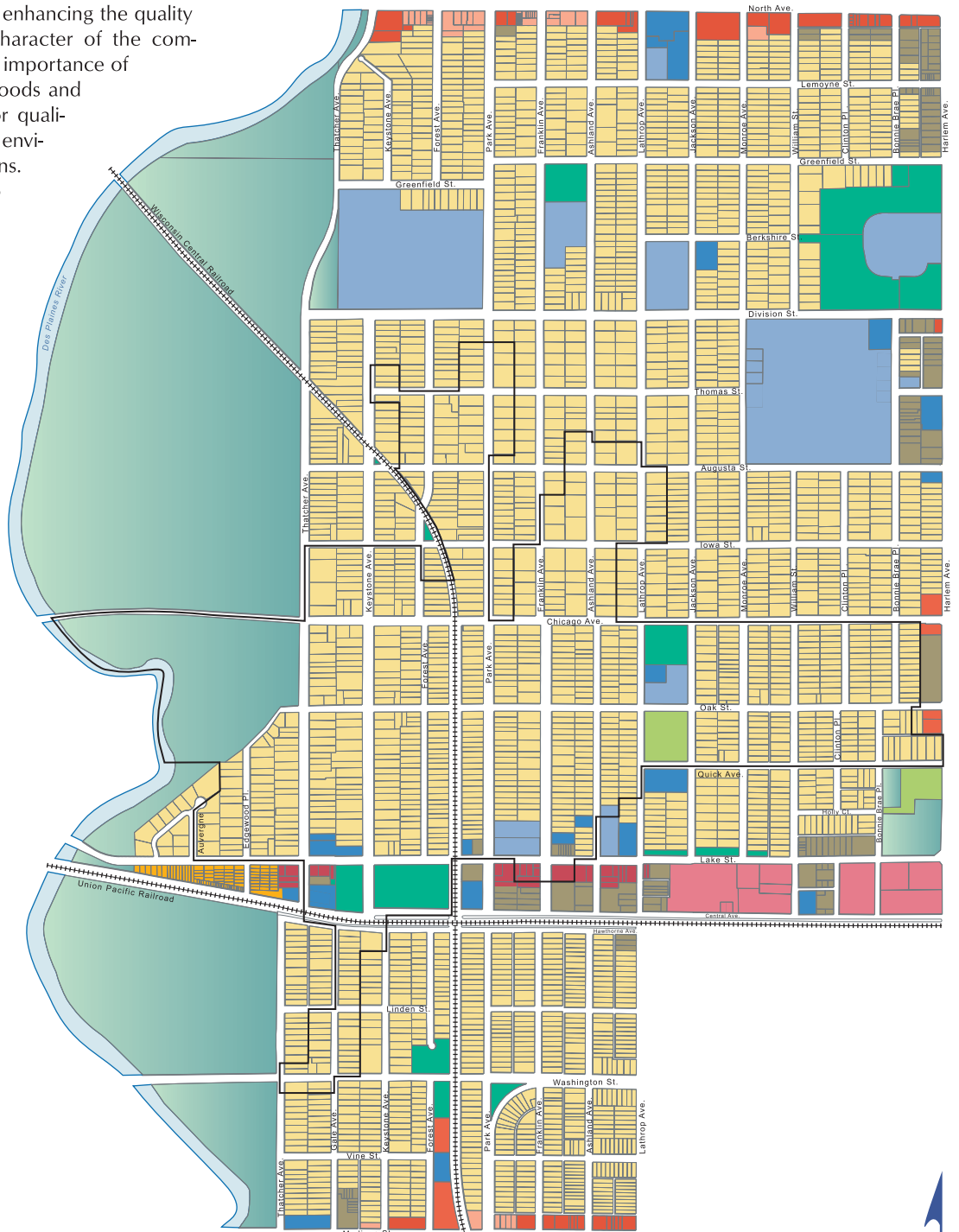
Figure 4

Land-Use Plan

The Land-Use Plan for the Village of River Forest focuses on protecting and enhancing the quality single-family residential character of the community by recognizing the importance of its single-family neighborhoods and providing opportunities for quality multi-family residential environments in select locations. The Plan is intended to strengthen and reinforce the commercial and mixed-use character of its primary corridors, while continuing to support and enhance the parks, open space, public facilities, and institutional uses that contribute to the Village's overall quality of life.

Land Use Legend

- Single Family Residential
- Single Family/Multi-Family
- Multi-Family Residential
- Commercial/Multi-Family
- Commercial
- Village Center Commercial
- Corridor Commercial
- School
- Park/Open Space
- Private Recreation
- Public/Semi-Public
- Forest Preserve
- Historic District



Section 4
Community Facilities

Community Facilities

The Village of River Forest is served by a system of community facilities that provides efficient delivery of public services and enhances the community as a desirable place in which to live and do business. High quality schools, parks, recreation, open space, municipal services, and other private organizations all contribute to the Village's quality of life. Figure 5, located at the end of this section, illustrates community facilities within the Village.

Provided in this section is an overview of the community facilities within the Village and an assessment of each facility's existing condition and future needs. Understanding that the Village does not have jurisdiction or control over a majority of the community facilities within its municipal limits, but by identifying and understanding the needs of each community facility, the Village is better able to gauge its role in working with the different service providers to improve the overall level of service to River Forest residents.

SCHOOLS & EDUCATIONAL FACILITIES

Education in River Forest is provided at a variety of levels by a number of both public and private agencies. The high quality of the schools serving River Forest adds significantly to the overall quality of life in the Village and is a major contributor to the Village's desirability as a place to live and raise a family.

The Village should support the continued operation and improvement of these facilities, provided they do not negatively impact residential neighborhoods, and cooperate with the various organizations to maintain high-quality school sites and facilities.

The architecture and character of the schools contribute to the overall character of the surrounding residential neighborhoods. The schools should continue their tradition of architectural integrity, maintaining attractive campus facilities, and willingness to work with neighbors to maintain the balance of institutional uses in residential settings.

Public Elementary School District 90

Public Elementary School District 90 provides education for grades kindergarten through eighth grade to all residents of River Forest. District 90 operates 2 elementary schools (Willard Elementary School and Lincoln Elementary School) and one middle school (Roosevelt Middle School). The schools are performing extremely well, currently ranked #1 in the six-county area, based on exam scores. The schools have recently updated both their educational and athletic facilities. The district is expecting enrollment to remain at or near the current levels, so no new buildings or expansions are expected.

Oak Park River Forest High School District 200

Oak Park River Forest High School (OPRF) is located in Oak Park and serves the residents of Oak Park and River Forest. OPRF provides education for grades 9-12 and has

an enrollment of approximately 2,900 students. The school is currently expanding and improving its athletic facilities and is contemplating the construction of a parking structure to better accommodate parking demands of staff and students. The high school has no plans at this time for the expansion of its primary building.

St. Luke School

St. Luke Elementary School is a Catholic school located along Lake Street, adjacent to St. Luke Church. The school is in good condition, although there are plans for asbestos abatement and minor remodeling of the school building to improve accessibility and keep the facility current. The school provides an excellent educational option for the River Forest community. No expansion plans exist for the school.

St. Vincent School

St. Vincent School is a Catholic school located along North Avenue, adjacent to St. Vincent Church. The school is a valuable asset to the community and is in good condition. There are no expansion or major capital improvement plans for the future.

Grace Lutheran School

Grace Lutheran School is located on the southwest corner of Bonnie Brae and Division Street, adjacent to Concordia University. The school provides quality education for grades kindergarten through eighth grade. The school has recently completed a major addition and facility upgrade and no additional expansion is anticipated.

Keystone Montessori School

Keystone Montessori School is a private educational facility located on the southwest corner of North Avenue and William Street. The school provides classes for pre-school through sixth grade. Plans for a second floor addition have recently been approved for the school. The addition will accommodate gymnasium/recreation room facilities and additional group/class room instruction.

Trinity High School

Trinity High School is an outstanding all female private Catholic school located on Division Street in north central River Forest. Trinity High School draws students from within River Forest as well as from areas well beyond the Village limits. The school has experienced steady but modest growth and estimates that growth will continue. Currently, the building is in good condition and is expected to meet the needs of the school as it grows. A new gymnasium facility has been recently approved, and will be constructed on the site of the existing convent, which is to be removed.

Concordia University

Concordia University is located in eastern River Forest along Augusta Boulevard. Concordia University is a private, Lutheran liberal arts university. On its 40-acre campus, Concordia serves 1,200 undergraduates and 700 graduate students. The University has recently constructed major campus improvements, including a new athletic field and track facility, a new parking deck, a new education

center, and campus-wide landscaping improvements. The athletic field is owned and operated jointly with OPRF and Fenwick High School, and is often made available for use by local grade schools.

Dominican University

Dominican University is located in northwest River Forest. It is a co-ed Catholic institution offering bachelor and master degrees and certificate programs in comprehensive liberal arts, in a variety of disciplines. Dominican University's enrollment has fluctuated over the past ten years, increasing by an average of eight percent. Following this trend the university should expect to have 2,700 students within ten years. This growth is not expected to be confined to the River Forest campus. Approximately fifteen percent of Dominican University's students live on-campus. A new residence hall has recently been approved that allows the University to replace an obsolete dormitory facility and accommodate its anticipated enrollment increase. The University's master plan is also in the development process. The plan will outline the addition of a new parking structure that the university has committed to providing and a new academic building and expansion and renovation of the dining hall. Additionally, the university has recently purchased the Priory building and gardens at Division Street and Harlem Avenue to use as a graduate school facility.

The University's main campus is situated on a beautifully wooded site that is considered a community asset. To the extent possible,

the trees and wooded setting should be protected.

Priory

Although the Priory building, gardens, and adjacent parking lot are owned by Dominican University for use as a graduate school facility and remote parking area, the fields surrounding the priory building to the northwest, northeast, and southeast remain owned by the Province of Saint Albert the Great and are being leased to Fenwick High School for baseball, softball, football, and soccer use. In the event that the Province chooses to sell the fields in the future and the possible development of the parcels becomes an issue, the recreation/park/open space uses should be maintained. The Village, in cooperation with the Park District, should designate these areas for public park use to better facilitate the growing need for recreational activity areas and fields for organized sports.

PARKS, RECREATION AND OPEN SPACE

The River Forest community's park, recreation, and open space needs are served by the River Forest Park District, River Forest Community Center, private recreation facilities including the River Forest and Oak Park Tennis Clubs, Cook County Forest Preserve facilities, and school facilities. Together, these facilities contribute to the community's quality of life by providing recreation opportunities and preserving natural areas. The Village should continue to work with the different agencies and organizations to increase cooperation and coordination in an effort to sup-

port, maintain, and improve existing facilities and programs.

River Forest Park District

The River Forest Park District owns 10 park sites scattered throughout the Village of River Forest. Keystone Park is the main recreational area in River Forest. It is 9 acres in size, and provides residents with 7 outdoor illuminated tennis courts, 4 little league diamonds, batting cages, a tot lot, outdoor ice rinks and warming room, and open space.

The Park District recently completed an open space master plan for its ten parks and other open spaces. The Park District Master Plan document recommends that the district reorganize its parks to maximize the Des Plaines River as a community asset, work with other organizations like the schools and the community center to provide quality green spaces, and continue working with the community in planning a new bikeway.

The Village should also continue to cooperate with the park district in the provision of parks and recreation for the community. It is important that park sites are adequately maintained, and reforestation is undertaken when needed. Park sites and their facilities and programs should be responsive to the needs of the community. Programs for the growing demographics of teens and seniors should be provided.

The Park District has recently made improvements to Washington Commons and has plans to upgrade both Keystone Park and

Memorial Parkway. The Park District continues to cooperate with Universities, schools, and the forest preserve to make additional athletic and recreational facilities available to River Forest residents.

River Forest Tennis Club

The River Forest Tennis Club is a family oriented, private tennis and swimming club. The club is located along Lathrop Avenue, south of Oak Street. The clubhouse was designed by Frank Lloyd Wright and is considered architecturally significant. In addition to the clubhouse, the club includes a pool, a pool house, and 10 tennis courts. Their facilities are currently adequate and in good condition. They do not have expansion plans for the facility.

Oak Park Tennis Club

The Oak Park Tennis Club is a non-profit organization whose facilities include a clubhouse and nine tennis courts, in good condition. The club is located in eastern River Forest, at the intersection of Harlem Avenue and Quick Avenue. The club has no plans for expansion.

River Forest Community Center

The River Forest Community Center is a non-profit organization that provides educational, recreational, and social programs for the citizens of River Forest. They moved to their current facility along Madison Street in 1993 and have recently completed improvements to the building. The building provides sufficient space for current activities and no additions or expansions are planned for the future. If the

demand for programs outgrows the current facility, the Community Center will first look to establish partnerships with other agencies before considering expanding their building.

Cook County Forest Preserve District

The Cook County Forest Preserve lands are notable community asset and add to the overall character of the Village. The Cook County Forest Preserve District is headquartered in River Forest. The District offices are located on the property at the northwest corner of Lake Street and Harlem Avenue. The Forest Preserve District's mission is to acquire and hold lands containing one or more natural forests, for the purpose of protecting and preserving the flora, fauna, and scenic beauties.

The Forest Preserve District has a large preserve located within the Village, along the DesPlaines River. The preserve is separated into areas known as Thatcher Woods, Thatcher Woods Glen, "Hal" Tyrell Trailside Museum, Grand Army of the Republic Memorial Woods, and Thomas Jefferson Memorial Woods. Within the forest preserve areas adjacent to the Des Plaines River are pavilions, parks, recreation areas, picnic areas, and hiking and biking trails. A ball field is also provided on the District property at the northwest corner of Lake Street and Harlem Avenue.

The Village should continue to cooperate and support the Forest Preserve District's mission and encourage the continued maintenance and improvement of its fa-

ilities, including the existing and planned bicycle paths and trails.

PUBLIC/SEMI PUBLIC FACILITIES

In addition to schools, parks and open space, other public and semi-public facilities provide important services to the residents of a community and also add to the overall quality of life. These facilities include the River Forest Library, River Forest Community Center, River Forest Public Works Department, River Forest Police Department, the River Forest Fire Department, and various religious institutions. The Village should maintain and improve these facilities, provided they do not negatively impact residential neighborhoods.

River Forest Public Library

The River Forest Public Library provides a variety of media and data services to the growing community. The public library is located along Lathrop Avenue, adjacent to Centennial Park and Roosevelt Middle School. The original library was constructed in 1923 and a large addition was built in 1992.

To best serve the community, the library needs more building and parking space. The modern library is now more than a place to store books. The library houses many types of media including computers, and is host to many community programs. The library is in need of space to expand its collection and its activity space is becoming inadequate to accommodate demand. The limited parking has also become a problem especially for patrons with special

needs. By cooperating with Concordia and Dominican Universities, the Library is able to make available the universities' libraries and research space for River Forest Library card holders. It is important that the library be maintained as a focal point and resource in the community.

Currently, the library is in an excellent location, close to schools and other community facilities, but space for growth is limited so a creative solution is needed. Additionally, a branch library south of Lake Street might eventually be considered to better serve the southern portion of River Forest. To date, the library does not have expansion or relocation plans for its facility. The Village should work cooperatively with the library to find solutions to the space and parking problems it is facing.

Village Hall

The River Forest Village Hall is located at the intersection of Park Avenue and Central Avenue. The relatively new facility houses offices of the Village Administration, Public Works, and Fire and Police Departments. Although the facility adequately meets the need of the Village and no expansion plans are anticipated, parking for the facility is limited. Currently, the Village uses the vacant lot on the southeast corner of Park Avenue and Lake Street for overflow parking. The Village should continue to explore redevelopment opportunities to provide additional parking in the areas surrounding the Village Hall.

River Forest Police Department

The River Forest Police Department protects residents against crime. The department is proud that River Forest enjoys a low crime rate, in comparison with surrounding communities. The River Forest Police Department operates from a single facility at the Village Hall. Their facility, personnel, and equipment are adequate and there are no plans to expand. Police service should continue to maintain a high level of protection for the residents and visitors of River Forest.

River Forest Fire Department

The River Forest Fire Department provides fire protection and emergency medical care to the Village of River Forest from its fire station, located adjacent to the Village Hall. The Village's fire protection system is further enhanced by an agreement that provides emergency response from seven fire stations in River Forest, Oak Park, Forest Park, and Elmwood Park, in a coordinated manner.

The River Forest Fire Department has indicated that their facilities, personnel, and equipment meet or exceed their standards (only scheduled equipment purchases and maintenance are needed) and there are no future expansion plans. Fire protection service should continue to maintain a high level of protection for the residents and property owners of River Forest. Recent water main rebuild improvements have also improved fire protection by improving water availability and flow through the Village. Continued cooperation and coordination with surrounding

communities further strengthens fire protection services to Village residents.

River Forest Public Works Department

The River Forest Public Works Department is responsible for the following: building, zoning, grounds, engineering, GIS (geographic information systems), streets, forestry, water, sewers, sanitation, motor fuel tax fund, and property maintenance. Currently their facilities, personal, and equipment meets or exceeds requirements (only scheduled equipment purchases and maintenance are needed) and there are no plans to expand. The administrative functions of the Public Works Department are housed in the Village Hall and the Public Works Garage Yard is located on Forest Avenue near the intersection of Vine Street.

Sewer

The River Forest sewer system consists of Village owned sewers and Metropolitan Sanitary District (MSD) interceptors, lift stations and a treatment plant. Village sewers north of Oak Street collect and combine sanitary and storm flows and transport them to a MSD interceptor sewer. The Village system south of Oak Street partially separates the flows to reduce basement flooding. The sewers collect storm water and carry it to the Des Plaines River. The sanitary flow is sent to and treated at the MSD Stickney treatment plant. With the recent construction of the southern system, and MSD's Tunnel and Reservoir Plan, the sewer system for the Village is adequate. The Village system, however, is limited by the capacity of the MSD

system. Overhead sewers, gutter disconnects, and lift stations have been required by the Village in an effort to improve the overall system. Although there is need for no future expansion, the Village should ensure existing infrastructure is maintained and remains adequate to serve the community.

Water

The River Forest Water Distribution System is in good working condition and generally has sufficient capacity to meet current and projected needs. The Village purchases Lake Michigan water from the City of Chicago. Chicago water enters the Village's system under the North Avenue and Harlem Avenue intersection and flows to a pumping station at Jackson Avenue and Berkshire Street. At the station, the water is re-chlorinated, stored in two underground reservoirs and pumped under pressure into the water mains. Water is also pumped into the Village's water tower to create an additional reserve, equalize pressure throughout the day, and reduce the burden on the water pumps.

Chicago's water supply system has the capacity to meet the anticipated demand for its water during the next 20 years. The sustainable capacity of the system is 2160 million gallons per day, almost twice the current average daily use. By the year 2020, the average daily demand of Chicago and its suburban customers, is projected to be about 20 percent greater than the current average daily demand, and that will only be 55% of the system's sustainable capacity.

The Village's water utility must not only have the capacity to meet daily consumption needs during the summer months, when the demand is greatest, but also must be able to adequately supply water in sufficient quantities to fight fires. Fortunately, the underground reservoirs and the water tower store a sufficient supply of water for emergencies. Although there are no future expansion plans, the Village should ensure existing infrastructure is maintained and remains adequate to serve the community.

Solid Waste

River Forest is unique among most suburbs in that household refuse is collected from alleys and backyards instead of at the curb. The Village currently contracts with a private firm to collect and dispose of solid waste from residences. Owners of residential buildings with 4 or more units, commercial, office, institutional, and industrial buildings, must obtain solid waste collection services at their own expense. The Village regularly reviews contract collection costs and alternative methods and service providers.

This level of service helps in keeping unsightly garbage cans out of the street and front yards and helps maintain the traditional quality of life and community aesthetic of River Forest. Beginning in the early 1980's, River Forest was among the first communities to actively recycle solid waste. Today the Village's programs accommodate paper, plastic, metal and garden waste.

RELIGIOUS AND OTHER INSTITUTIONS

St. Luke Catholic Church

St. Luke Catholic Church is located along Lake Street and has on its campus a church, an elementary school, a rectory, and a convent. All their facilities are in good condition and though no projects are planned, the church intends to expand its facilities as demand grows. St. Luke Church has a significant presence within the Lake Street Corridor and the Village as a whole. The church has architectural significance and adds to the overall image and character of the Village.

St. Vincent Catholic Church

St. Vincent Catholic Church is located along North Avenue and is adjacent to St. Vincent School. The church facilities are in good condition but too small to meet all the needs of the church. St. Vincent's has plans to expand the parish center in the future to better accommodate the needs of the parish. Like St. Luke Church, St. Vincent Church has a significant architectural and aesthetic impact and adds to the overall character and identity of the Village and the North Avenue Corridor.

First Presbyterian Church

The First Presbyterian Church is located at the intersection of Lathrop Avenue and Quick Avenue. The church has indicated that their facilities are currently adequate and in good condition. The church is planning on adding an elevator to make the building more accessible, and has future plans to modestly expand and redesign the

meeting/office space. Similar to other religious facilities in the Village, First Presbyterian Church is a beautiful structure in a beautiful setting, and contributes greatly to the character of the Village and surrounding residential neighborhood.

West Suburban Temple Har Zion

The West Suburban Temple Har Zion is located along Harlem Avenue, south of Thomas Street. The facilities are currently adequate and in good condition. No expansion plans are anticipated in the future.

River Forest Women's Club

The River Forest Women's Club is located on Ashland Avenue, north of Lake Street. The structure has architectural and historic significance, but requires additional maintenance and substantial upgrades. The facility is currently not utilized to its full potential, and is primarily used to accommodate recitals, meetings of the Women's Club and others, programming for the River Forest Park District and community group gatherings. Due to the structure's architectural and historic significance, consideration should be given to assisting the Women's Club with finding an appropriate user for the existing facility as the Women's Club has indicated a desire to have another user operate and maintain the building and grounds.

TRANSPORTATION

The Village of River Forest is served by excellent transportation facilities. Both within the Village and in close proximity, residents

have convenient access to key transportation systems, including: highways, airports, Metra and Chicago Transit Authority (CTA) rail service, and Pace bus service.

Highways

The Eisenhower Expressway and the Tri-State Highway are two highways in close proximity to the Village. The two state highways provide convenient access to the greater regional transportation network, allowing Village residents to easily travel within and beyond the Northeastern Illinois/Greater Chicago area.

Airports

O'Hare International Airport and Midway Airport are both approximately 20 minutes from River Forest. This central location, O'Hare to the northwest and Midway to the southeast, allows residents to easily travel to either airport without requiring driving on any state highways. The convenient access and proximity to both airports is a strategic advantage for resident air travelers.

Metra Station

The Village is served by one Metra station located along the Union Pacific tracks between Thatcher Avenue and Keystone Avenue. Parking for commuters is provided along Central Avenue, Hawthorne Avenue, and in off-street lots north and west of the station. The Metra line provides service between Geneva and Downtown Chicago. As commuter ridership increases at the River Forest station, the Village should continue to explore opportunities to provide additional parking in the area surrounding the Metra Station.

CTA Station

The CTA station is located in Forest Park on Harlem Avenue, just south of River Forest Village limits. The station is easily accessed by Village residents and provides service to Downtown Chicago and points in between. The Village should continue to provide safe and efficient pedestrian and bicycle access to the CTA station from River Forest locations.

Pace Bus

River Forest is served by four Pace Bus Routes, including routes #305, #307, #309, and #318. The routes serve the primary commercial corridors and well as the universities and residential areas. The routes run along North Avenue, Division Street, Lake Street, Madison Street, Harlem Avenue, and Thatcher Avenue north of Division Street.

Figure 5:

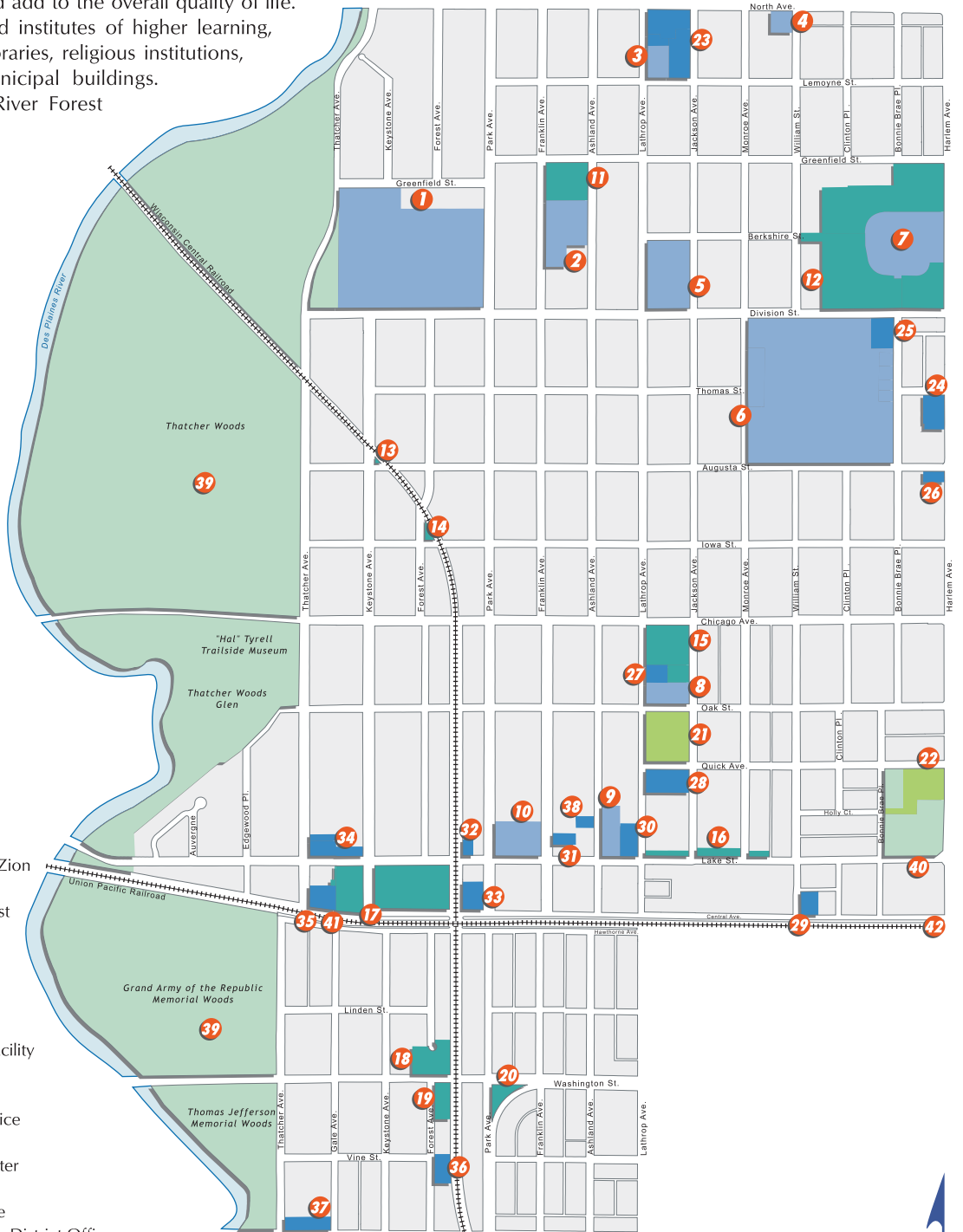
Community Facilities

Community facilities provide important services to the residents of a community, and add to the overall quality of life. These include schools and institutes of higher learning, parks, forest preserves, libraries, religious institutions, transit facilities, and municipal buildings. Community Facilities in River Forest are presented in Figure 5.

Land Use Legend

- School
- Park/Open Space
- Private Recreation
- Public/Semi-Public
- Forest Preserve

1. Dominican University
2. Francis Willard School
3. St. Vincent School
4. Keystone Montessori School
5. Trinity High School
6. Concordia University
7. Dominican University
8. Roosevelt Middle School
9. St. Luke School
10. Lincoln Elementary School
11. Constitution Park
12. Priory Park
13. Keystone & Augusta Triangle
14. Forest & Iowa Triangle
15. Centennial Park
16. Memorial Parkway
17. Keystone Park
18. Washington Commons
19. Washington Square
20. Washington Triangle
21. River Forest Tennis Club
22. Oak Park Tennis Club
23. St. Vincent Church
24. West Suburban Temple Har Zion
25. Grace Lutheran Church
26. First Church of Christ Scientist
27. River Forest Public Library
28. First Presbyterian Church
29. United States Postal Office
30. St. Luke Church
31. Christ Episcopal Church
32. Park District Maintenance Facility
33. Village Hall
34. United Methodist Church
35. River Forest Park District Office
36. Public Works Yard
37. River Forest Community Center
38. River Forest Women's Club
39. Cook County Forest Preserve
40. Cook County Forest Preserve District Office
41. Metra Station
42. CTA Station



Section 5
Transportation

Transportation

The Village of River Forest should be served by a balanced transportation system that provides for safe and efficient movement of vehicles, bicycles and pedestrians, reinforces surrounding development patterns, and enhances regional transportation facilities. Figure 6, located at the end of this section, highlights traffic conditions, improvements, and recommendations.

STREETS

Streets are classified according to their design, traffic volume, and function. Streets in River Forest are classified as Major Arterials, Minor Arterials, Collectors and Local Streets. Streets in River Forest should direct traffic in a safe and efficient manner to the street classification that is designed to accommodate such traffic.

Major Arterials

Harlem Avenue and North Avenue are considered major arterial streets. They primarily carry through traffic, traffic whose beginning and destination require a trip through the Village of River Forest along these streets. Arterial streets are wider, faster, and have limited access points along their length. Commercial and non-local traffic should be directed to and remain on major arterial roads.

Minor Arterial Streets

Madison Avenue and Lake Street are the two minor arterial streets in River Forest. Minor arterial streets function like major arterials, how-

ever they often are not as fast, and can permit on-street parking during non-peak times. Minor arterial roads can also accommodate through traffic and commercial traffic, although typically at lesser volumes and speeds than major arterials.

Collector Streets

Collector streets are streets that collect traffic from local streets, and move the traffic toward arterial streets for efficient flow. Collector streets in River Forest include Thatcher Avenue, Lathrop Avenue, Division Street, Chicago Avenue, and Washington Street. Collector streets are intended to serve the local population, providing local streets with efficient access to arterial streets.

Local Streets

All other residential streets within the Village are considered residential streets. Their purpose is to provide a means of access between a property and a collector or arterial street. Non-local motorists can create problems in neighborhoods along local streets and create concerns for safety. Local streets are not designed to accommodate high volumes of traffic. Consequently, local streets should be protected from high traffic volumes. Non-local, “cut-through” and commercial traffic on local streets should be minimized.

IDOT Responsibility

Not all of the streets within the Village of River Forest are under the Village’s control. North Avenue, Harlem Avenue, Lake Street, Washington Boulevard, Madison

Street and Thatcher Avenue (between Chicago Avenue and North Avenue) are state roads, and are the responsibility of the Illinois Department of Transportation (IDOT).

Maintenance

A newly constructed street can last as long as 50 years with proper maintenance. River Forest has an aggressive street maintenance and improvement program, regularly patching and sealing streets. This proactive approach to street maintenance can minimize the effects of age, weather, and traffic. The Village should continue to repair, upgrade, and resurface roadways and alleys on an ongoing basis as funding permits.

PARKING

It is important that there is adequate parking for residents, visitors, customers, commuters and employees within the Village. Adequate parking for all areas of the Village and all land uses is important. Parking is becoming an increasingly common problem in many areas of the Village.

Currently, parking problems have been identified with institutional uses, Metra commuters, multi-family residential developments, commercial areas, and single-family neighborhoods that are impacted by these other uses. The problem is even further compounded when different uses are competing for nearby parking during the same time or when a special event or sport activity is taking place, drawing even more cars to the facility than would otherwise be there. Adequate parking is essential to ensure that residential

areas are not unduly burdened and to maintain safe and adequate operation of non-residential areas.

Parking for multi-family land uses should provide adequate parking for both the residents and their guests. Currently there is an average of 1.04 parking spaces per multi-family dwelling unit in the Village of River Forest. Some multi-family developments provide no off-street parking. While this existing ratio may have been adequate in decades past, it does not meet the parking demands required by today's society. A ratio of 2.5 or more parking spaces per dwelling unit is a more appropriate ratio for providing adequate parking for both residents and their guests. The Village should consider the development of additional parking spaces for existing multi-family units and establishing greater parking requirements for new multi-family developments.

Because River Forest has little vacant land available for development, the redevelopment of smaller infill parcels for commercial or multi-family uses is made more difficult by the inability to provide adequate parking. Particularly in the "Village Center" commercial area of the Lake Street Corridor, the Village should aggressively consider the development of a parking lot or structure that could facilitate the parking requirements of an area, rather than for a single use. All new development in areas with parking problems should be viewed by the Village as an opportunity to provide parking over and above that which is required by code. "Teaming" with a private development project may afford

the Village the best opportunity to improve parking within certain areas of the Village. However, the Village may also need to consider developing a parking lot on its own to facilitate economic development in the Village Center area.

Areas of the Village that would benefit from a more detailed parking study and plan include: 1) the Village Center area of the Lake Street Corridor; 2) the area surrounding the library, Roosevelt School, and Centennial Park; 3) commuter parking for the Metra station; and 4) institutional uses and the areas surrounding them, including, Trinity High School, Dominican University, and Concordia University.

MASS TRANSPORTATION

The residents of River Forest have three mass transit options: Metra, CTA, and Pace. These transportation opportunities provide residents with a convenient and affordable means of travel within the Chicago Region. Additionally, they provide an effective way for visitors to access the educational, religious, recreation, cultural and commercial destinations within the Village. The Village should encourage, and assist when possible, Metra, Pace, and CTA in their efforts to improve transit services for the residents of River Forest. The Village's original development was a result of its location along a major mode of transportation, and the importance of these services today has not changed.

Metra

As noted in the previous section, the Village is served by one Metra

station located along the Union Pacific tracks between Thatcher Avenue and Keystone Avenue. Parking for commuters is provided along Central Avenue, Hawthorne Avenue, and off-street lots north and west of the station. The Metra line provides service between Geneva and Downtown Chicago. The Village should promote the convenience of using the Metra to travel between the Village and other nearby communities and destinations. As stated previously in the section on parking, the Village should work on providing additional commuter parking near the Metra station.

CTA

As highlighted in the Community Facilities section, the CTA station is located in Forest Park on Harlem Avenue, just south of River Forest Village limits. The station is easily accessed by Village residents and provides service to Downtown Chicago and points in between. The Village should promote the convenience of using the CTA to travel between the Village and other nearby communities and destinations. The Village should continue to provide safe and efficient pedestrian and bicycle access to the CTA station from River Forest locations.

Pace Bus

There are four Pace Bus Routes in or adjacent to River Forest. Route #305-Cicero-River Forest serves Trinity High School, Dominican University and Concordia College. Pace Bus Routes north of Lake Street to these locations are operated on a limited schedule. Route #307-Harlem travels north and

south along Harlem Avenue, extending north to Grand Avenue (River Grove Metra Station) and south to 63rd Street. Route #309-Lake Street travels east and west along Lake Street, extending west to Addison (Elmhurst Metra Station) and east to Austin. Route #318-West North Avenue travels around River Forest along North Avenue, Harlem Avenue, and Madison Street.

The Village should promote the convenience of using the PACE bus service to travel within River Forest and between the Village and other nearby communities and destinations. The Village should also work with local institutions that are currently serviced by PACE to review their current level of service and provide any feedback to PACE that might be used to improve ridership services.

WALKING/BIKING PATH

Unimproved walking paths have been created through the forest preserve property along the Des Plaines River. Although these paths are unimproved, cyclists regularly use them for recreation and as a means to bridge the gap between the Illinois Prairie Path to the southwest and established bike trails along the Des Plaines River to the north.

The Lake Street Corridor Plan identifies Lake Street as a designated bike route. A designated bike route along Lake Street, both on and off street to minimize vehicle/pedestrian conflicts, would

connect the Village's shopping district, educational facilities, parks, and neighborhoods. An alternative bike route could be designated along Central Avenue if necessary.

Additional opportunities should be studied within the Village to provide safe on and off-street bicycle opportunities as an "alternative" mode of transportation for residents and visitors to the Village. Consideration should be given to the development of a comprehensive system of bicycle and pedestrian facilities, walkways, and environments that enables safe and convenient movement within the Village.

RAILROADS

There are 2 railroads within the Village of River Forest: the Wisconsin Central Railroad and the Union Pacific Railroad. The Wisconsin Central averages 8-12 trains per day, while the Union Pacific handles a significantly higher volume with both freight and Metra trains.

Although the railroads play an important role in local and regional transportation and commerce, the noise, fumes, vibration, and poor aesthetics associate with the lines make them somewhat incompatible with the desired residential character of River Forest. The Village should encourage the railroads to maintain their facilities, install sound barriers and planting and screening where appropriate, and discourage the trains idling on the tracks in residential areas.

Figure 6:

Transportation

Transportation and circulation within the Village of River Forest is handled by an established street network, rail and transit services. The existing street system is largely the responsibility of the Village, however, some roads or sections of roads are the jurisdiction of the State of Illinois. Railways within the Village include the Wisconsin Central Railroad and the Union Pacific Railroad. Transit services include Metra and CTA rail service, and Pace bus service.

Figure 6 illustrates the transportation and circulation within the Village of River Forest.

Transportation Legend

- Major Arterial Street
- Minor Arterial Street
- Collector Street
- Local Street
- - - Pace Bus Route # 305 - Cicero-River Forest
- - - Pace Bus Route # 307 - Harlem
- - - Pace Bus Route # 309 - Lake Street
- - - Pace Bus Route # 318 - West North Avenue
- Walking/Biking Trail
- Designated Bike Route
- - - - - Railroad
- ★ CTA Station
- ★ Metra Station
- Improved Pedestrian Crossing
- x x x JFY 02-03 Street Improvement
- x x x FY 04-05 Street Improvement
- x x x FY 06-07 Street Improvement
- / / / Off-Street Parking Improvement Area
- / / / Jurisdictional Transfer



Section 6
Corridor Plans

Corridor Plans

As part of the comprehensive planning process in River Forest, individual corridor plans have been prepared for the three primary commercial corridors in the Village: North Avenue, Madison Street, and Lake Street. These corridors include a mix of commercial, residential, public and quasi-public land-uses. These corridors are the sites of the Village's most intensive uses and represent the areas most likely to experience pressure for change through development activity.

Although the corridors appear fully built, they hold great potential for new development. When the economic strength of properties along the corridors declines, those properties will likely be redeveloped. This is a common and appropriate form of development along older mixed-use corridors. It reflects changes in the community over time and is actually the way in which older parts of the Village will renovate themselves.

The corridor plans seek to protect and preserve the unique and historical aspects of the corridors while encouraging planned and coordinated growth and development. New development is anticipated along each of the corridors and the plans provide land-use, transportation, community facility, and urban design guidance in a manner that allows the Village to achieve community goals and objectives, in anticipation of future change.



Corridor Subarea Locations

The corridor plans are consistent with and reinforce the recommendations and objectives for the community as whole, as identified in the Comprehensive Plan. These commercial/mixed-use corridors are vital to the overall character of the Village and the vitality and success of these areas directly impacts the quality of the single-family residential areas of the Village by providing a strong tax base for the Village and necessary goods and services for residents. It is important that the corridors reflect the

quality and image of the community and be designed and developed in a manner to buffer residential areas from commercial activity.

North Avenue Corridor Plan

North Avenue is the northern boundary of River Forest, extending from Harlem Avenue on the east to the DesPlaines River on the west. The north side of the corridor is in the Village of Elmwood Park and is developed with a variety of commercial and multi-family uses. The south side of the corridor is in River Forest and is developed with commercial, multi-family residential, and institutional uses fronting North Avenue, with single-family residential neighborhoods to the south.

Goal:

Establish an attractive and vital commercial environment along North Avenue while accommodating appropriate residential and institutional uses, and ensuring compatibility of adjacent land uses.

Objectives:

1. Attract commercial development/redevelopment that reflects the character of River Forest.
2. Ensure that residential uses are effectively and sufficiently screened and buffered from adjacent commercial uses and activities along North Avenue.
3. Enhance the appearance of the corridor to reflect the character of River Forest, with particular attention to the “gateways” at Harlem Avenue and Thatcher. Consideration should be given to adopting the

Lake Street (streetscape) Guidelines for use along the North Avenue Corridor.

4. Work with adjacent communities, government agencies, and North Avenue businesses to ensure that planning, land development, and infrastructure improvements along North Avenue support the goals and objectives of the Comprehensive Plan.
5. Seek redevelopment options that enhance the tax base of the Village.
6. Work with the State of Illinois to improve traffic flow along North Avenue without the need to widen the existing roadway or remove existing on-street parking that serves businesses.
7. Minimize non-local/commercial traffic in adjacent residential neighborhoods.
8. Develop additional off-street parking to better accommodate existing uses and ensure that future development provides adequate off-street parking for the proposed use. Every effort should be made to prevent commercial and multi-family parking for uses along North Avenue from spilling over onto north-south residential streets. Where possible, shared parking areas and arrangements should be utilized to provide improved parking for adjacent uses.
9. Facilitate the desired quality of commercial development by the availability of deeper development sites. This type of

site can accommodate contemporary forms of commercial development which provides adequate on-site parking and extensive landscaping and buffer treatments. Such deep lot commercial development may be appropriate at select locations along the corridor.

10. Minimize the number of curb-cuts along North Avenue to the extent possible. Side streets should be used where possible to provide access to on-site parking areas.
11. Utilize existing ordinances, regulations, plans, guidelines, and plan review processes to ensure quality development (including, but not limited to the Comprehensive Plan, Zoning Ordinance, Landscape Ordinance, Planned Development process, and Development Review Board), and develop design and development guidelines and an updated sign ordinance to further assist in providing quality commercial and multi-family development along the corridor.

NORTH AVENUE CORRIDOR LAND-USE AND IMPROVEMENT PLAN

The Land-Use Plan for North Avenue builds on the goals and objectives. It emphasizes commercial land uses along North Avenue, and maintains the single-family area south of the commercial/mixed-use corridor. In addition, the Plan defines opportunities to increase the separation between residential and commercial land uses through “buffering” techniques. Therefore, the planning area generally should be thought of in two parts: 1) the

commercial corridor along North Avenue, which is expected to change significantly over time, and 2) the single-family residential uses behind the commercial corridor, which are expected to remain and be “buffered” from the commercial corridor. In instances where adjacent residential properties are considered for inclusion in commercial redevelopment, landscape buffering of the type illustrated below should be provided.

The changes to commercial land uses are key components of the land use plan. They present significant opportunity to the Village. The commercial parcels along North Avenue range in depth from approximately 115 feet to 235 feet. The majority of commercial lots now along the corridor (mainly found from Harlem Avenue to William Street) are about 115 feet deep. New commercial developments unconstrained by lot depth are typically 200 feet deep. This does not mean that there cannot, or will not be commercial redevelopment along North Avenue, but it does have implications for the types of buildings and businesses that can be expected.

Where deeper development parcels exist or can be created, the variety of potential users increases.

It includes the potential for retailers that need larger sales space, more parking, and greater storage area. The market is then expanded to include both larger and smaller businesses, rather than only those accommodated by narrow depths. A few of these larger parcels exist along North Avenue. The corridor plan presents options for creating additional “larger” commercial sites for future development

The planned land-use pattern for the entire corridor planning area is presented below and illustrated in Figure 7. Using the goals and objectives put forth above as a general framework, the following guidelines are provided:

HARLEM AVENUE TO WILLIAM STREET

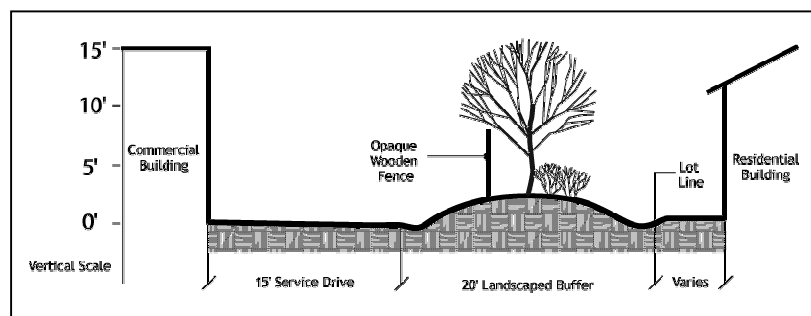
The location of these blocks at the eastern end of the corridor make this area a gateway to River Forest. This area establishes the “first impression” of the Village when traveling west-bound on North Avenue, and as such, any development project should reflect River Forest’s high quality character and appearance. Commercial uses within these blocks should front North Avenue and not extend south of the alley that runs parallel to North Avenue.

The shallow lot depth will be a limiting factor in terms of potential redevelopment, but if adjacent commercial properties are combined, a more “linear” development can be accommodated, with surface parking on the side of the buildings, rather than in front of or in the rear. Additionally, although commercial development should not extend south of the alley, the alley could be incorporated into the overall parking lot design in order to accommodate more off-street parking.

WILLIAM STREET TO JACKSON AVENUE

These two blocks include commercial uses, the Montessori school, and multi-family housing. Fronting North Avenue on the block between William Street and Monroe Avenue is a commercial use. The Montessori school is on the southwest corner of William Street and North Avenue. South of the commercial use on the southeast corner of Monroe Avenue and North Avenue is a multi-family residential use. This block front is designated for commercial use and the multi-family property can remain residential or redevelop as commercial. This block provides sufficient depth for contemporary commercial redevelopment without the anticipated need for incorporation of adjacent single-family residential properties.

The block between Monroe Avenue and Jackson Avenue contains a single commercial use. The food store has expressed interest in updating and expanding its current facility to accommodate a larger store and additional parking, more reflective of its typical suburban



Illustrative Landscape Buffer

operations. Expanding the business would require incorporating adjacent single-family homes into the commercial expansion, or possibly expanding to the east by cul-de-sacing Monroe Avenue and including the block between Monroe Avenue and William Street (see Figure 7).

The Village should attempt to retain and improve the existing food store, and accommodate the expansion of the facility if possible. The eastern expansion concept would allow the expansion while minimizing the impact on the adjacent residential neighborhood. Although cul-de-sacs are typically discouraged within the Village, the eastern expansion concept would require that Monroe Avenue be cul-de-sacked. Another option for expansion would involve the acquisition of the four residential parcels to the south.

JACKSON AVENUE TO LATHROP AVENUE

This block includes Saint Vincent church and school. Saint Vincent contributes significantly to the Village's and North Avenue Corridor's character, image, and architectural integrity. Saint Vincent is a strong asset to the community and corridor, and should remain. It is not anticipated nor recommended that the site be redeveloped.

LATHROP AVENUE TO ASHLAND AVENUE

This block includes commercial uses fronting North Avenue with single-family residential uses adjacent to the south. This block should be maintained and improved for commercial use. Any redevelopment should provide

appropriate high quality commercial development with sufficient screening from adjacent residential uses.

ASHLAND TO FOREST

These blocks are primarily developed with multi-family residential uses. Commercial uses exist on the southeast corner of Park Avenue and North Avenue. If the existing uses are to remain, the quality and appearance of the buildings and grounds must be maintained. If redevelopment occurs, quality commercial development should be a priority of the Village. For sites currently improved with multi-family residential uses, redevelopment for new residential use, as well as commercial uses, is considered appropriate.

FOREST TO THATCHER

The location of this block makes it a gateway to River Forest which establishes the appearance for this portion of the Village and as such any development project should reflect River Forest's high quality standards.

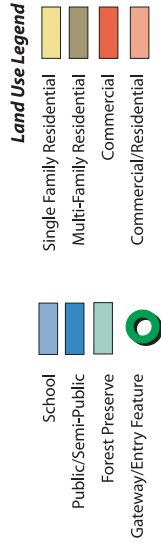
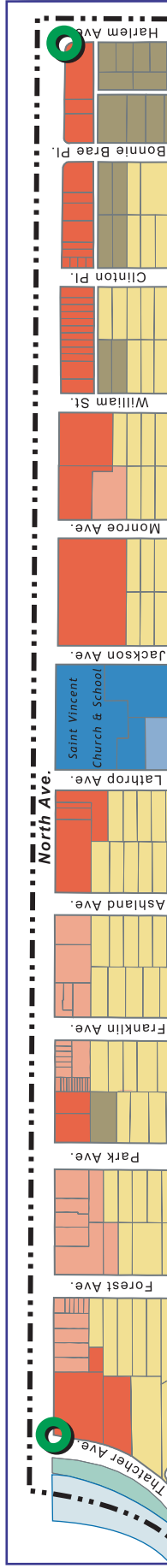
The existing townhome buildings on the east half of this block are inconsistent with the character of the Village. This is in part due to the age and design of the buildings as well as the congestion of parking between the buildings and North Avenue. Redevelopment of the site for commercial or appropriate multi-family use should be considered. If the existing townhomes are to remain, the Village should encourage the townhome owners to enhance their property by seeking ways to provide additional off-street parking.

The western portion of the block is designated for commercial use. A recently approved development has allowed the extension of the commercial use to the south, by acquisition of the adjacent single-family residence. A wide landscaped buffer has been established along the south edge of the commercial property to "screen" the commercial activity from the adjacent residential uses. Future commercial expansion south of the established landscape buffer should be prohibited.

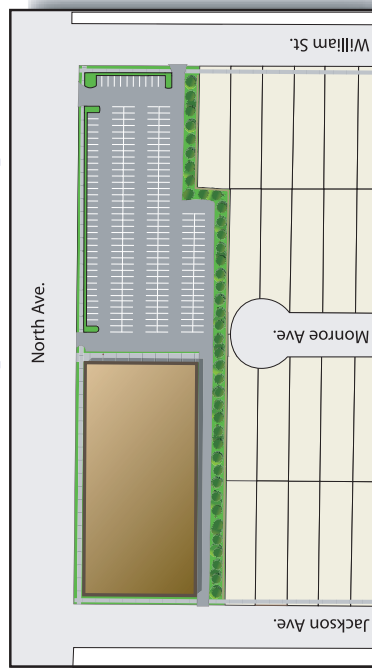
Figure 7:

North Avenue Corridor Land Use Plan and Development Concepts

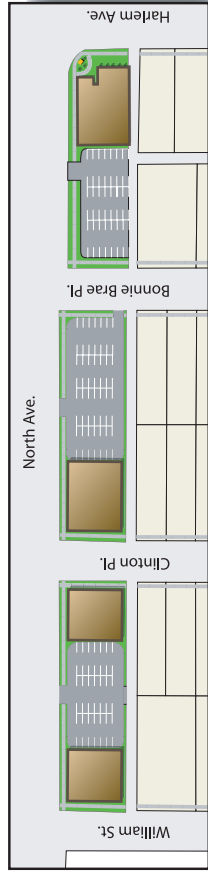
Land Use



Illustrative Development Concepts



Jackson to William Expansion Concept - By expanding east along North Avenue, a 60-65,000 square foot store with approximately 230 parking spaces can be provided without requiring the acquisition of single-family residential properties to the south. A 20-25 foot landscape buffer can be accommodated along the south edge of the development, providing adequate screening between the commercial and residential uses. This concept requires that Monroe Avenue be cul-de-sacked.



Shallow Depth Commercial Development Concept - The lot depth along the blocks between William and Harlem are very shallow, reflective of other corridor locations, and restricting redevelopment potential. Parking at the side of buildings, rather than in the front or at the rear of buildings, may better accommodate new commercial development. Adjacent properties would need to be consolidated to accommodate this concept. Adequate screening and buffering could be provided on all sides and the North Avenue frontage could use decorative fencing and landscaping to create an attractive character along the corridor. This concept can accommodate buildings ranging in size from 5,000 to 13,000 square feet with off-street parking at approximately 1 space for every 250 square feet of floor area. The concept confines the commercial development to the areas north of the alley and maintains the alley for both commercial and residential use. In an attempt to protect single-family homes to the south, linear unified development should be explored as an alternative to "deep lot" development that extends into residential areas.

Village of River Forest

Comprehensive Plan

November 2003

Prepared by Trkla, Pettigrew, Allen & Payne, Inc.

Madison Street Corridor Plan

Madison Street is the southern boundary of River Forest, extending from Lathrop Avenue on the east to the DesPlaines River on the west. The south side of the corridor is in the Village of Forest Park and is developed with a variety of commercial uses, an institutional/residential use, and a cemetery. The north side of the corridor is in River Forest and is developed with commercial, multi-family residential, and institutional uses fronting Madison Street, with single-family residential neighborhoods to the north.

Goal:

Establish an attractive and vital commercial environment along Madison Street while accommodating appropriate residential and institutional uses, and ensuring compatibility of adjacent land uses.

Objectives:

1. Attract commercial development/redevelopment that reflects the character of River Forest.
2. Ensure that residential uses are effectively and sufficiently screened and buffered from adjacent commercial uses and activities along Madison Street.
3. Enhance the appearance of the corridor to reflect the character of River Forest, with particular attention to the “gateways” at Lathrop Avenue

and Thatcher Avenue. Consideration should be given to adopting the Lake Street (streetscape) Guidelines for use along the Madison Street Corridor.

4. Work with adjacent communities, government agencies, and Madison Avenue businesses to ensure that planning, land development, and infrastructure improvements along Madison Street support the goals and objectives of the Comprehensive Plan.
5. Seek redevelopment options that enhance the tax base of the Village.
6. Minimize non-local/commercial traffic in adjacent residential neighborhoods.
7. Develop additional off-street parking to better accommodate existing uses and ensure that future development provides adequate off-street parking for the proposed use. Where possible, shared parking areas and arrangements should be utilized to provide improved parking for adjacent uses.
8. Facilitate the desired quality of commercial development by the availability of deeper development sites. This type of site can accommodate contemporary forms of commercial development which provides adequate on-site parking and extensive landscaping and buffer treatments. Such deep lot commercial development may be appropriate at select locations along the corridor.

9. Minimize the number of curb-cuts along Madison Street to the extent possible. Side streets should be used where possible to provide access to on-site parking areas.
10. Utilize existing ordinances, regulations, plans, guidelines, and plan review processes to ensure quality development (including, but not limited to the Comprehensive Plan, Zoning Ordinance, Landscape Ordinance, Planned Development process, and Development Review Board), and develop design and development guidelines and an updated sign ordinance to further assist in providing quality commercial and multi-family development along the corridor.

MADISON STREET CORRIDOR LAND-USE AND IMPROVEMENT PLAN

The Land-Use Plan for Madison Street builds on the goals and objectives for the corridor. It emphasizes commercial land uses along Madison Street, and maintains the single-family area north of the commercial corridor. The commercial and multi-family use areas along Madison Street are expected to change significantly over time. The single-family residential uses north of the commercial corridor are expected to remain.

The changes to commercial land uses are key components of the land use plan. They present significant opportunity to the Village. The majority of commercial lots along the corridor are relatively shallow in depth. This does not mean that there cannot, or will not be commercial redevelopment

along Madison Street, but it does have implications for the types of buildings and businesses that can be expected. The commercial property west of the railroad tracks (currently occupied by Hines Lumber) provides a depth that may be more conducive to a greater variety of potential commercial uses in the future.

Madison Street does not provide as strong a commercial market as North Avenue, due to considerably less traffic volumes and small lots with insufficient parking. Because businesses are generally less “visible” along this corridor than along North Avenue, the range of market viable commercial uses is even further limited. The land-use pattern for the entire corridor planning area is presented below and illustrated in Figure 8. Using the goals and objectives put forth above as a general framework, the following guidelines are provided:

THATCHER AVENUE TO GALE AVENUE

The Community Center, which occupies the entire block frontage, is an asset to the Madison Street corridor and the River Forest community. It is a stable use that attracts residents from throughout the Village. It is not anticipated or recommended that the Community Center site be redeveloped for another use or be expanded to the north beyond its existing property.

To improve the appearance of the block, the existing Community Center parking lot should be improved with both perimeter and internal landscaping. Additionally, the appearance of this block should be improved as a gateway

to the Village, incorporating landscaping and gateway features/signage. The Village should also explore the opportunity of installing a gateway sign/feature on the west side of Thatcher Avenue within the public right-of-way, adjacent to the forest preserve.

GALE AVENUE TO KEYSTONE AVENUE

This block front contains two multi-family residential developments, the River Commons condominium development and a smaller apartment building on the eastern portion of the block. The River Commons condominium, on the northeast corner of Madison Street and Gale Avenue, is considered an asset to the community and reflects the high quality and character of River Forest. The development extends well into the single-family area to the north, but has been designed and landscaped to be compatible with the surrounding uses.

The appearance and condition of the apartment building on the east half of this block has been improved in recent years and should continue to be maintained and upgraded. Unlike the “deep” development of the River Commons, the smaller condominium building is located only on the shallow lot fronting Madison Street.

Although it is unlikely that the River Commons property will be redeveloped, if redevelopment along this block does occur, it should provide a new, quality commercial or appropriate multi-family residential development.

KEYSTONE TO FOREST

This block is improved with a quality, attractive single commercial use. This block should remain a unified commercial development and should serve as an example for future commercial redevelopment efforts along the corridor.

FOREST AVENUE TO PARK AVENUE

Hines Lumber, at the northeast corner of Forest Avenue and Madison Street, has been in the community for quite some time. Therefore, residents are accustomed to its presence. As a relatively large commercial venture, it is somewhat unique to this area. Although it extends further north than any other commercial use along the corridor, its operation is not overly intrusive on the neighborhood. In addition, it is a good use to have along the Wisconsin Central railroad tracks. However, the appearance of the building should be improved.

As a significant parcel on the corridor, its appearance impacts the area’s image and character. As a first step, the Village should work with the owners to improve the appearance of the building, improve parking lot landscaping, and better screen the outdoor storage areas. If future redevelopment opportunities arise, the site should be considered for commercial redevelopment with another single-use that is compatible with the surrounding residential neighborhood.

East of the Wisconsin Central railroad tracks is the “Carpenter’s Union” property, at the northwest corner of Park and Madison. The

property is improved with a two-story building and small surface parking lot. The building is essentially vacant and does not seem to be used by the fraternal organization or other tenant. The building should be removed and the property targeted for commercial redevelopment.

PARK AVENUE TO FRANKLIN AVENUE

This block contains both multi-family and commercial uses. Buildings along this block are “dated” and should be considered for redevelopment. The existing commercial strip center suffers from tenant vacancies and an overall unattractive appearance. If the existing uses are to remain, efforts should be made to improve the appearance of the buildings, landscaping, and overall appearance of the sites. The surface parking lot serving the commercial use should be improved with perimeter landscaping.

While unified commercial redevelopment is preferred for the entire block, multi-family redevelopment may be considered appropriate for the existing residential site on the southeast corner of Park Avenue and Madison Street. New commercial or multi-family development should not extend further north than the alley that runs parallel to Madison Street. The alley serves the residential neighborhoods to the north and should remain operational. If properly designed, the alleys could be incorporated as access to off-street parking areas that serve commercial and multi-family uses along Madison Street. Any redevelopment of the block should include the provi-

sion of adequate off-street parking for the proposed uses.

FRANKLIN AVENUE TO ASHLAND AVENUE

Along the Madison Street corridor, this block shows the greatest variation in use, appearance, and activity. From west to east, the block includes trucks parked on a vacant lot, a medical lab, Gunzo’s (a regional destination for hockey equipment sales and repair), and a dental/medical building.

The existing condition of the vacant lot at the west end of this block is characteristic of the Village’s concerns for the Madison Street corridor. Its uses and appearance are entirely inappropriate for the area and the site. The vacant parcel should be targeted for commercial development, incorporating attractive building architecture and materials, appropriate landscaping and screening, and adequate parking and access. Redevelopment of this site should reflect the desired character of commercial development in the Village and establish a precedent for other commercial development efforts along the corridor. Commercial development should not extend further north than the alley that runs parallel to Madison Street. The alley serves the residential neighborhoods to the north and should remain operational. If properly designed, the alleys could be incorporated to provide access to off-street parking areas that serve commercial uses along Madison Street. The Village should seek remediation assistance, if needed, to “clean-up” the property, which was formerly the site of a gas station. The likelihood of site

contamination has been an obstacle to successful redevelopment of the property.

The remaining uses along the block (the office/lab, Gunzo’s, and the dental/medical office) are uses that are appropriate for the corridor, but lack adequate parking and the desired appearance and character for commercial uses in the Village. If the existing uses are to remain, the appearance of the buildings should be improved. If redevelopment is proposed, the site should be designated for quality commercial development, with an attractive appearance and adequate off-street parking. If the site is redeveloped, the Village should work with the existing businesses to retain them as River Forest businesses.

ASHLAND AVENUE TO LATHROP AVENUE

This block also reflects the diversity of land use and appearance of the corridor. The appearance of this block is not consistent with the Village’s standard for the appearance of private and public spaces.

The commercial uses at the west and central locations of the block are appropriate for the corridor, but the existing buildings are in need of aesthetic improvement. If the existing buildings and uses are to remain, the Village should work with the property owners to improve the overall appearance and character of the properties. If future redevelopment is an option, the properties should be developed with a quality commercial use. Commercial development should not extend further north than the alley that runs parallel to Madison Street. The alley serves

the residential neighborhoods to the north and should remain operational. If properly designed, the alleys could be incorporated to provide access to off-street parking areas that serve commercial uses along Madison Street.

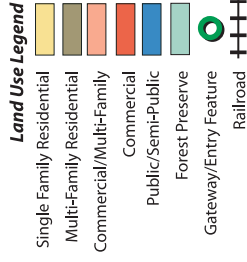
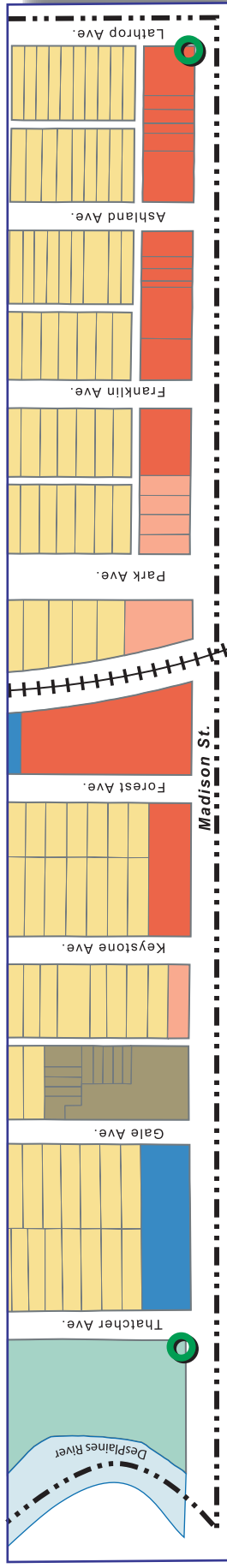
The final use on the block (Pete's Automotive Services, Inc) is a well respected and appreciated business in the community. However, the nature of the business requires that numerous cars be parked on the site for extended periods. The appearance of this site is that of a crowded and unattractive parking lot. This is unfortunate because the business marks the entry to River Forest from the east. If the business is to remain, the Village should work with the property owner to improve the overall appearance and character of the site. The building façade and overall appearance of the structure should be improved. Most importantly, the outdoor storage of vehicles should be screened with landscaping and attractive fencing.

Any future redevelopment of the site should be for a quality single-use commercial development. Any redevelopment should reflect the character of the Village and serve as a gateway to the Village.

As an improvement to the existing use, or as part of a redevelopment effort, a gateway feature/sign should be installed near the corner of Lathrop and Madison Avenues, identifying this location as an entryway into River Forest.

Figure 8:

Madison Street Corridor Land Use Plan



Shallow Lot Depth Development - Similar to several areas along North Avenue, the lot depth of many of the parcels fronting Madison Street is relatively shallow and is a limiting factor in the corridor's redevelopment potential. Sites will likely be redeveloped in the future, but the size and depth of lots will be a challenge. Parking at the side of buildings, rather than in the front or at the rear of buildings, may better accommodate new commercial development and provide more contemporary building space. Adjacent properties would need to be consolidated to accommodate this concept. Madison Street frontage could use decorative fencing and landscaping to create an attractive character along the corridor. This concept can accommodate a wide range of building sizes and land uses. Commercial development should be confined to areas that are currently used for commercial and multi-family uses and should not encroach into the residential areas to the north. The area most likely to require inclusion of adjacent residential properties to accommodate redevelopment is the eastern half of the block between Gale Avenue and Keystone Avenue.

Lake Street Corridor Plan

Lake Street represents the “heart” of River Forest. It includes a strong mix of commercial, residential, public and quasi-public land-uses adding an important role and focus to the area. It also includes a variety of unique physical characteristics, such as the division between residential uses north of Lake Street and non-residential areas to the south. The corridor has been an area of recent and on-going development activity and future additional development is anticipated. The Plan establishes distinct “functional subareas” within the corridor and identifies different intensities of commercial and residential use. The Plan provides guidance for reinforcing and further improving the character of different areas along the corridor, while planning for the improvement of the corridor as a whole.

Goal:

Enhance and improve the Lake Street Corridor as River Forest's key mixed-use, community business, and civic area.

Objectives:

1. Attract commercial development/redevelopment that reflects the character of River Forest.
2. Ensure that residential uses are effectively and sufficiently screened and buffered from adjacent commercial uses and activities along Lake Street.

3. Utilize the Lake Street Corridor Design Guidelines to provide a "unifying" appearance to the corridor and guide the development of physical facilities and features that distinguish River Forest from surrounding communities.
4. Develop and implement sign, facade, and other improvement programs which maintain and keep visual appearance along the corridor "up-to-date".
5. Work with adjacent communities, government agencies, and Lake Street businesses to ensure that planning, land development, and infrastructure improvements along Lake Street support the goals and objectives of the Comprehensive Plan.
6. Seek redevelopment options that enhance the tax base of the Village.
7. Minimize non-local and commercial traffic in adjacent residential neighborhoods.
8. Develop additional off-street parking to better accommodate existing uses and ensure that future development provides adequate off-street parking for the proposed use. Where possible, shared parking areas and arrangements should be utilized to provide improved parking for adjacent uses. Parking should be enhanced for both residential and commercial uses.
9. Monitor the plans and programs of the Illinois Department of Transportation (IDOT). While it will be important for the Village to coordinate recommended improvements with IDOT, it will also be important to ensure that any future improvements proposed by IDOT for Lake Street be consistent with the Village's objectives for the corridor area.
10. Traffic conditions could be improved along the corridor through the use of progressive signalization. The Village, perhaps in association with Oak Park, should explore the possibilities of progressive signalization with IDOT. It is important to create gaps in traffic so River Forest residents can more easily cross or enter Lake Street.
11. Review current regulations and establish appropriate off-street parking requirements for uses within the Lake Street Corridor.
12. Maximize the use of on-street parking within the Lake Street Corridor and subareas.
13. Facilitate the desired quality of commercial development by the availability of deeper development sites. This type of site can accommodate contemporary forms of commercial development which provides adequate on-site parking and extensive landscaping and buffer treatments. Such deep lot commercial development may be appropriate at select locations along the corridor.
14. Minimize the number of curb-cuts along Lake Street to the extent possible. Side streets should be used where possible

to provide access to on-site parking areas.

15. Develop strategies to improve the safety of pedestrian and bicycle traffic along the corridor, providing safe crossings, especially near Keystone Park and by establishing progressive signalization at Bonnie Brae, Lathrop, and Thatcher Avenue.
16. Provide bicycle facilities such as racks and lockers at public facility locations throughout the corridor, including parks, municipal facilities, and mass transit facilities, as well as within the commercial shopping areas.
17. Provide bicycle access to the bicycle path which is planned to run along the Des Plaines River.
18. Continue to maintain and improve bicycle and pedestrian access to Metra and CTA facilities.
19. Utilize existing ordinances, regulations, plans, guidelines, and plan review processes to ensure quality development (including, but not limited to the Comprehensive Plan, Zoning Ordinance, Landscape Ordinance, Planned Development process, and Development Review Board), and develop design and development guidelines and an updated sign ordinance to further assist in providing quality commercial and multi-family development along the corridor.

LAKE STREET CORRIDOR LAND-USE AND IMPROVEMENT PLAN

The north side of the corridor is planned to remain a stable residential area in concert with public/institutional and park/open space uses. Land use and improvement plans vary only slightly from the existing pattern of land use. Multi-Family Residential is designated for the entire area between Bonnie Brae and William Street.

Along the south side of Lake Street for the areas west of Park Avenue, with the exception of the southwest and southeast corners of Thatcher Avenue and Lake Street, the Land Use Plan generally reflects existing land use patterns. More significant changes in land-use are suggested for the areas east of Park Avenue.

The Land-Use Plan distinguishes between different types of commercial land use areas. Rather than indicating only one type of commercial land-use between Park Avenue and Harlem Avenue, the Plan distinguishes between Village Center Business and Corridor Commercial. These two commercial land-use designations establish different scales and characters for areas within the corridor.

Corridor Commercial exists primarily between Lathrop Avenue and Harlem Avenue. This area is intended for larger scale planned shopping, service, and office developments. The commercial areas between Lathrop Avenue and Park Avenue are designated as Village Center Commercial, intended to maintain and enhance

the more traditional business uses which are smaller in scale and pedestrian orientated. The success of these uses depends upon the ability of to provide adequate and convenient short-term and employee parking. The post office remains Public/Institutional.

The commercial areas on the southwest and southeast corners of Thatcher Avenue and Lake Street are both designated for Village Center Commercial. The commercial use designation is extended along the west side of Thatcher Avenue from Lake Street south to the Metra parking area.

A comprehensive review of the existing on-street parking should be conducted for all areas of the corridor and a Master On-Street Parking Plan should be developed and implemented. The street network is already in place and maximizing on-street parking is not about constructing new facilities, but rather, more efficiently using existing facilities.

Prime on-street spaces should be reserved, where possible, for shoppers and business patrons, with employees preferably using off-street lots located nearby. Current parking time limit restrictions should be reviewed to ensure that spaces are being utilized to their full potential. In addition, it may also be desirable to designate one or two parking spaces at the beginning or end of each business block for very short-term (i.e., 15 minute) parking.

Even though Lake Street should continue to operate as a mixed-use area, several "functional subareas"

should be promoted to encourage mutual support and cumulative attraction between similar uses. Based on the existing and planned pattern of uses, the Corridor is divided into the following subareas:

RESIDENTIAL/INSTITUTIONAL AREA

The area along the north side of Lake Street throughout the entire corridor area will continue to serve as the residential/institutional “edge”, defining and separating more intensive uses to the south from residential neighborhoods to the north. While the presence of this area serves as an important asset in defining the neighborhood orientation of the area, as well as the visual character of the corridor, it must be carefully protected from the impacts and nuisances of commercial uses immediately to the south. Policies and improvement recommendations for this area include:

- Preserve and protect residential areas from intrusions of any new commercial uses.
- Minimize non-local/commercial traffic in residential areas.
- Reduce “spillover” commercial parking in residential areas.
- Improve the appearance of the park district owned building and property between the railroad and Park Avenue.

CORRIDOR COMMERCIAL AREA

The blocks between Harlem Avenue and Lathrop Avenue along the south side of Lake Street should be promoted as the location for primarily large scale planned commercial and retail uses. This area

should include a mix of retail stores and shops; restaurants; and personal and business services. While the area should provide pedestrian facilities, and should be easily accessible from nearby neighborhoods, it will largely function as an automobile-oriented commercial area. Future development and redevelopment within the area should provide for adequate off-street parking and loading facilities. New high-quality multi-family residential development should be considered for underutilized existing residential properties. Policies and improvement recommendations for this area include:

- Promote compatible new construction at selected sites.
- Coordinate redevelopment efforts for the "Superblock" between William Street and Lathrop Avenue, including modifications and improvements to West Suburban Hospital, Jewel/Osco, outlot development, and the Kirk Eye Center.
- In the *Corridor Commercial Area*, buildings should be located at or very near the sidewalk line in order to maintain the "streetwall" along the south side of Lake Street. If buildings are set back from the sidewalk, landscaping, and/or decorative fencing should be provided to maintain the "street-wall".
- Encourage the development of additional off-street parking for both residential and commercial uses.
- Ensure that all new development provides appropriate

parking for the use being proposed.

- Minimize curb-cuts along Lake Street and encourage shared access and shared parking.

VILLAGE CENTER AREA

The blocks situated between Lathrop Avenue and Park Avenue are intended to function as the Village Center Area. Commercial land-use within this area is intended to focus on the more traditional small scale stores, generally oriented to Lake Street. The area will continue to consist of small retail and service stores and shops on the street level, with residential and office uses potentially above the first floor. Given that the nature of development in this area will be small shops, the area will have a stronger pedestrian focus than the area east of Lathrop Avenue. Portions of blocks within the area south of the Lake Street frontage will continue as high density residential uses. Policies and improvement recommendations for this area include:

- Maintain and enhance the traditional “small business” character of the area.
- Continue to encourage property maintenance, particularly along the rear of buildings, alleys, and off-street parking areas.
- Promote retail activity.
- Promote new family-style and specialty restaurants.
- Promote above ground floor office uses.
- Working cooperatively with Corus Bank, explore opportu-

nities to redesign the appearance of the block between Franklin and Ashland Avenues. This block lacks the same business character of the Village Center Area and could be dramatically improved by reducing the impact of the drive-through service area and parking lot which are directly visible from Lake Street. Future improvements could improve the appearance, character, physical layout, and "pedestrian friendliness" of the site.

- Develop the small commercial area south of the Union Pacific Railroad for residential uses. The commercial uses along Lathrop Avenue should be redeveloped as high-quality multi-family residential and the commercial uses fronting Ashland Avenue should be redeveloped as single-family residential.
- A unique pedestrian-oriented character for the *Village Center Area*, reflecting the more traditional small scale shops is desired. Coordinated landscaping, signage, lighting, and sidewalk treatment can be used to distinguish the *Village Center Area* from other parts of the corridor.
- Any new development or redevelopment in the *Village Center Area* should not permit off-street parking lots to front on Lake Street. Buildings should be oriented close to the front lot line along Lake Street and parking lots should

be located at the rear of the building. In the *Village Center Area*, off-street parking lots should be accessed from the cross streets and not from Lake Street.

- Provide new off-street parking for the *Village Center Area*. This may require: property acquisition and constructing new public parking lots; consolidating and reorganizing existing adjacent parking lots to increase the number of spaces and improve circulation; ensuring that adequate off-street parking is provided as part of any redevelopment in the corridor area; and permitting shared parking by multiple users whenever possible.
- The Village currently does not require off-street parking in areas zoned "Village Center". The Plan recommends that minimum requirements be established along with the option for payment-in-lieu of improved off-street parking, to be exercised at the discretion of the Village.

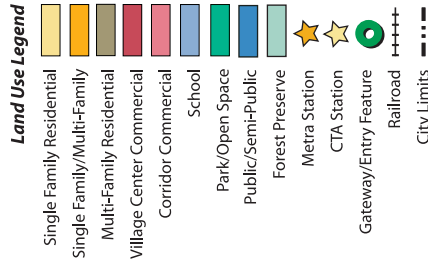
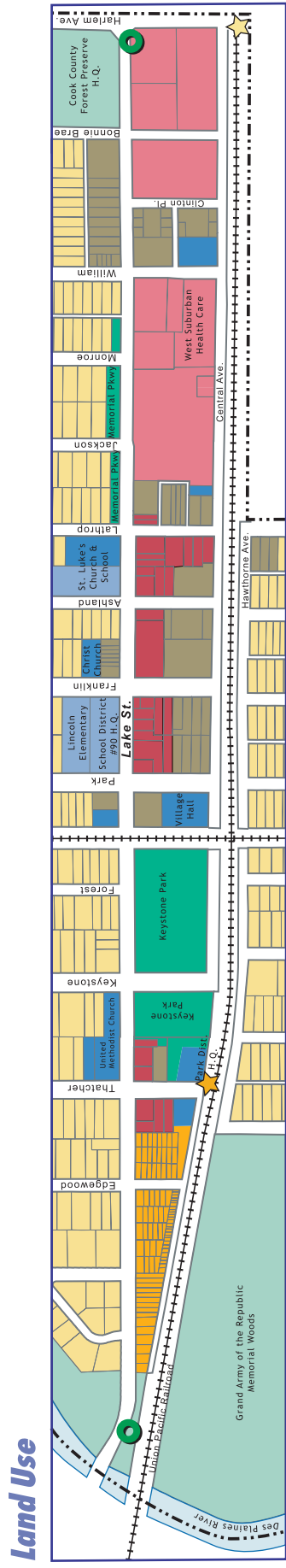
RESIDENTIAL/RECREATION AREA

The remainder of the corridor lying west of Park Avenue to the Village limits will function as a recreational and residential land-use area. It will continue to emphasize a mix of single family detached, low-density multiple family, and recreational land-uses. Commercial uses in this area should be located on the south side of Lake Street at the intersection of Thatcher Avenue.

- Continue to encourage property maintenance. Working cooperatively with residents and property owners, the condition of residential structures should be upgraded and improved over time.
- Improve off-street parking and access areas for the residential area west of Thatcher Avenue.
- Consider future commercial use or parking lot redevelopment on the southeast corner of Lake Street and Thatcher Avenue, while providing appropriate screening and buffering for the residential building to the south. In particular, the residential use fronting Lake Street in this area should be considered for redevelopment as a commercial use. If possible, the former Rossman Drug Store building should remain in tact and be reused as part of any larger redevelopment scheme.
- For existing multiple family residential uses and condominium properties which do not maintain adequate off-street parking, encourage property owners to provide expanded parking to reduce the overall demand for on-street parking and facilities in the corridor area.
- Extend commercial land-use designation along the west side of Thatcher Avenue from Lake Street south to the Metra parking area.

Figure 9:

Lake Street Corridor Land Use Plan and Functional Subareas



Functional Subareas



Section 7
Implementation

Implementation

Formal adoption of the updated Comprehensive Plan is only the first step, not the last. Without continuing action to implement and update the Plan, Village efforts up to this point will have minimal lasting impact.

The updated Comprehensive Plan sets forth an agreed-upon "road map" for the next ten years. It is the product of considerable effort on the part of the Plan Commission and Village Board. The final Plan represents the consensus of all involved.

There are several requirements for effective implementation of the Comprehensive Plan. These five basic components are highlighted below:

Administrative. The Village should be guided by a suggested agenda of administrative actions which will help establish a policy framework aligned with the recommendations of the Comprehensive Plan.

Regulatory. The Village should review and revise its regulatory measures, primarily the zoning ordinance, which can enforce the Plan's policies and recommendations.

Capital Improvements. The Village should utilize project scheduling devices, such as the Capital Improvements Program, which allow implementation of the most important public improvements on a priority system, while staying within budgetary constraints.

High Priority Action Agenda. The Village should carefully consider specific high priority improvement projects to begin the implementation of the Comprehensive Plan.

Review and Update. The Plan itself should be subjected to a monitoring process and be updated periodically to continually reflect local aspirations and opportunities.

Each of these implementation components is discussed below.

ADMINISTRATIVE ACTIONS

These are all high-priority, early-action projects which largely represent public policy or administrative decisions. They do not require a significant new allocation of funds and they should all be undertaken within a relatively short time frame. These actions relate to revising and updating local codes and ordinances, follow-up studies and related administrative actions.

Economic Development

- The Village should also consider appropriate development and developer incentives programs as necessary to initiate a high level of investment in the development and improvement of the Village's commercial. The continued use of TIFs is encouraged as a strong economic development tool.
- The Village should continue to create organizational capacity to undertake and direct economic and community development. The Village should explore the possibility of creating an Economic Development Commission or affiliating with other economic development

groups to bring additional technical resources to assist the Village in its efforts.

- The Village should consider the initiation of a facade improvement program to assist property owners in updating the appearance and image of commercial buildings. This should include some level of design review on behalf of the Village of River Forest and the program should be initially targeted for the North Avenue, Lake Street and Madison Street corridors.
- The Village makes a high priority of working with the development community, businesses and land owners to realize economic change and physical improvement, as recommended under the Plan.

Housing and Residential Areas

- Closely monitor building conditions in all neighborhoods of the Village and strictly enforce all zoning, building, fire safety, and occupancy codes as they apply to all structures.
- Utilize the Land-Use Plan to guide the location, type, and amount of multi-family housing.
- Revise existing zoning regulations to ensure the protection of sound existing development, to reduce adverse influences, and to establish setback and buffering requirements for new non-residential development.

Commercial Development

- Utilize the Corridor Plans to establish basic functional roles for the Village's various commercial areas.
- Update the Village zoning map to reflect new commercial area designations, and other changes reflected in the Land Use Plan.
- Consider the development of access control policies and standards to be integrated into an updated Zoning Ordinance which facilitates the Village's desire to reduce the number of individual curb cuts along major streets in favor of shared or common access ways.
- Implement the Lake Street Corridor Design Guidelines along Lake Street, and where appropriate, along North Avenue and Madison Street.
- Continue to participate in economic development programs aimed at attracting attention to business and development opportunities within River Forest.
- Hold regular meetings with the business, real estate, and development communities to apprise them of active changes and improvements being undertaken in the community and the part they can play to help stimulate positive change.

REGULATORY

Adoption of the updated Comprehensive Plan should be followed by a review and update of the Village's various development controls including zoning, subdivision

regulations, and other related codes and ordinances. It is essential that all development controls be consistent with and complement the updated Comprehensive Plan.

The Village's zoning regulations have not been comprehensively reviewed within the last several years. Among other zoning recommendations included in the Plan, the Village should consider the following:

- Conduct an overall review and update of the Village's Zoning Ordinance to ensure it adequately addresses the overall recommendations of the Plan.
- Create the appropriate commercial and residential use zoning classifications as called for in the Plan.
- Adopt a Village Sign Ordinance to improve the appearance, character, and consistency of signage in the commercial areas of the Village.

CAPITAL IMPROVEMENTS PROGRAM

Another tool for implementing the Comprehensive Plan is the Capital Improvements Program. It establishes schedules and priorities for all public improvement projects within a five-year period. The Village first prepares a list of all public improvements that will be required in the next five years. Then all projects are reviewed, priorities assigned, cost estimates prepared, and potential funding sources identified.

The Capital Improvements Program typically schedules the implementation of a range of specific

projects related to the Comprehensive Plan, particularly the restoration and upgrading of existing utilities and infrastructure facilities, including the water system, sanitary sewers, storm water facilities, and the street system. Expansion or improvement of Village Hall and public works facilities would also be included in the Capital Improvements Program. River Forest's financial resources will always be limited and public dollars must be spent wisely. The Capital Improvements Program would allow the Village of River Forest to provide the most desirable public improvements, yet stay within budget constraints.

HIGH PRIORITY ACTION AGENDA

In order to "jump start" implementation of the updated Comprehensive Plan, there are several high priority improvement projects which the Village should carefully consider.

The **Action Agenda**, located at the end of this section, highlights the implementation aspects of major improvement and redevelopment projects. The Action Agenda consists of several components:

1. A listing of individual projects and actions that should be undertaken to improve and enhance the Village in the future.
2. An indication of the public and private sector responsibilities for initiating and participating in each project.
3. A suggestion of the funding sources and assistance pro-

grams that might be available for implementing each project.

4. A prioritization of recommended projects and actions into three phases:
 - Priority 1 - projects should be undertaken immediately. Most of these are projects which entail a public policy or administrative action and will not require a significant new allocation of funds. Others may require significant investment, but are necessary actions to help ensure that major implementation elements are realized.
 - Priority 2 - projects should be undertaken within the next five years, although many should actually begin immediately. While these projects are considered just as important as the Priority 1 projects, they will likely require more time or effort to implement. These include projects which appear to have strong local support and would have a dramatic impact on the image and character of the community.
 - Priority 3 - projects should be undertaken during the next 5 to 10 year period. These include projects which appear to be more difficult or costly to achieve, are not market supportable at this time, or have received less initial local support. However, it should be emphasized that some of these projects could “move forward” if market conditions or local priorities change during the next few years.

The Action Agenda includes recommendations cited elsewhere in the Comprehensive Plan. To remain relevant, it must be flexible to adjust to unforeseen and changing conditions in the future. Therefore, changes to the Action Agenda are anticipated and will not require formal amendment to the Comprehensive Plan. The Action Agenda should be reviewed by the Plan Commission and Village Board at least once annually.

REVIEW AND REVISION

The Comprehensive Plan is not a static document; the planning process must be continuous. The Plan should be monitored and updated on a regular basis. The need for Plan amendments are the result of many community influences. Most frequently these are brought about by changes in attitudes or emerging needs not foreseen at the time of Plan adoption. The following paragraphs describe the procedures which apply to any amendment of the Comprehensive Plan.

Day-to-Day Monitoring and Administration

In order for the Plan to be “maintained” and updated in a timely manner, the designation of an agency responsible for coordinating planning activities, receiving community input and comments, and providing and disseminating information regarding the Comprehensive Plan is required. While the Plan Commission and Village Board are ultimately responsible for implementing the Plan, the Village staff is the most appropriate group to carry out the day-to-day activities of Plan administration. The Village will:

1. Make available copies of the Plan document for public viewing and purchase.
2. Provide assistance to the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate.
3. Assist the Village Board in the day-to-day administration, interpretation and application of the Plan.
4. Maintain a list of current possible amendments, issues or needs which may be a subject of change, addition or deletion from the Comprehensive Plan.
5. Coordinate with, and assist the Plan Commission and Village Board in the Plan amendment process.

Plan Review and Progress Report

Although a proposal to amend the Plan can be brought forth by petition at any time, the Village should regularly undertake a systematic review of the Plan. Although an annual review is desirable, the Village should initiate review of the Plan at least every two to three years. Ideally, this review should coincide with the preparation of the annual budget and capital improvement program. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the upcoming commitments for the fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

RIVER FOREST COMPREHENSIVE PLAN ACTION AGENDA

PROJECT or ACTION	Role of the Village of River Forest	Other Possible Participants	Tools, Techniques and Resources
ADMINISTRATIVE ACTIONS:			
Use the Comprehensive Plan as a policy guide and framework for land-use and development decision making.	<p>Priority 1: Adopt the <u>Comprehensive Plan</u>; review all public and private improvement and development proposals for conformance to the Plan; undertake the other projects listed below.</p> <p>Priority 1: Use the Plan to guide the location, intensity, character, and quality of new development.</p>	Support for the Plan from other organizations, institutions, businesses and residents.	Administrative actions and policy decisions.
Ensure that all local codes and ordinances conform to and support the Comprehensive Plan.	<p>Priority 1: Update Zoning Map and Zoning Ordinance to reflect Plan land-use designations.</p> <p>Priority 1: Continue to actively enforce codes and ordinances in all areas of the Village.</p>	Village responsibility with input and participation from local residents, businesses, and civic organizations.	Administrative actions and policy decisions; Zoning and Development Code amendments; no new funding required.
Support Historic Preservation as a tool to preserve and protect key historic areas and “landmark” buildings.	<p>Priority 1: Inventory, assess, and designate individual buildings and properties of architectural or historic significance for preservation.</p> <p>Priority 1: Explore the establishment of a River Forest Historic Preservation Commission to assist with/lead the Village’s historic preservation efforts.</p>	Village responsibility with support and involvement from Historic Preservation Commission, property owners, and state and/or national historic preservation agencies.	Administrative actions and policy decisions; Illinois Transportation Enhancement Program (ITEP); Illinois Main Street Program.
Review and update the Comprehensive Plan on a regular basis.	<p>Priority 1: Establish a process for staff review of the Comprehensive Plan on an annual basis and a more comprehensive review of the Plan by the Plan Commission and Village Board approximately every 5 years.</p>	Village responsibility with input and participation from local residents, businesses, and civic organizations.	Administrative actions and policy decisions; no major new funding required.
LAND USE and DEVELOPMENT:			
Protect the single-family residential character of the established neighborhoods throughout the Village.	<p>Priority 1: Carefully review all development proposals and projects for their potential impact on residential areas.</p>	Village responsibility with input and participation from local residents.	Administrative actions and policy decisions; no new funding required.

River Forest Comprehensive Plan Action Agenda (continued)

PROJECT or ACTION	Role of the Village of River Forest	Other Possible Participants	Tools, Techniques and Resources
Establish new residential development that provides for the needs of the Village's population.	<p>Priority 1: Utilize the <u>Comprehensive Plan</u> to guide the type, quality, and intensity of future development.</p> <p>Priority 2: Working with property owners, actively seek development proposals from qualified developers which meet the Village's objectives for redevelopment of appropriate sites.</p>	Cooperation and participation with property owners, developers and Village residents.	Consider RFP process for select properties, administrative actions and policy decisions, development plan review process.
Accommodate infill residential development while protecting the scale and overall character of established neighborhoods.	<p>Priority 1: Review Zoning Ordinance residential "bulk" regulations including, height, setbacks, building coverage, open space, to determine if amendments are needed to appropriately control new residential development.</p>	Village responsibility with participation and support from property owners, developers, real estate brokers and residents.	Administrative actions and policy decisions.
Support the unique role, function, and character of the primary commercial corridors – North Avenue, Madison Street, Harlem Avenue, and Lake Street.	<p>Priority 1: Utilize the <u>Comprehensive Plan</u> to guide the type, quality, and intensity of future development.</p> <p>Priority 2: Working with property owners, actively seek development proposals from qualified developers which meet the Village's different functional objectives for each commercial area.</p>	Cooperation and participation with property owners, developers and Village residents.	Administrative actions; policy decisions; technical assistance; RFP process.
NORTH AVENUE CORRIDOR			
Use the Comprehensive Plan as a policy guide and framework for land-use, development, and improvement decision making.	<p>Priority 1: Adopt the <u>Comprehensive Plan</u>; review all public and private improvement and development proposals for conformance to the Plan; undertake the other projects listed below.</p> <p>Priority 1: Use the Plan to guide the location, intensity, character, and quality of new development.</p>	Support for the Plan from other organizations, institutions, businesses and residents; cooperation from Illinois Department of Transportation (IDOT).	Administrative actions and policy decisions.
Encourage and guide redevelopment of select properties along the corridor in a manner that minimizes the impact on adjacent residential areas.	<p>Priority 1: Utilize the <u>Comprehensive Plan</u> to guide the type, quality and intensity of future development.</p> <p>Priority 2: Working with the property owners, actively seek development proposals from qualified developers which meet the Village's objectives for redevelopment of the sites.</p>	Participation and support from property owners, developers, business and residents.	Administrative actions and policy decisions; plan review and approval process.

River Forest Comprehensive Plan Action Agenda (continued)

PROJECT or ACTION	Role of the Village of River Forest	Other Possible Participants	Tools, Techniques and Resources
Apply the Lake Street Corridor Streetscape Improvement Guidelines to properties along the North Avenue Corridor.	Priority 1: As redevelopment and property improvement projects occur along the corridor, Lake Street Streetscape guidelines should be applied to improve the overall appearance of the corridor.	Village responsibility; with cooperation from property owners; business owners; developers; and IDOT.	Administrative actions and policy decisions; plan review and approval process.
Develop and implement a detailed North Avenue Corridor Streetscape Plan (similar to the Lake Street Streetscape Plan)	Priority 1: Working with a consultant, develop and implement a detailed streetscape plan for the public areas along the corridor.	Village responsibility; with assistance from a consultant and input from property owners, business owners, and residents.	CDBG; TIF; revolving loans; grants; general fund.
Explore opportunities to accommodate expansion/upgrading of the food store located between Jackson and Monroe Avenues.	Priority 2: Provide technical and financial assistance.	Property owners; merchants; developers; and residents.	Administrative actions and policy decisions, development plan review process; property acquisition; redevelopment agreement; gap financing; technical assistance.
Provide “gateway” signage/entry features at key locations near the east and west ends of the corridor.	Priority 2: Designate appropriate locations for signs/features and incorporate into overall streetscape improvement plan.	Property owners; merchants; developers; residents.	TIF; grants; general funds.
MADISON STREET CORRIDOR			
Use the Comprehensive Plan as a policy guide and framework for land-use, development, and improvement decision making.	Priority 1: Adopt the <u>Comprehensive Plan</u> ; review all public and private improvement and development proposals for conformance to the Plan; undertake the other projects listed below. Priority 1: Use the Plan to guide the location, intensity, character, and quality of new development.	Support for the Plan from other organizations, institutions, businesses and residents.	Administrative actions and policy decisions.
Encourage and guide redevelopment of select properties along the corridor in a manner that minimizes the impact on adjacent residential areas.	Priority 1: Utilize the <u>Comprehensive Plan</u> to guide the type, quality and intensity of future development. Priority 2: Working with the property owners, actively seek development proposals from qualified developers which meet the Village’s objectives for redevelopment of the sites.	Participation and support from property owners, developers, business and residents.	Administrative actions and policy decisions; plan review and approval process.

River Forest Comprehensive Plan Action Agenda (continued)

PROJECT or ACTION	Role of the Village of River Forest	Other Possible Participants	Tools, Techniques and Resources
Apply the Lake Street Corridor Streetscape Improvement Guidelines to properties along the Madison Street Corridor.	Priority 1: As redevelopment and property improvement projects occur along the corridor, Lake Street Streetscape guidelines should be applied to improve the overall appearance of the corridor.	Village responsibility; with cooperation from property owners; business owners; developers.	Administrative actions and policy decisions; plan review and approval process.
Develop and implement a detailed Madison Street Corridor Streetscape Plan (similar to the Lake Street Streetscape Plan)	Priority 1: Working with a consultant, develop and implement a detailed streetscape plan for the public areas along the corridor.	Village responsibility; with assistance from a consultant and input from property owners, business owners, and residents.	CDBG; TIF; revolving loans; grants; general fund.
Explore opportunities to improve the appearance of the lumber/building supply business property west of the Wisconsin Central Railroad.	Priority 2: Provide technical assistance. Priority 2: Establish a façade improvement program.	Cooperation from the property owner.	Technical assistance; CDBG; revolving loans; local grants.
Explore opportunities to improve the overall appearance and screening of outdoor storage of the automobile repair business on the northwest corner of Madison Street and Lathrop Avenue.	Priority 2: Provide technical assistance. Priority 2: Establish a façade improvement program. Priority 2: Establish and enforce new standards for screening of outdoor storage.	Cooperation from property owner.	Technical assistance; policy decisions and administrative actions; CDBG; revolving loans; local grants.
Provide “gateway” signage/entry features at key locations near the east and west ends of the corridor.	Priority 2: Designate appropriate locations for signs/features and incorporate into overall streetscape improvement plan.	Property owners; merchants; developers; residents.	TIF; general funds.
LAKE STREET CORRIDOR			
Maintain and enhance lake Street as a “mixed-use” corridor.	Priority 1: Adopt the <u>Comprehensive Plan</u> ; review all public and private improvement and development proposals for conformance to the Plan; undertake the other projects listed below. Priority 1: Use the Plan to guide the location, intensity, character, and quality of new development.	Support for the Plan from other organizations, institutions, property owners, businesses and residents.	Administrative actions and policy decisions; plan review and approval process.

River Forest Comprehensive Plan Action Agenda (continued)

PROJECT or ACTION	Role of the Village of River Forest	Other Possible Participants	Tools, Techniques and Resources
Encourage functional “subareas” within the Lake Street Corridor.	<p>Priority 1: Adopt the <u>Comprehensive Plan</u>; review all public and private improvement and development proposals for conformance to the Plan; undertake the other projects listed below.</p> <p>Priority 1: Use the Plan to guide the location, intensity, character, and quality of new development.</p>	Support for the Plan from other organizations, institutions, property owners, businesses and residents.	Administrative actions and policy decisions; plan review and approval process.
Establish signalized pedestrian crossings.	Priority 2: Determine crossing locations; provide financial assistance.	IDOT; Park and School Districts.	TEA 21; TIF; MFT; other local sources.
Coordinate traffic lights at key intersections along Lake Street.	Priority 2: Identify timing issues associated with traffic signals; modify timing as appropriate; work with IDOT.	IDOT	Administrative actions and policy decisions; Tea 21; MFT.
Provide new parking for the “Village Center” area.	<p>Priority 1: Review all new development proposals in the area for opportunities to established additional parking.</p> <p>Priority 2: Establish a general parking fund for the area to assist with the development of new public parking lots.</p>	Property owners; merchants; developers; residents.	Technical assistance and plan review process; TEA 21; TIF; parking revenue general funds.
Maximize on-street parking throughout the Lake Street Corridor.	Priority 1: Continue to make available as many on-street spaces as possible in the corridor and develop a Master On-Street Parking Plan.	Property owners; merchants; IDOT.	Administrative and policy actions; TEA 21; TIF; MFT.
Establish a façade improvement program for buildings along the corridor.	Priority 3: Undertake façade improvement program; provide financial and technical assistance.	Property owners; merchants; residents.	CDBG; TIF; revolving loans; local grants.
COMMUNITY FACILITIES AND SERVICES			
Continue to encourage increased resident involvement and participation in Village affairs and activities.	Priority 1: Utilize the Village web page and newsletter to communicate issues, events, meetings, and other information to residents.	Village responsibility with participation from residents, business owners, property owners, institutions and civic organizations.	Administrative actions and policy decisions.
Encourage the provision of recreational facilities and programs that respond to the needs of Village residents.	Priority 1: Support and provide assistance to the schools, park district, forest preserve and community center.	Schools; Park District; Forest Preserve; and Community Center.	Administrative actions and policy; technical assistance.
Continue to explore opportunities to improve parking in the area surrounding the library.	Priority 2: Work with the library and school; provide technical assistance and financial support; examine additional on-street parking options.	Support and cooperation from the library and school district.	Administrative actions and policy; technical assistance.

River Forest Comprehensive Plan Action Agenda (continued)

PROJECT or ACTION	Role of the Village of River Forest	Other Possible Participants	Tools, Techniques and Resources
TRANSPORTATION			
Provide bicycle facilities throughout the Village, particularly in commercial, park/recreation, and public facility locations.	<p>Priority 1: Continue to work with developers and institutions during the review and approval process to ensure bicycle facilities are provided as part of new development improvement projects.</p> <p>Priority 2: Identify appropriate locations and improvements for improved bicycle facilities and coordinate efforts with Village capitol improvement planning.</p>	Village responsibility with participation and support from developers and property owners, business owners, Park District, and public/institutional uses.	General revenue fund; TIF; TEA 21; technical and financial assistance; plan review and approval process.
Establish designated bicycle route through the community.	Priority 2: Explore different route options and make physical improvements as needed.	Village responsibility with assistance from consultant and support from property owners, merchants, park district, and neighborhood residents.	Administrative actions and policy.
Coordinate and plan to connect with existing and planned bicycle paths along the DesPlaines River and the path at Keystone Park.	Priority 3: Explore options; enact new regulations and physical improvements as required; provide technical assistance and financial support.	Coordinate with Park District and Forest Preserve District	Administrative actions and policy decisions.
Improve pedestrian and bicycle safety throughout the Village.	Priority 2: Provide new signage; provide designated bicycle routes and paths; develop informational material.	Village responsibility with assistance from property owners and merchants, IDOT, and neighborhood residents.	Administrative actions and policy decisions.
Implement the planned street improvement program through the year 2007 as indicated in this Plan.	Priority 2: Continue the ongoing construction of street improvements scheduled through the year 2007.	Village responsibility with coordination from residents and property owners.	General revenue funds.
Provide additional off-street parking in the Village Center area of the Lake Street Corridor.	<p>Priority 1: Review all new development proposals in the area for opportunities to established additional parking.</p> <p>Priority 2: Establish a general parking fund for the area to assist with the development of new public parking lots.</p>	Property owners; merchants; developers; residents.	Technical assistance and plan review process; TEA 21; TIF; parking revenue general funds.

River Forest Comprehensive Plan Action Agenda (continued)

PROJECT or ACTION	Role of the Village of River Forest	Other Possible Participants	Tools, Techniques and Resources
Continue to explore opportunities for additional parking for Metra commuters.	Priority 2: Work with surrounding area property owners and future development proposals north of the railroad tracks to provide additional off-street parking.	Property owners and developers; Metra.	General revenue funds; technical and financial assistance; plan review and approval process;