



NORTH RIVERSIDE COMPREHENSIVE PLAN TASK FORCE MEETING 1

DECEMBER 10, 2024



NORTH RIVERSIDE
Illinois



NORTHERN ILLINOIS UNIVERSITY

Center for Governmental Studies

Outreach, Engagement and Regional Development

Agenda

1. What is a Comprehensive Plan and the Task Force's Role?

2. What's is our Community Like Now?

3. What Do We Want Our Community To Be?

4. Next Steps



PART 1

What is a Comprehensive Plan and the Task Force's Role?

North Riverside, IL



The Comprehensive Plan

A comprehensive plan is a major investment in time and funds and will guide the community for years to come.

A comprehensive plan is an essential feature of long term planning as both the process and the documentation for creating a broad, long-term vision for future land uses and the built environment.

A comprehensive plan contains a map of future land uses for an entire planning jurisdiction, addressing all of the physical elements in the area, for a long time period (usually around 20 years).

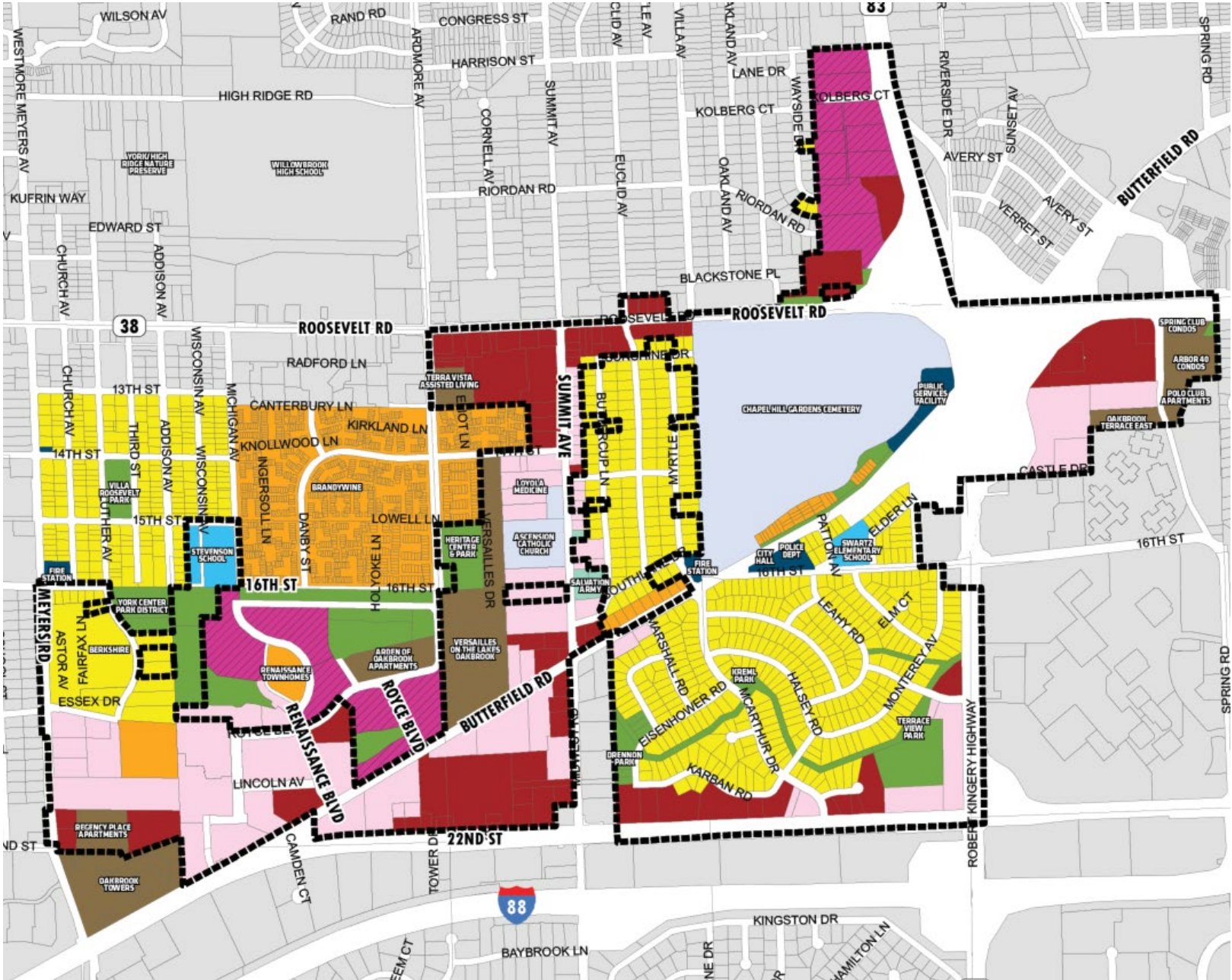
A comprehensive plan lays the foundation for zoning codes, a legal tool for implementing the vision of the future contained in the comprehensive plan.

What's in a Comp Plan?



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Future Land Use Plan



Implementation Plan

- Goals
- Objectives
- Strategies
- Resources

5: Community Facilities & Assets

GOAL | Monticello will provide the community with high quality educational, recreational, and civic engagement facilities and opportunities.

OBJECTIVES	STRATEGIES	RESOURCES
OBJECTIVE 5.1 PRIORITY: ● HIGH Strengthen downtown as a focal point for the community. ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST1, ST8, LT3	Encourage maintenance and improvement of second story residential units. Identify sites within walking distance of downtown that have residential potential. Prepare an updated downtown plan. Prioritize downtown as a preferred location for public facilities. Evaluate underutilized buildings for residential potential, including mixed use options.	• Monticello Chamber of Commerce [LINK] • Make It Monticello [LINK] • Federal Historic Preservation Tax Credit [LINK] • Historic Residence Assessment Freeze Law [LINK] • Illinois Historic Preservation Tax Credit [LINK] • Successful Models for Downtown Second Story Housing in Small Towns [LINK]
OBJECTIVE 5.2 PRIORITY: ● HIGH Include access to public facilities for those with physical disabilities. ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST6	Take a phased approach to conduct ADA accessibility audits of all public facilities, starting with municipal buildings. Coordinate with local contractors to evaluate the costs and tasks associated with making buildings ADA compliant.	• Illinois ADA Project, Americans with Disabilities Act [LINK] • ADA Standards for Accessible Design [LINK] • ADA Checklist for Existing Facilities [LINK] • AARP Universal Design and Livability [LINK]
OBJECTIVE 5.3 PRIORITY: ● MEDIUM Strengthen arts and cultural opportunities for residents and visitors.	Coordinate a focus group with local artists, cultural institutions, and others to understand the arts and culture scene in Monticello and Platt County. Work with a consultant to develop a coordinated arts and culture program. Coordinate with local schools to engage students in contributing to Monticello's arts and culture scene.	• AARP How Art and Entertainment Helps Makes Communities More Livable [LINK] • OMAP Arts and Culture Toolkit [LINK]

Role of Task Force

- Represent different voices in the community
- Develop vision, goals, objectives
- Assist with project outreach
- Review and comment on draft documents
- Bridge from planning to implementation



Planning Process

The Comprehensive Plan process is running concurrently with the Village's Strategic Plan process, which includes participation from Village staff and officials.



Inventory & Data Collection

Compilation, review, and analysis of community information to understand the aspects that make up North Riverside today and elements to address regarding future growth and development.



Community Input

A multi-pronged outreach process to engage community members to collect their thoughts and ideas to shape town planning strategies.



Task Force Work Sessions

Series of work sessions with the project Task Force to develop draft elements of the Comprehensive Plan, including a community vision, goals and objectives, a future land use plan, and other plan elements that will help guide the village with growth management and sustainable development.



Document Preparation

Synthesis of data analysis, community input, and long-range visioning to prepare the draft Strategic Plan and Comprehensive Plan.



Final Review & Adoption

Presentation of final Comprehensive Plan to village officials and the public for final review and adoption.

Project Website

A one-stop shop for project information, planning process updates, an interactive Comment Map, related links, and draft documents.

PROJECT WEBSITE

<https://tinyurl.com/northriverside-comp-plan>

[Click Here for the Strategic Plan Page](#)

[Click Here for the Main Project Page](#)

Comp Plan Updates

Wed, October 30, 2024
Task Force Sessions to Start in December

The project Task Force will convene their first meeting on December 10, 2024. They will meet at various points in the planning process to develop draft elements of the Comprehensive Plan, including a community vision, goals and objectives, a future land use plan, and other items that will help guide the village with growth management and sustainable development in North Riverside.

Mon, September 9, 2024
Community Survey is Closed

The community survey is now closed. Your feedback will help inform Comprehensive Plan recommendations. Thank you to all who participated!

Mon, August 12, 2024
Community Survey is Open

We welcome your feedback by taking a community survey to help guide future planning in North Riverside. Please [click this link](#) or scan the following QR code to take the survey. Thank you!



Thu, June 6, 2024
Welcome to the Project Website

This website serves as a one-stop shop to learn more about the project, share feedback on an interactive Comment Map, access surveys, and view draft documents. We welcome your comments regarding the future of North Riverside!

Comp Plan Timeline

★ Inventory & Data Collection
Community vision and analysis of community

Comprehensive Plan

As a guide for future development, a comprehensive plan expresses the aspirations of the North Riverside community to inform potential developers, businesses, and others how to shape their proposals to best fit the Village's vision for future growth and development. The plan will focus on a range of social, economic, and physical attributes, including land use, housing, economic development, access and mobility, community facilities, natural resources, utilities, and other elements that impact the community.

Multiple Ways to Participate

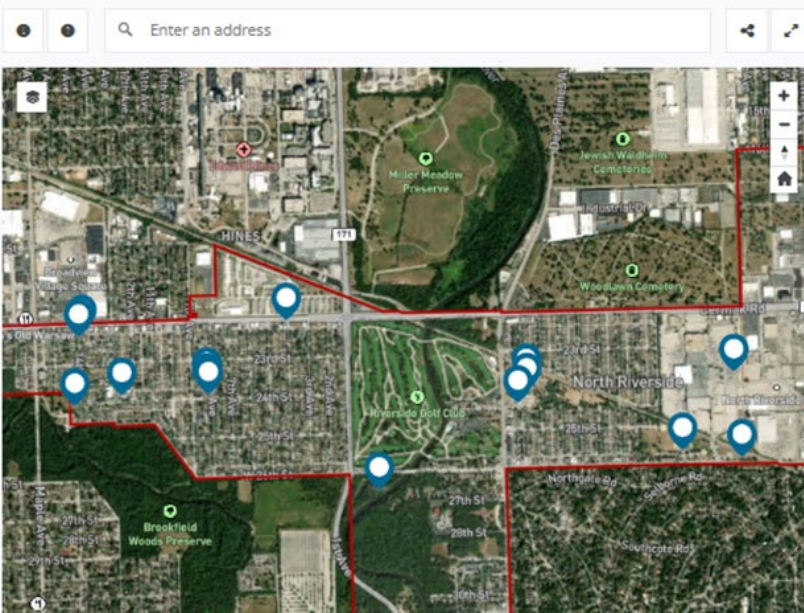
The project will provide for a variety of methods, both in-person and virtually, for community members to share their thoughts and ideas regarding future growth and development in the Village of North Riverside. We invite you to check out the different options to have your voice heard. Your feedback will help shape the planning documents.

Open

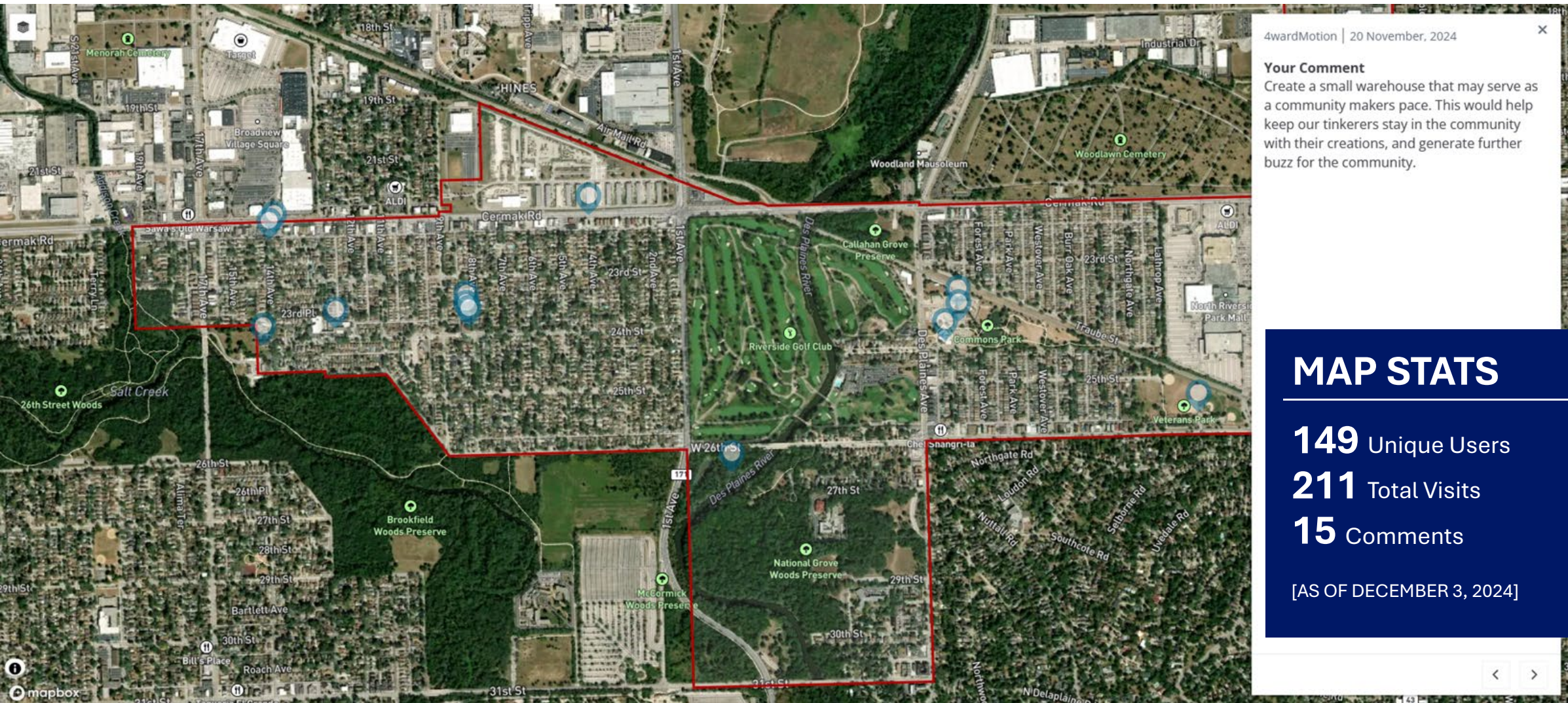
Comment Map

Use the web-based map of North Riverside below to share your thoughts and ideas in a visual format. Zoom and pan around to post comments about specific roads, key sites, or properties. Interact with comments left by others by sharing likes/dislikes (i.e., thumbs up/down) just like you would on social media. Click 'Add Marker' in the bottom right corner of the map to post a new comment. You may also click the question mark circle icon below for more detailed instructions.

15 contributions so far



Comment Map



Community Survey: Who Responded?

- A total of 338 completed surveys were received
- Respondents were similar to all residents regarding age and race/ethnicity
- Household incomes of respondents were higher than those for all residents



PART 2

What is our community like now?

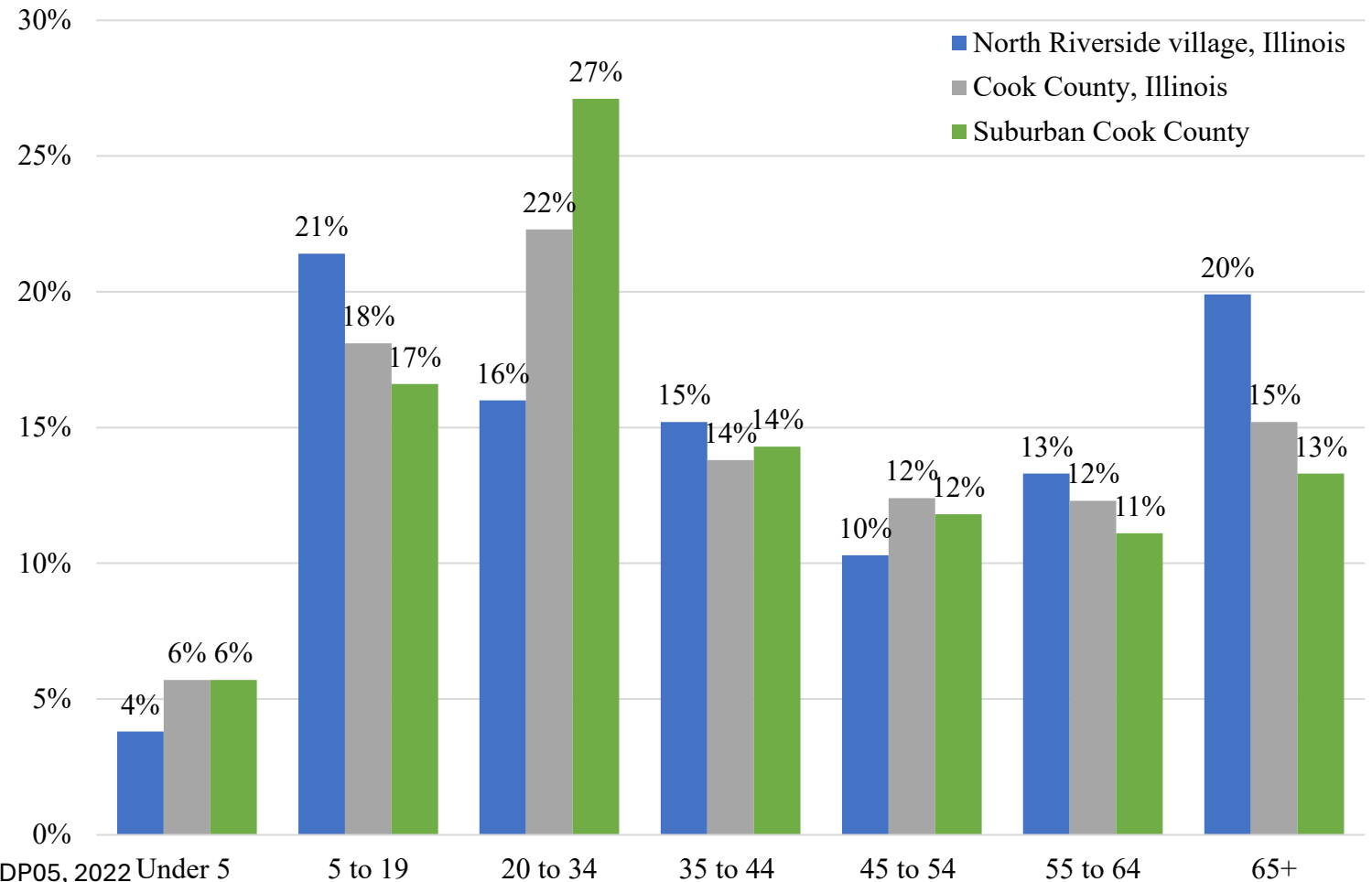
Households

General Population Characteristics, 2020	North Riverside	Cook County	CMAP Region
Total Population	7,426	5,275,541	8,577,735
Total Households	2,891	2,086,940	3,266,741
Average Household Size	2.5	2.5	2.6
Percent Population Change, 2010-20	11.3%	1.6%	1.7%
Percent Population Change, 2000-20	11.0%	-1.9%	5.3%
Source: 2017-2021 American Community Survey five-year estimates.			

- North Riverside’s population grew at more than double the growth of the CMAP Region. Is continued population growth desired?

Population by Age

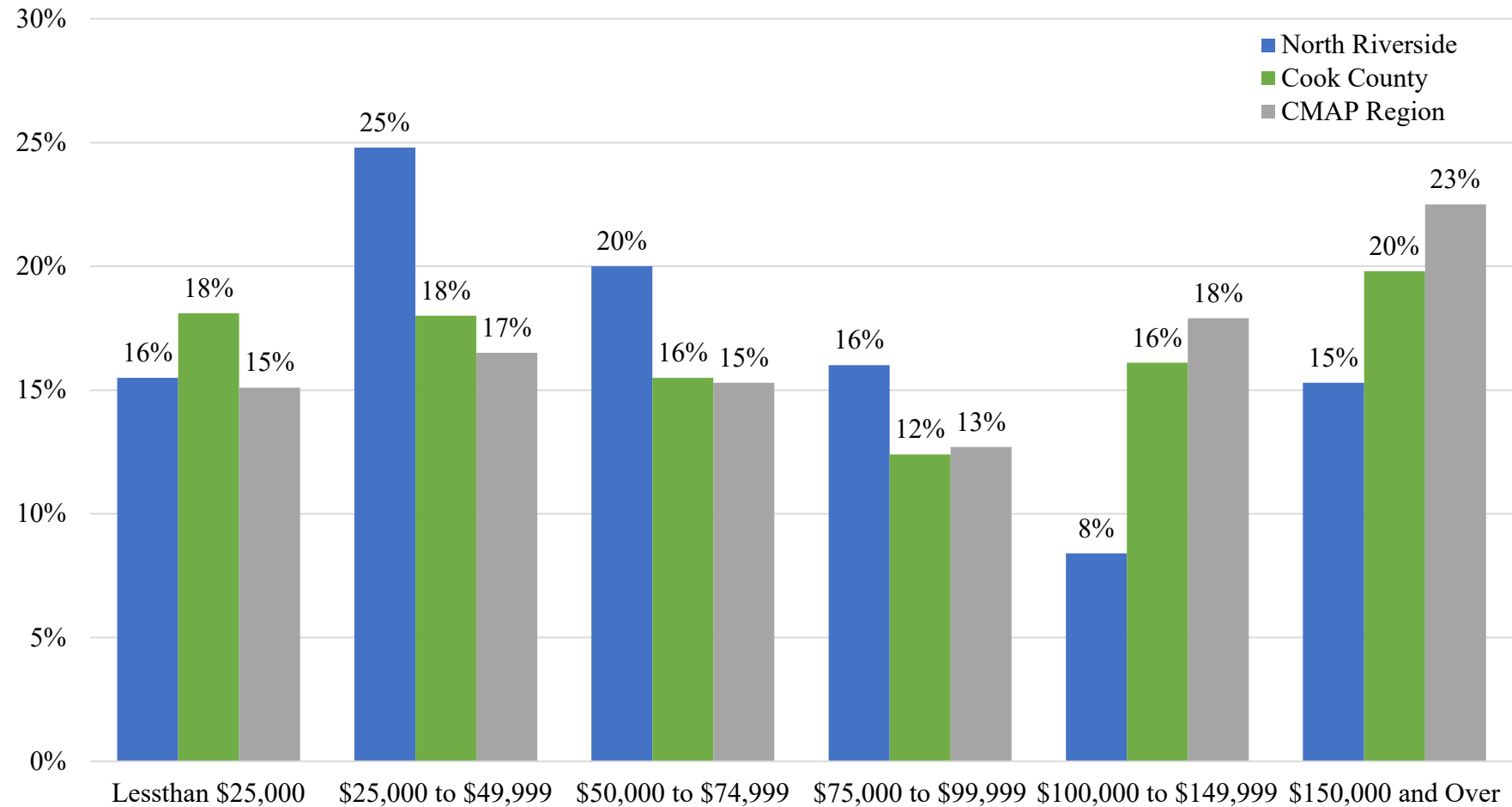
- North Riverside's largest age group is those between the ages of 5 and 19 and there is a relatively small percentage aged 20-34. As teens move into their 20s, will this shift or will population decline?
- The second largest age group is those over the age of 65 in North Riverside, exceeding Cook County. Is the community ready to meet the needs of an aging population?



Source: American Community Survey, 5-Year Estimates, Table DP05, 2022 Under 5

Income

- 41% of households have an annual income under \$50,000.
- Cook County and the CMAP Region's largest demographic is those who make \$150,000 or more annually while North Riverside's is the \$25,000-\$49,999 income group.
- What are the implications of local income levels for businesses and home prices?



Source: https://cmap.illinois.gov/wp-content/uploads/dlm_uploads/North-Riverside.pdf (2023)

Land Use Patterns

- Current land use patterns create distinct neighborhoods, commercial corridors, and districts
- North Riverside is mostly landlocked
- Limited room for growth but opportunities for redevelopment and improvements
- Future redevelopment may impact water, sewer, and stormwater utilities

PATTERNS

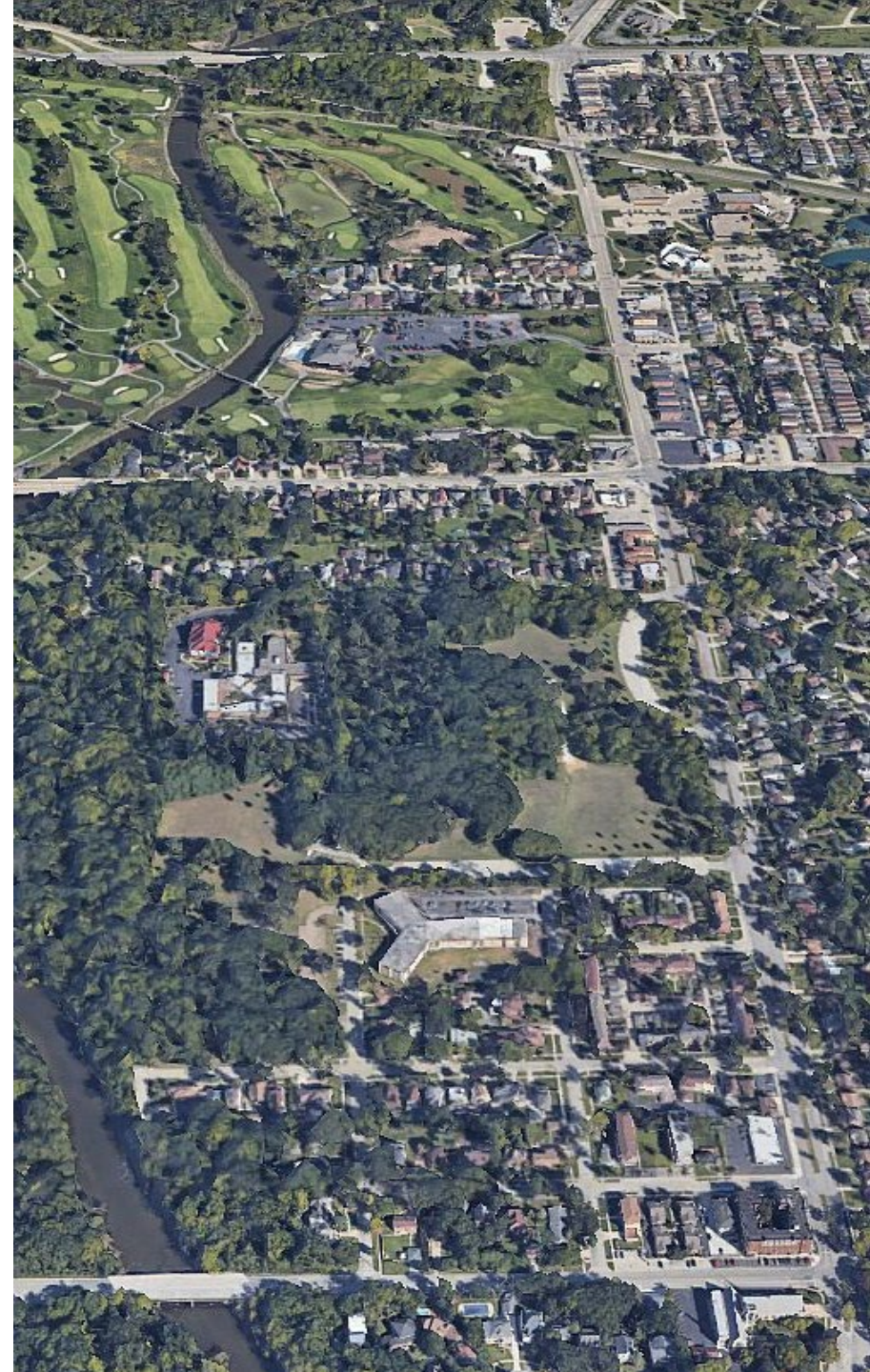
Single family homes primarily located west of 1st Ave and east of Des Plaines Ave

Multi-family housing located mostly along 26th St and Des Plaines Ave

Main commercial district on east side, including North Riverside Mall

Commercial corridors: Cermak Rd, Harlem Ave, Des Plaines Ave

Significant green spaces



Housing | Housing Stock

Residential neighborhoods comprise a significant portion of the Village's land area

67.0%

Of housing stock comprised of single-family detached homes

:: 59.8% in adjacent communities
:: 40.1% in Cook County
:: 58.4% in Illinois

23.9%

Of housing stock comprised of multi-family buildings w/ 3-19 units

:: 20.3% in adjacent communities
:: 25.0% in Cook County
:: 16.6% in Illinois

1955

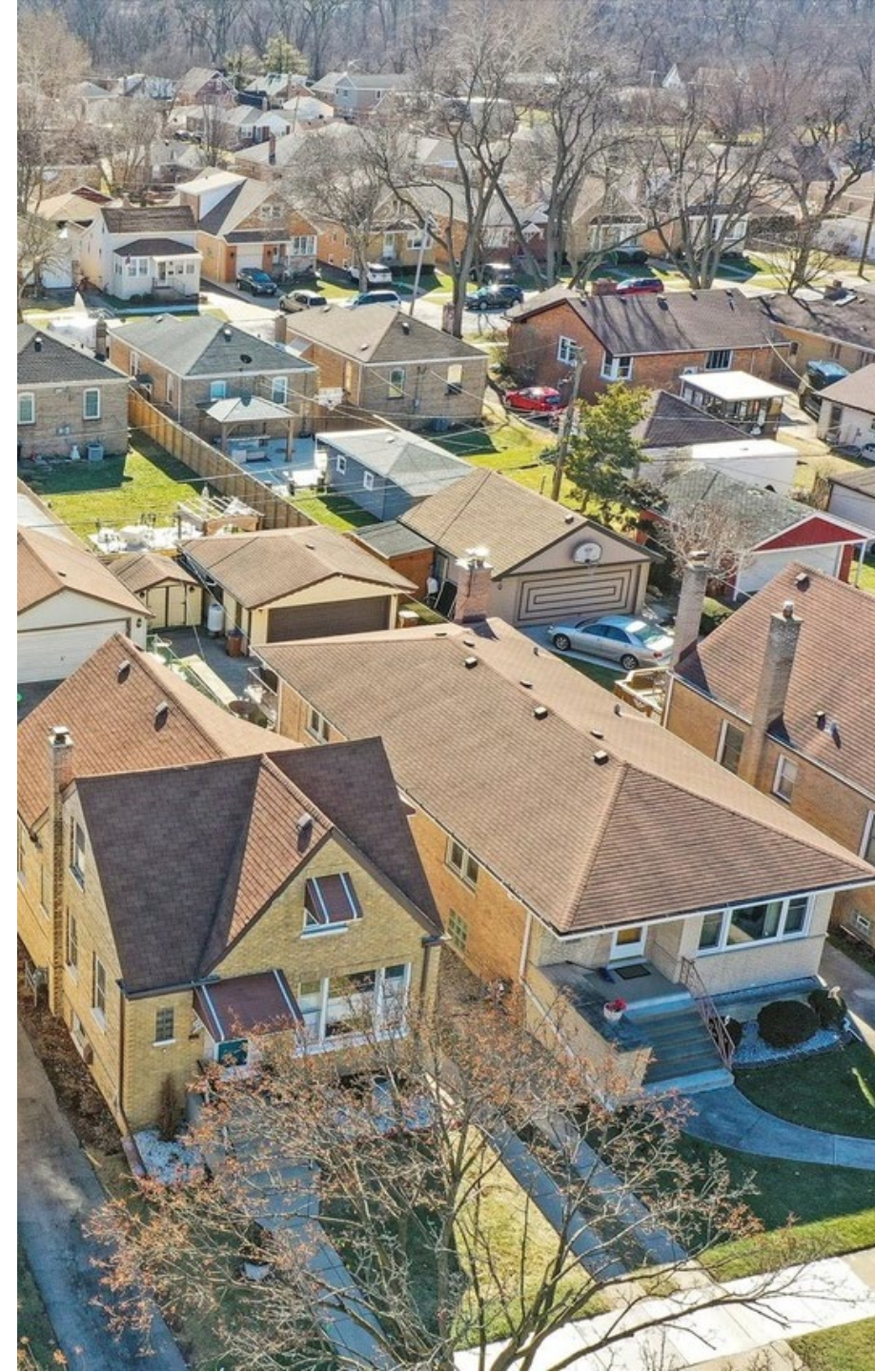
Median year built of homes in North Riverside

:: 1945 in adjacent communities
:: 1961 in Cook County
:: 1970 in Illinois

18.5%

Of housing stock built before 1990

:: 15.4% in adjacent communities
:: 11.5% in Cook County
:: 11.9% in Illinois



Housing | Affordability (Owners)

The likelihood of residents to find affordable units to buy in North Riverside decreases significantly as their income dips below the area median income (AMI)

They are more likely to find affordable units to buy in adjacent communities or across the region

55.1%

Of homes in North Riverside that are likely to be affordable at 100% AMI

- :: 62.9% in adjacent communities
- :: 51.6% in Cook County
- :: 40.2% in Illinois

9.1%

Of homes in North Riverside that are likely to be affordable at 80% AMI

- :: 30.5% in adjacent communities
- :: 26.3% in Cook County
- :: 40.2% in Illinois

4.0%

Of homes in North Riverside that are likely to be affordable at 50% AMI

- :: 18.5% in adjacent communities
- :: 15.2% in Cook County
- :: 15.3% in Illinois



Housing | Affordability (Renters)

The likelihood of residents to find affordable units to rent in North Riverside decreases as their income dips below the area median income (AMI)

However, they are more likely to find affordable units to rent in North Riverside compared to adjacent communities or across the region

89.1%

Of two-bedroom rentals in North Riverside that are likely to be affordable at 100% AMI

:: 81.6% in adjacent communities
:: 61.6% in Cook County
:: 71.2% in Illinois

35.9%

Of two-bedroom rentals in North Riverside that are likely to be affordable at 50% AMI

:: 15.9% in adjacent communities
:: 21.6% in Cook County
:: 33.9% in Illinois

14.6%

Of two-bedroom rentals in North Riverside that are likely to be affordable at 30% AMI

:: 3.3% in adjacent communities
:: 8.1% in Cook County
:: 4.5% in Illinois



Economic Development

- North Riverside Mall area is the Village's most prominent commercial district
- Harlem Avenue, Cermak Road, and Des Plaines Avenue are the Village's main commercial corridors
- Economic development primarily related to retail, services, and offices
- North Riverside Armory along Cermak Road is a unique area zoned for commercial use and represents the Village's only major industrial-type use

ZONING & INCENTIVES

North Riverside has multiple zoning districts that support economic development

B1: Retail Business

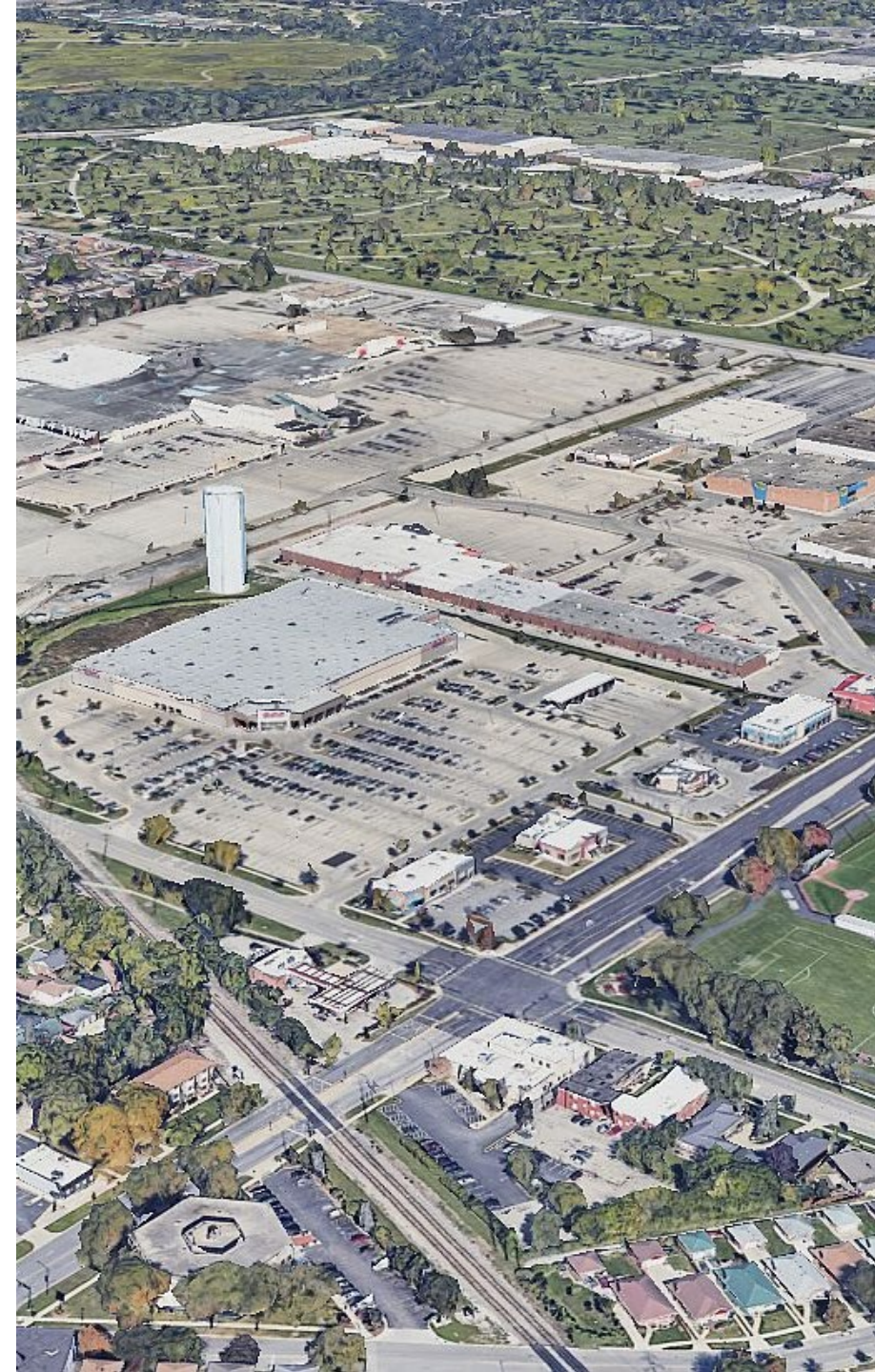
B2: General Business

B3: Service Business

ORA: Office, Research, Assembly

PUD: Planned Unit Development

Tax increment financing (TIF) has been explored in the past and could unlock potential incentives to help boost economic development and support community improvements



Access & Mobility

- Main roadways are 1st Ave, 26th St, Cermak Rd, and Harlem Ave
- Access to I-290 via 26th St
- Feasibility study for Des Plaines River Trail has multiple trail alignment options that run through North Riverside
- Future Des Plaines River Trail would link with existing bike routes and trails to form a more interconnected system

TRANSIT ACCESS

Pace Bus Routes

:: #307 Harlem
:: #322 Cermak
:: #331 Cumberland/5th Ave

Pace Bus #307 and #322 are both currently being studied for future Pace Pulse BRT service

Nearby Metra access includes stations along the UP-W line to the north and BNSF line to the south

CTA Blue Line stations in Forest Park and Oak Park



Community Assets

- Local students served by three school districts
- School enrollments declined during the pandemic but are gradually rising again
- Parks include Commons Park, Veterans Park, and Tot Spot
- Open space include Callahan Grove, Miller Meadow Nature Preserve, and 26th Street Woods Nature Preserve
- Village Hall and Police Dept are next to Commons Park

SCHOOLS

- Komarek SD #94
 - :: Schools: 1
 - :: Grades: K-8
- Riverside SD #96
 - :: Schools: 5
 - :: Grades: PK-5, 6-8
- Riverside-Brookfield Twp SD #208
 - :: Schools: 1
 - :: Grades: 9-12

OTHER ASSETS

- :: Public Library
- :: Des Plaines River
- :: Salt Creek
- :: Riverside Golf Club
- :: Brookfield Zoo



Future Planning and Development

Locations in North Riverside in Need of Improvement

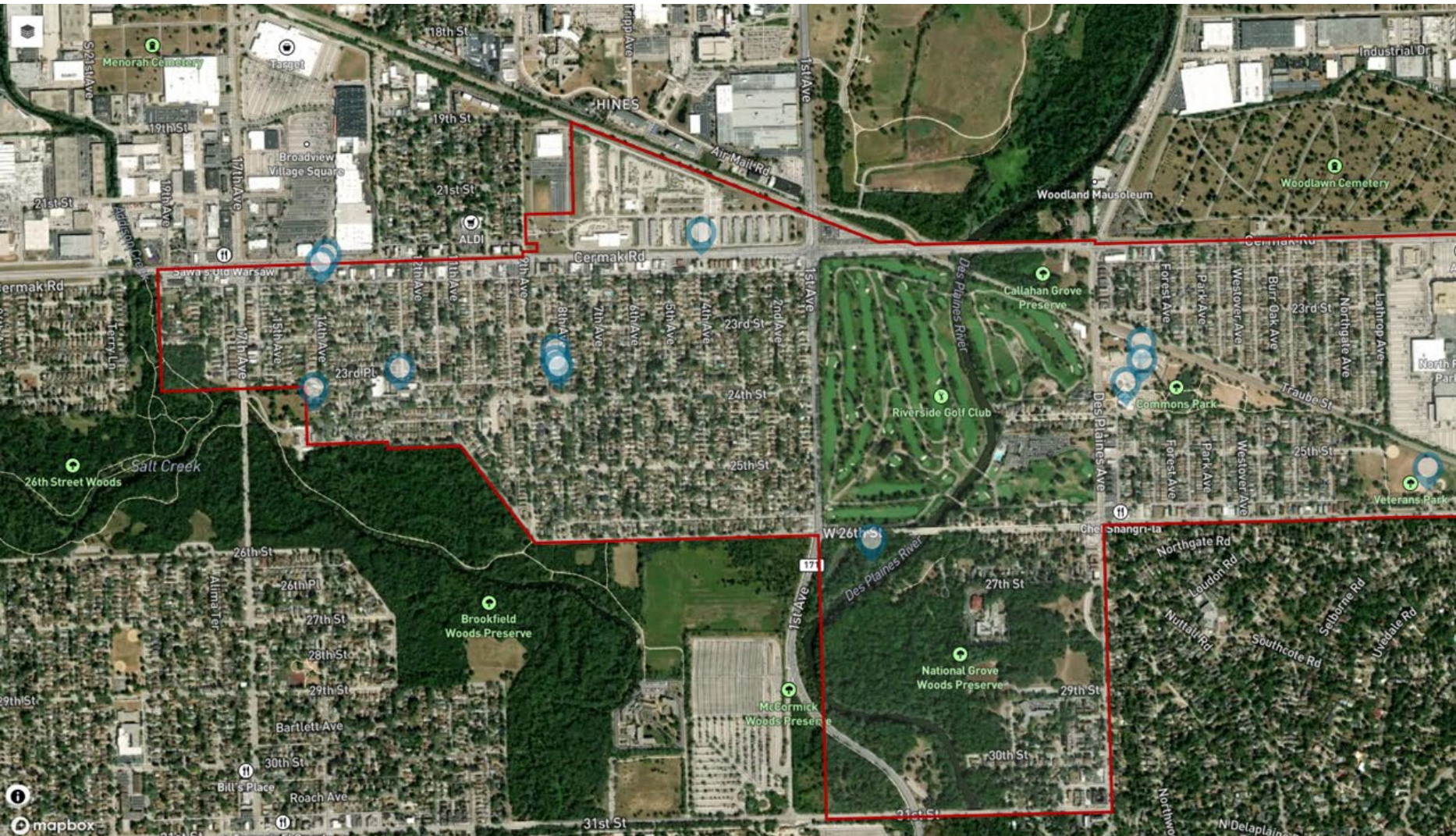
Nearly two-thirds (64.4%) of respondents agreed that there was at least one location in North Riverside that needs improvement.

By far the most commonly named location was the **North Riverside Park Mall** (59.5% of those who named a location in need of improvement)

Of the respondents who said improvements were needed to the mall, suggestions for actions to take included:

- **Attracting new businesses** to the mall and the mall area
- **Improving safety** and security at the mall
- **Redeveloping the mall**; for instance, to a different type of shopping center or into a mixed-use development
- **Removing the mall** and using the land for another purpose

Comment Map Findings



KEY ISSUES

- Vacant lots
- Small businesses
- Pop-up shops
- Updated parks
- Dog park
- Recreation center
- Energy efficient buildings with green infrastructure (e.g., solar panels)
- Electric vehicle charging stations
- Move towards electric or zero emission village vehicles
- Cermak Road image and beautification

[AS OF DECEMBER 3, 2024]

What Do You Think?





PART 3

What do we want our community to be?

What Does a Vision Statement Do?



Written in the present, not future tense. Describes what we will feel, think, say and do as if we had reached the vision today.



Describes an outcome, the best outcome we can achieve.



Is passionate and evokes emotion.



Helps paint a picture in people's minds.

Examples of Vision Statements

Hinckley is recognized for its quality of life with high performing schools, friendly neighborhoods, historic downtown and unique businesses that make it a welcoming place to live, work, and visit in a scenic rural environment.

Dwight is an historic small town that welcomes all, whether a visitor, new resident, or entrepreneur. The community honors its history while looking to a prosperous future. Dwight is closely connected both within its neighborhoods and to the world at large, with outstanding transportation networks, diverse industry, and open spaces. Dwight nurtures its families and businesses through strong schools, Village services, nonprofit organizations, recreation resources, strong workforce, and a give back to the community spirit.

VISION STATEMENT

Carlinville, Illinois

Celebrating our past,
Cooperating in the present,
Competing for the future.

Future Planning and Development

Rating Current Amounts of Development Types

Most selected, **too little** development of this type:

- Cultural/arts opportunities (live music, theater, art shows, etc.) (56.2% of residents say there is too little development of this type)
- Coffee houses (56.1%)
- Lodging/overnight accommodations (49.5%)
- Sit down restaurants (48.3%)

Most selected, **too much** development of this type:

- Video gaming establishments (65.9% of residents say there is too much development of this type)
- Smoke and tobacco stores (55.5%)
- Rental apartments (32.6%)
- Liquor stores (20.3%)
- Bars (18.2%)

Living in North Riverside

Best Aspects/Aspects in Need of Improvement in North Riverside

What are the 3 best things about living in North Riverside?

- **Convenient location** close to other amenities, City or work (19.1% of responses)
- **People in the community**, neighbors, sense of community (12.9%)
- **Clean, quiet, peaceful** (10.5%)

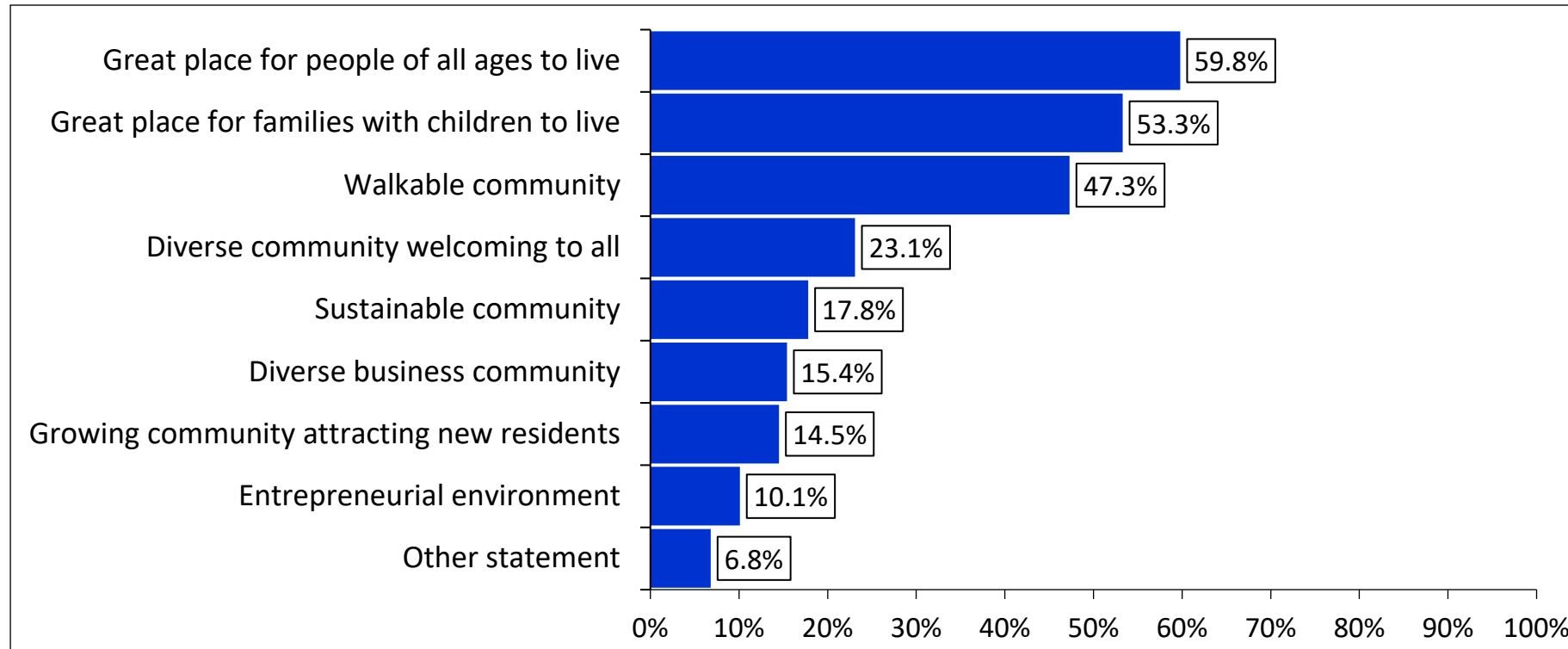
What are the 3 most important improvements needed in North Riverside?

- **Parks and recreation**, community pool, and **beautification**, especially trees (13.4% of responses)
- **Mall improvements**, safety, or redevelopment (11.0%)
- **Village government**: budget, quality of services, communication, and hiring practices (9.3%)
- **Maintenance or improvement to streets**, sidewalks, and paths (9.1%)

Future Planning and Development

Vision for the Future

Thinking about what you would like North Riverside to be five years from now, how would you complete the statement, “North Riverside is a...” *(Select up to three)*





Our Vision



Next Steps

- Next meeting
- Complete vision statement
- Develop goals
- Map ideas

Comments? Questions?

