



NORTH RIVERSIDE COMPREHENSIVE PLAN TASK FORCE MEETING 2 REVISED POST MEETING

FEBRUARY 11, 2025



NORTH RIVERSIDE
Illinois



NORTHERN ILLINOIS UNIVERSITY

Center for Governmental Studies

Outreach, Engagement and Regional Development

Agenda

1. Vision

2. Goals

3. Opportunity Sites

4. Objectives

Vision

Vision Options

- Option A

North Riverside is a friendly small town with easy access to the opportunities of a major metropolitan area. Conveniently located with good public transportation and nearby highways, the community thrives as a diverse group of neighbors. The Village is committed to being responsive to the needs and desires of all its residents from young children to older adults in areas including housing, transportation, recreation, culture, and shopping. Residents value the community's green spaces, access to the Des Plaines River and wildlife.

- Option B

North Riverside is a small town welcoming people of all ages and from diverse backgrounds. The community's strength is its interconnected, friendly, walkable neighborhoods. The municipal government strives to provide equitable responses to the needs of all, support environmental sustainability, maintain the community's public spaces, and encourage economic growth. Residents enjoy easy access to the opportunities of a major metropolitan area as well as local green spaces, wildlife and the Des Plaines River.

Preferred Option: B Revised Post Meeting

North Riverside is a friendly small town with easy access to the opportunities of a major metropolitan area. The community's strength is its interconnected, friendly, walkable neighborhoods that welcome people of all ages and diverse backgrounds. The Village strives to equitably respond to the needs of all residents, support environmental sustainability, maintain the community's public spaces, and encourage economic growth. Residents enjoy access to local parks, public spaces, natural areas, and the Des Plaines River.

Goals

Policy Framework

Getting from Here to There: Goals, Objectives and Strategies

GOAL

An achievable outcome that supports a common vision.

North Riverside will have a strong mix of businesses meeting the needs of residents, visitors and business to business customers.



OBJECTIVE

A specific, measurable step to achieve a goal.

Attract more independent small businesses.



STRATEGY

A project or action to meet the objective.

Develop and market a list of available buildings well suited to new small businesses.

Draft Goals Revised Post Meeting

Land Use: North Riverside will strategically use its land to meet the needs of residents and businesses for homes, commercial areas, industry, open space, and community spaces.

Housing: North Riverside will strive for a housing mix that includes homes for people at all stages of life and income levels and reflects the needs of a changing population.

Economic Development: North Riverside will have a strong mix of businesses meeting the needs of residents, visitors and business to business customers.

Draft Goals

Access and Mobility: North Riverside will provide streets, sidewalks and pathways that accommodate safe access and mobility for all ages, abilities and preferences.

Community Facilities and Assets: North Riverside will develop and maintain attractive and sufficient civic, recreational and educational facilities and assets to meet the community's needs.

Environmental Sustainability: North Riverside will uphold policies that protect the natural environment and promote sustainable practices.

Draft Goals

Community Design: North Riverside will advance policies and practices that maintain its identity as a beautiful community balancing natural resources with the built environment.

Utilities and Infrastructure: North Riverside will continue to provide utilities and infrastructure that efficiently and adequately meet the needs of the community's residents, businesses and public facilities while prioritizing environmental stewardship.

Communications: North Riverside will maintain clear communication between the Village, residents and businesses regarding the growth and development of the community.

Opportunity Sites



North Riverside Park Mall

Ideas for North Riverside Park Mall

- The group was enthusiastic about sports centered redevelopment offering facilities to participate in sports. This might be traditional team sports such as soccer but also could include ice skating, an artificial ski hill, simulated golf.
- Medical services
- Brewery and restaurants
- Residents would like the area to be a community focus for recreation and events.
- It should be attractive to adults of all ages and families. Concern was expressed that it not become a “teen hangout” that discouraged other users.
- Mixed use including some of the above uses and residential
- COSM mentioned as an innovative use. <https://www.cosm.com/>



Former Church Site

Church Site Ideas

- Reuse could be recreational or housing
- Recreation: park, playground, ice skating, outdoor fitness. Multiuse green space to give this part of town a focus and gathering spot.
- Housing: density could be increased for duplexes or townhomes. Senior housing would be a possibility.



Des Plaines Ave and 31st St

Des Plaines Avenue Ideas

- Mixed use, primarily residential with street level retail or other business.
- Parking the area can be a problem



7222 W. Cermak Rd

7222 Cermak Ideas

- Consider the large parking lots behind that increase the size of the site.
- Housing
- Mixed use including housing
- Vertical farm
- Sports center similar to that described for the mall site.

Are there other opportunity sites to consider?



1. North Riverside Park Mall
2. Former Church Site
3. Des Plaines Ave / 31st St Site
4. 7222 W Cermak Rd Site

Objectives

Objectives Idea Wall | WEB-BASED ACTIVITY

Weblink: <https://tinyurl.com/nrcp-taskforce>

Instructions for Idea Wall

The Objectives Idea Wall on the right is a web-based activity that is similar to an in-person activity where people share ideas by sticking post-it notes on a wall. Please follow the instructions below to share potential objectives for consideration relating to the nine goals for the Comprehensive Plan (see goals below):

1. Share an idea for a potential objective in the dialogue box that says "share an objective."
2. Use the pulldown menu to select a goal category that corresponds to your objective idea.
3. Provide your name (optional; you may leave the screen name field blank to stay anonymous).
4. Press the 'submit' button.
5. Refresh the screen to view your idea along with the other ideas posted on the Idea Wall.
6. Repeat as many times as you wish for any of the goal categories.
7. View your objective ideas and the ideas of others on the post-it notes to the bottom right.
8. Give a thumbs up or thumbs down for ideas that you like or dislike.

Objectives Idea Wall

NOTE: You may either share your name with your idea(s) or remain anonymous (leave the screen name field blank). Only Task Force members have access to this page. (max 140 characters).

Share an objective

You have **140** characters left

Category

Select

Screen name

Enter user name

Moderation Policy

Submit

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Draft Plan Goals

1. **Land Use & Development:** Insert goal statement
2. **Housing:** Insert goal statement
3. **Economic Development:** Insert goal statement
4. **Transportation:** Insert goal statement
5. **Community Facilities & Assets:** Insert goal statement
6. **Sustainability:** Insert goal statement
7. **Community Design:** Insert goal statement
8. **Utilities:** Insert goal statement
9. **Communications:** Insert goal statement

Task Force Meetings

 December 10, 2024 6:00 pm
Task Force Meeting #1

 February 11, 2025 6:00 pm
Task Force Meeting #2

 March 11, 2025 6:00 pm
Task Force Meeting #3
Date is tentative

 April 22, 2025 6:00 pm
Task Force Meeting #4
Date is tentative

Objectives Idea Wall
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Recent

Popular

Categories -

6 February, 2025
Anonymous says:
"Improve Parks."

thumbs up 0

thumbs down 0

6 February, 2025
mim says:
"build more housing for seniors"

thumbs up 1

thumbs down 0

4 February, 2025
Anonymous says:
"Support current homeowners with home repair and maintenance resources"

thumbs up 0

thumbs down 0

4 February, 2025
Todd says:
"Encourage infrastructure for electric vehicle charging stations"

thumbs up 0

thumbs down 0

4 February, 2025
Anonymous says:
"increase recreation opportunities on and along the Des Plaines River"

thumbs up 1

thumbs down 0

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Todd says:
"Improve access to transit"

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Next Steps

- Refined Goals and Objectives
- Future Land Use Plan

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

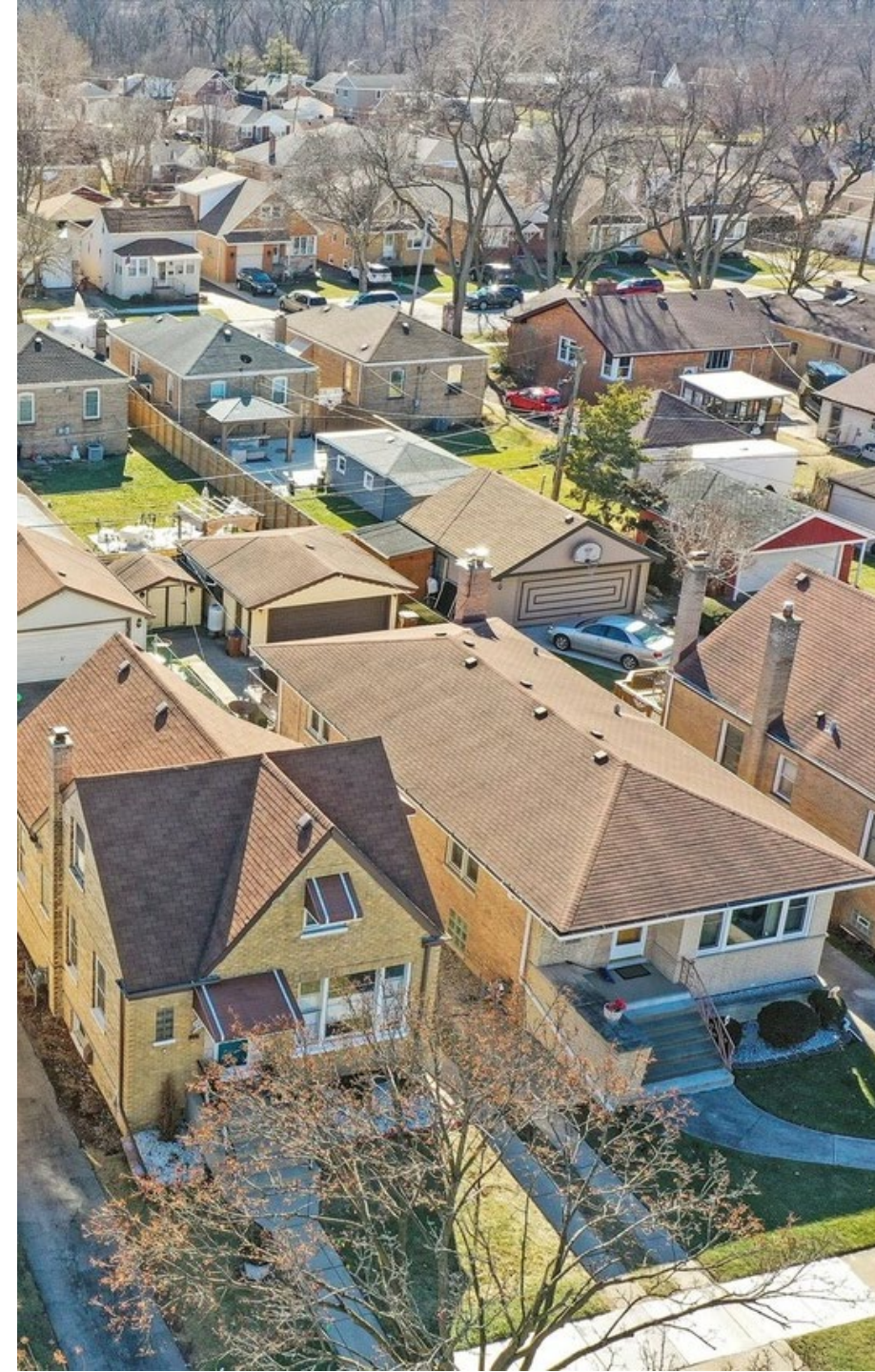
Median year built of homes in North Riverside

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

93.7%

Of housing stock built before 1990

:: 94.4% in adjacent communities
:: 82.2% in Cook County
:: 73.8% 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)

Median home value in North Riverside is \$291,200, which is slightly higher than the surrounding area (\$286,983)

Median household income in North Riverside is \$63,625, compared to \$87,107 in the surrounding area

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)

Median rent in North Riverside is \$1,106, which is slightly lower than the surrounding area (\$1,214)

Median household income in North Riverside is \$63,625, compared to \$87,107 in the surrounding area

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



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

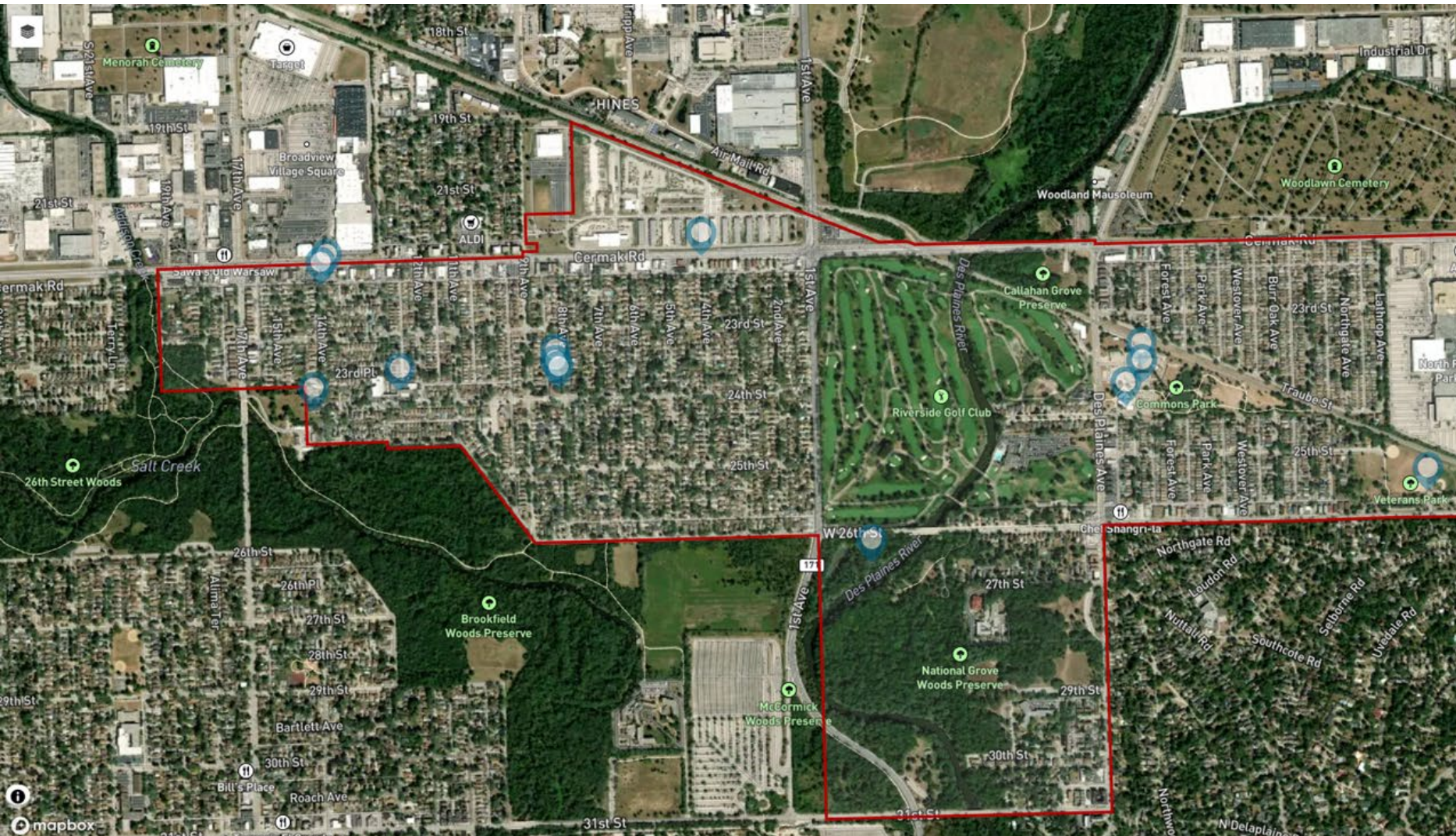
- Komarek SD #94
 - :: Schools: 1
 - :: Grades: K-8
- Riverside SD #96
 - :: Schools: 5
 - :: Grades: PK-5, 6-8
- Riverside-Brookfield Twp SD #208
 - :: Schools: 1
 - :: Grades: 9-12

OTHER ASSETS

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



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]

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%)

Village Services

Satisfaction with Village Services/Amenities

Respondents were most likely to be **very or somewhat satisfied** with the following Village services:

- Fire and EMS services (89.0% were very or somewhat satisfied)
- Public library (83.0%)
- Police (81.9%%)
- Public works services (79.1%)

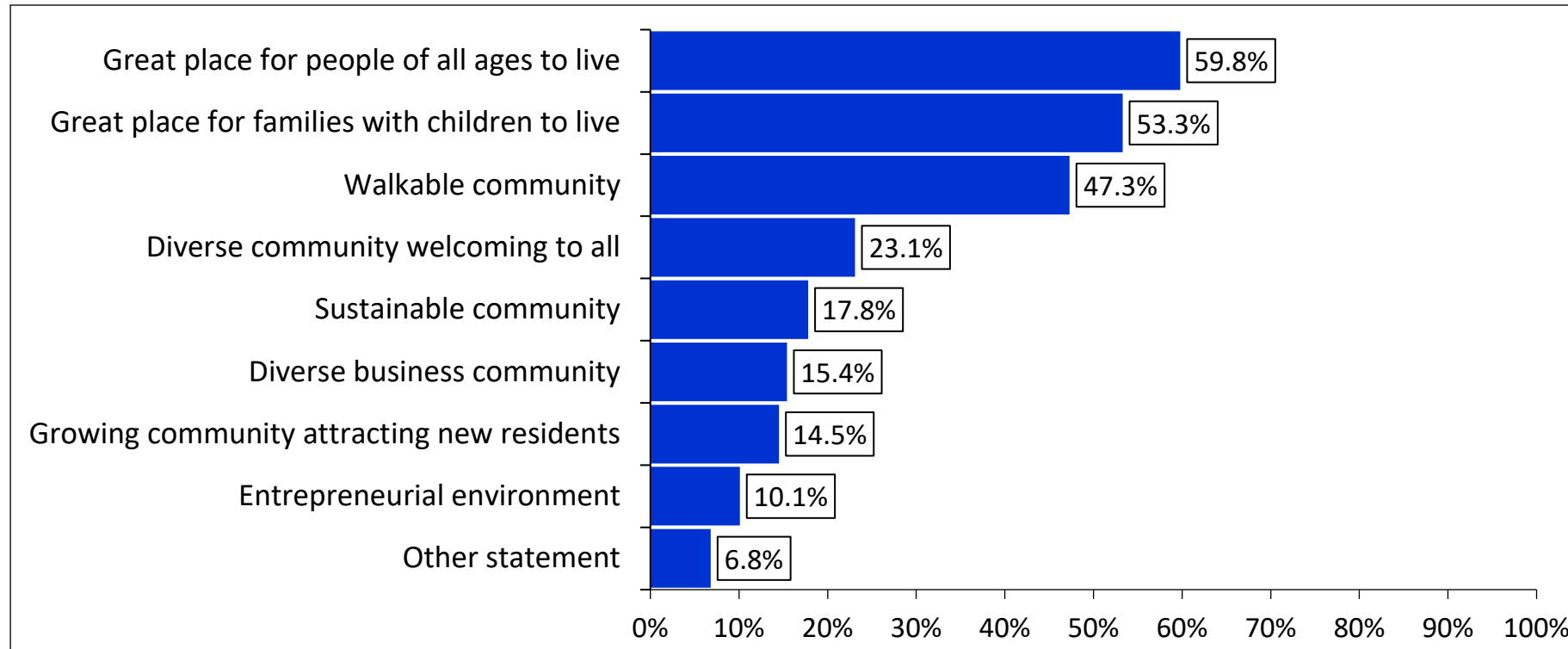
They were most likely to be **very or somewhat unsatisfied** with:

- Code enforcement for private property (35.0% were very or somewhat unsatisfied)
- Village permitting process for home/business improvements (23.4%)
- Arts/cultural opportunities (22.3%)
- Parks/recreation facilities (21.7%)

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)*



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

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%)

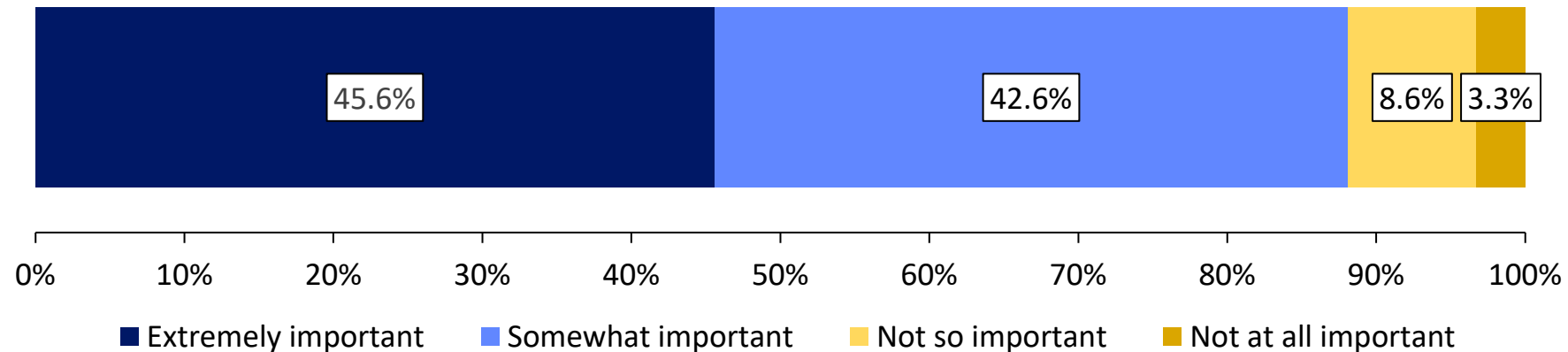
Most selected, **too much** development of this type:

- 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%)

Future Planning and Development

Importance of Community Gathering Spot

Nearly 9 in 10 (88.2%) of residents think it is **extremely** or **somewhat important** to have a **community focused gathering spot** such as a small "town center" where residents can gather in businesses such as coffee shops or mom and pop food outlets, combined with other small businesses and outdoor public spaces



Future Planning and Development

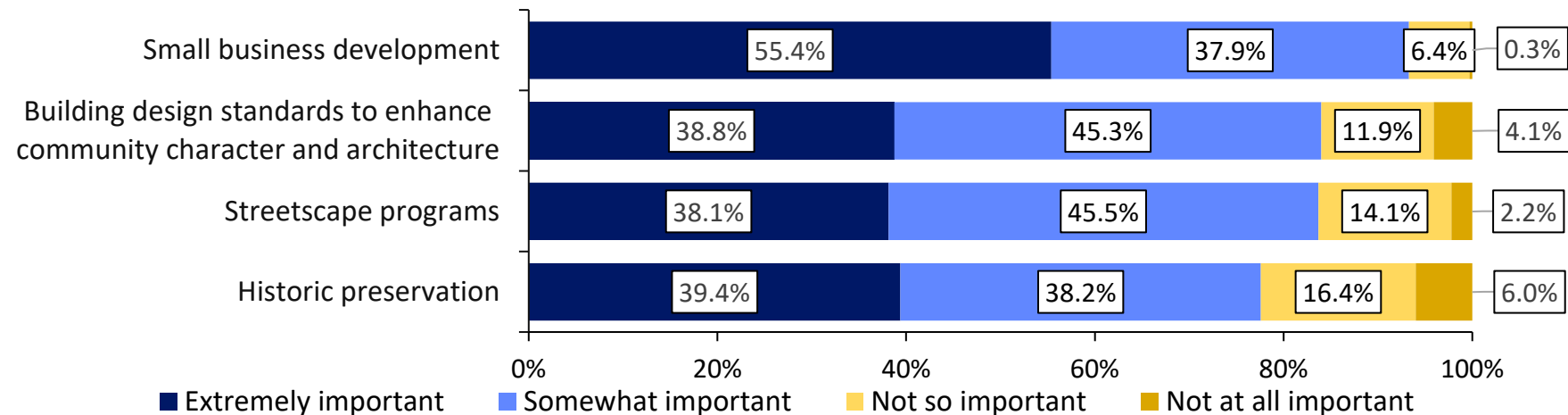
Vision for the Future

Nearly all (93.3%) residents think it is important to plan for **small business development**.

More than three-quarters of residents think it is very important to plan for:

- **Business design standards** to enhance community character and architecture (84.1%)
- **Streetscape programs** (83.7%)
- **Historic preservation** (77.6%)

How important is it for the Village to plan for...



Future Planning and Development

Planning for Environmental Sustainability

Residents were most likely to say these were **very or somewhat important** to plan for:

- Stormwater management (98.2%)
- Preservation of natural areas (97.6%)
- Waste reduction and recycling (91.3%)
- Getting places on foot or bicycle (90.7%)

Residents were most likely to say these were **not very or not at all important** to plan for:

- Electric vehicle charging stations (50.1%)