

NORTH RIVERSIDE COMPREHENSIVE PLAN TASK FORCE MEETING 3

MARCH 11, 2025



NORTH RIVERSIDE
Illinois



NORTHERN ILLINOIS UNIVERSITY
Center for Governmental Studies
Outreach, Engagement and Regional Development



Agenda



Where are we now?



Objectives and Strategies

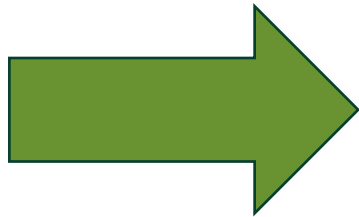


Future Land Use Map



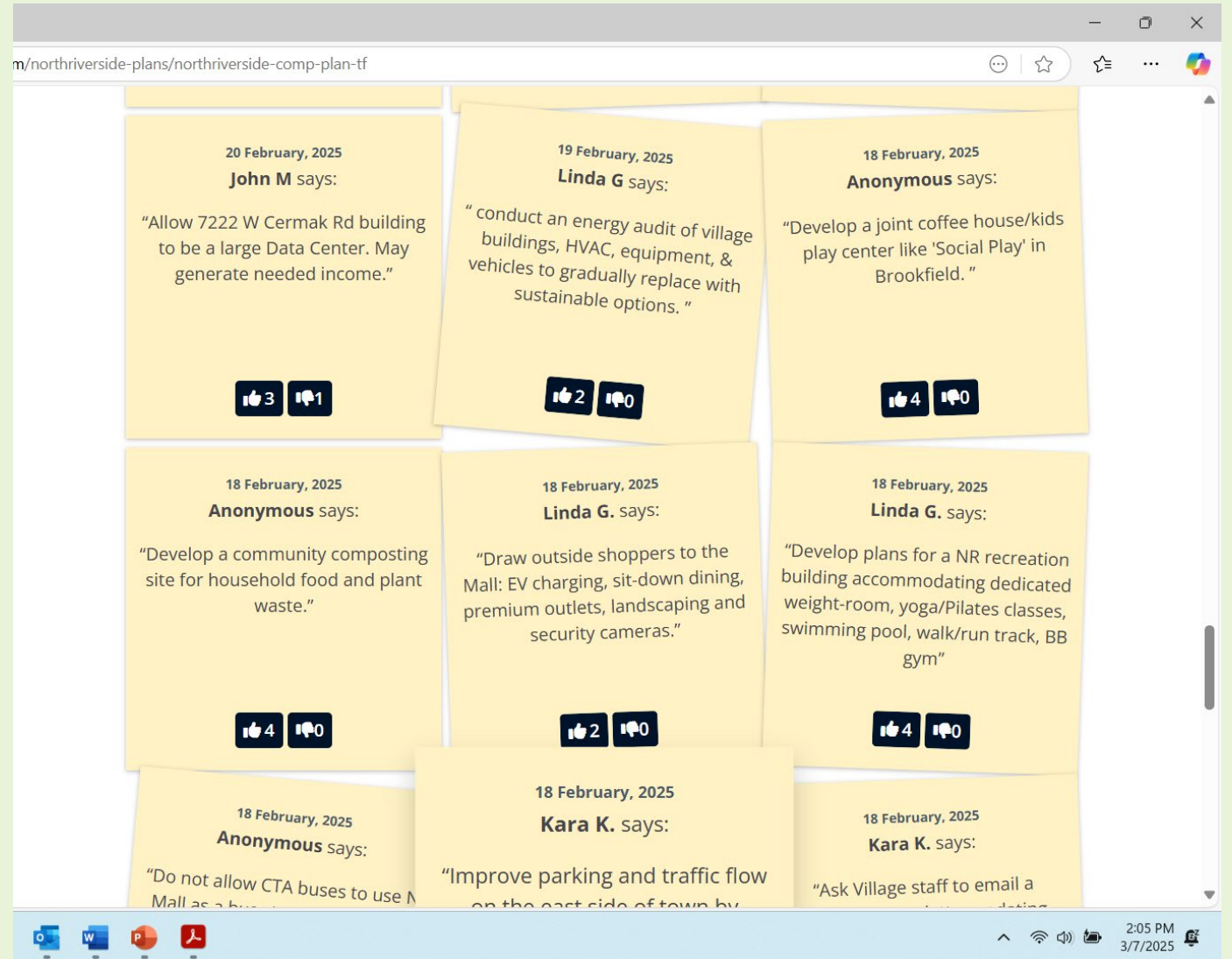
Next Steps

Where are We Now?



Chapter 1: Introduction	1
Overview	1
Planning Process	2
Plan Organization	2
Chapter 2: Community Profile	3
Location	3
Existing Land Use	4
Community Conditions	6
Economic Conditions	10
Chapter 3: Community Framework	11
Vision Statement	11
Goals & Objectives	12
Chapter 4: City Plan	15
Future Land Use	15
Development Typologies	19
Access & Mobility	22
Community Facilities & Assets	24
Natural Resources	26
Utilities & Infrastructure	28
Community Design	29
Chapter 5: Implementation	33
Overview	33
Key Partners	33
Implementation Plan	34

Objectives and Strategies



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

Objectives	Strategies
Provide land use related information on the Village website	<ul style="list-style-type: none"> • Post information on “how to” for land use actions such as permitting or requesting information
Increase public input into land use decisions	<ul style="list-style-type: none"> • Make participation easy • Share information on issues • Seek input from a cross section of the community
Make information on proposed development easily accessible to the public	<ul style="list-style-type: none"> • Post development information on the Village website • Notify residents of upcoming development discussions • Include information in the village newsletter.

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

Objectives	Strategies
Make Cermak Road an attractive “main street”	<ul style="list-style-type: none"> • Improve landscaping • Encourage more locally oriented small businesses • Add more sit down restaurants • Discourage video gaming, smoke shops, liquor stores, and bars • Improve pedestrian friendliness
Add landscaping to areas that are lacking greenery	<ul style="list-style-type: none"> • Add trees in Commons and Veterans Parks • Encourage more landscaping and less pavement at North Riverside Park Mall
Promote a native landscape	<ul style="list-style-type: none"> • Choose native plants over non-native
Seek public participation in landscape efforts	<ul style="list-style-type: none"> • Assemble a volunteer committee
Create a landscape master plan for public spaces	<ul style="list-style-type: none"> • Prepare a natural resources inventory
Develop a central community focus	<ul style="list-style-type: none"> • Investigate potential locations where space for community gathering could be developed. • Consider strengthening an existing shopping/restaurant concentration so it can function as a community focus point.
Promote high quality design standards	<ul style="list-style-type: none"> • Create design guidelines for new and improved structures. • Develop public buildings and spaces whose design reflects the community’s pride of place. • Install attractive and effective gateway and wayfinding signage.

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.

Objectives	Strategies
Parks and public spaces are well maintained	
Increase the community’s walkability	
Develop a community recreation building	<ul style="list-style-type: none"> • Include a variety of sports • Investigate potential locations
Increase recreation opportunities on and along the Des Plaines River	<ul style="list-style-type: none"> • Advocate for investigation of a riverwalk
Provide equitable geographic distribution of parks and recreation facilities.	
Provide parks and recreation opportunities for all age groups and ability levels.	
Encourage additional arts and culture opportunities for residents and visitors.	

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

Objectives	Strategies
Attract new small businesses	<ul style="list-style-type: none"> • Consult realtors to learn what kind of spaces prospective tenants are seeking. • Market North Riverside as a business location.
Work towards a positive future for North Riverside Park Mall	<ul style="list-style-type: none"> • Consider new and mixed uses • Work with all current property owners
Support local small businesses to keep commercial areas vibrant	<ul style="list-style-type: none"> • Create a local chamber or other business organization • Develop incentives to shop/dine locally • Install effective wayfinding signs • Connect business owners with technical support services • Discuss business succession planning
Consider alternative future uses for underutilized buildings	<ul style="list-style-type: none"> • 7222 Cermak • Des Plaines Avenue and 31st Street • Work with property owners
Develop policies and programs that position the Village to meet the changing needs of property owners, businesses, and customers	<ul style="list-style-type: none"> • Create an efficient and understandable permitting process • Evaluate policies and regulations to ensure local buildings meet changing needs

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.

Objectives	Strategies
Support multifamily housing in appropriate locations	<ul style="list-style-type: none"> Identify potential locations
Plan to meet the housing needs of an aging population	<p>Investigate the need for additional senior housing Assist seniors in making their existing homes age friendly.</p>
Support maintenance of existing homes	<ul style="list-style-type: none"> Provide information on home repair and maintenance resources Strengthen code enforcement
Encourage affordable housing development	<ul style="list-style-type: none"> Consider incentives that encourage development of affordable housing
Consider housing concepts that make North Riverside attractive to new residents	<ul style="list-style-type: none"> Investigate allowing attached single-family housing in some areas (duplexes, triplexes, townhomes) Investigate allowing accessory dwelling units

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.

Objectives	Strategies
Strive for a balance of uses that considers the needs of residents, businesses, visitors, and the environment.	<ul style="list-style-type: none"> • Guide community growth in accordance with the comprehensive plan. • Make the comprehensive plan easily accessible on the city’s website. • Educate the Plan Commission and Village Board on how to use the comprehensive plan as part of their regular order of business.
Align the Village’s zoning ordinance with the comprehensive plan	<ul style="list-style-type: none"> • Review and amend the zoning code to ensure zoning standards are consistent with the land use recommendations defined in the comprehensive plan. • Review and update the zoning map to ensure it is consistent with the future land use plan.
Redevelop or reuse underutilized spaces	<ul style="list-style-type: none"> • 7222 Cermak • Vacant lot at 24th and 8th • Excess parking space around North Riverside Park Mall • Seek public input on reuse options
Coordinate related planning efforts	<ul style="list-style-type: none"> • Have open communication with all planning entities • Consider existing and new plans when developing and implementing Village plans
Investigate alternative uses for North Riverside Park Mall	<ul style="list-style-type: none"> • Housing • Recreation • Mixed use town center

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

Objectives	Strategies
Make Village owned buildings and spaces environmentally friendly	<ul style="list-style-type: none"> • Conduct energy audits of all Village owned buildings • Avoid use of toxic pesticides
Encourage greener buildings throughout the community	<ul style="list-style-type: none"> • Investigate incentives for buildings to add solar panels
Encourage resident involvement in sustainability efforts	<ul style="list-style-type: none"> • Develop a community composting site
Provide electric vehicle charging facilities	<ul style="list-style-type: none"> • Provide facilities in convenient public locations
Improve air quality	<ul style="list-style-type: none"> • Consider the impact on air quality when reviewing proposed projects • Work with regional transportation agencies to reduce pollutants from thoroughfares and public transit
Create and support native ecosystems	<ul style="list-style-type: none"> • Educate the public on native, non-native and invasive species of plants and animals • Support or recreate native ecosystems where opportunities are presented.
Manage storm water effectively	<ul style="list-style-type: none"> • Utilize rain gardens in public spaces • Provide property owners with information on rain gardens • Complete ongoing Village programs to reduce flooding • Maintain or introduce natural areas where possible • Work with other agencies involved in storm water management and resource protection to maximize effectiveness.
Reduce heat islands	<ul style="list-style-type: none"> • Identify areas where heat islands exist • Plant trees to reduce heat islands • Develop standards to avoid creating heat islands in new developments

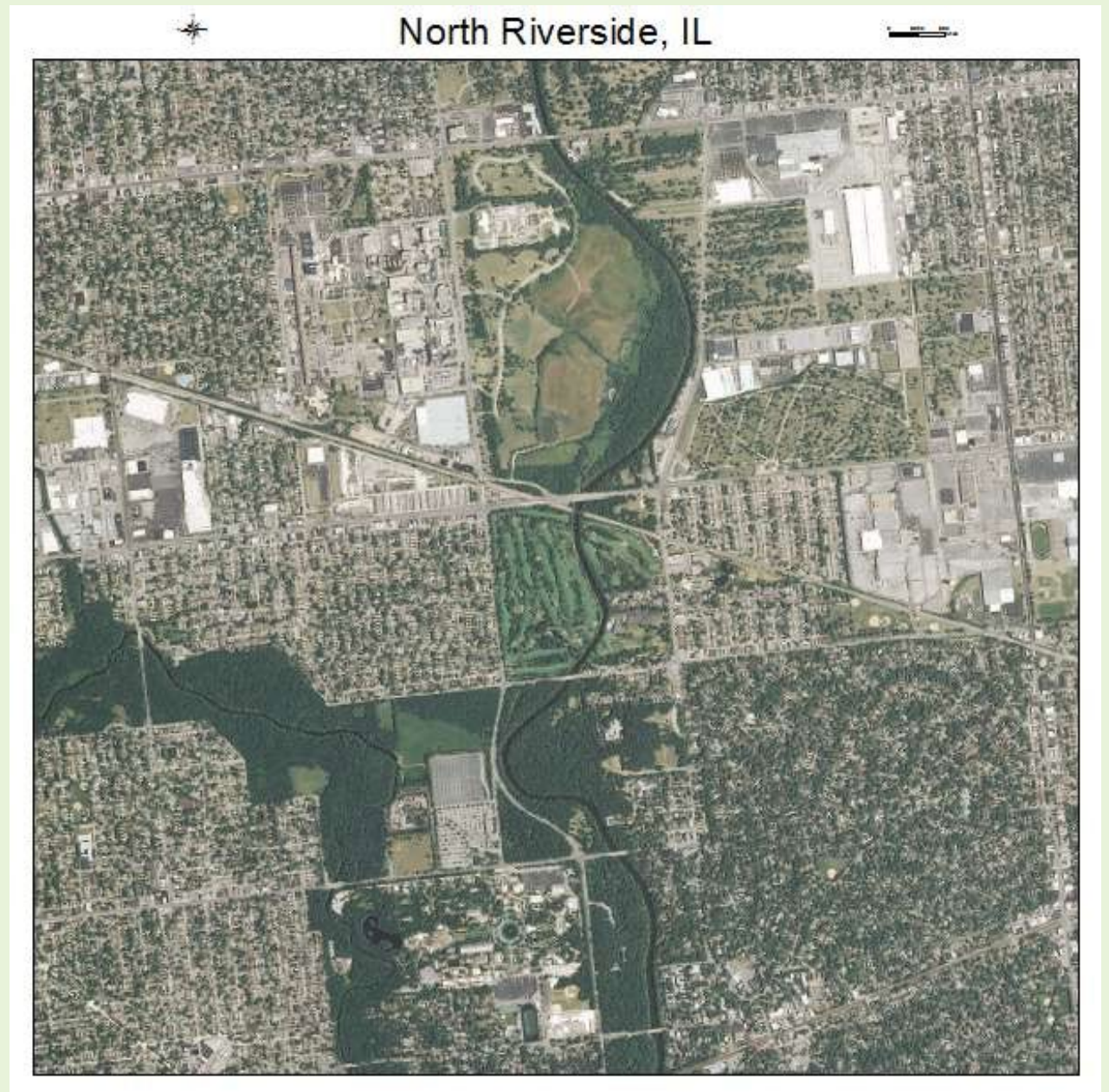
Access and Mobility: North Riverside will provide streets, sidewalks and pathways that provide safe access and mobility for all ages, abilities and preferences.

Objectives	Strategies
Improve pedestrian safety	<ul style="list-style-type: none"> • Evaluate and improve intersection crossings • Investigate speed reducing techniques
Improve mobility options for seniors and people with limited mobility	<ul style="list-style-type: none"> • Support improvements to public transportation
Meet parking needs throughout the community	<ul style="list-style-type: none"> • Evaluate Village parking requirements considering current needs and trends
Improve traffic flow throughout the community	<ul style="list-style-type: none"> • Consider additional one-way streets

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.

Objectives	Strategies
Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure.	

Future Land Use Map



Future Land Use Map

GENERAL NOTES

Virtually no room to grow outward due to neighboring municipalities, Hines unincorporated area, and forest preserves

Infill sites also fairly limited

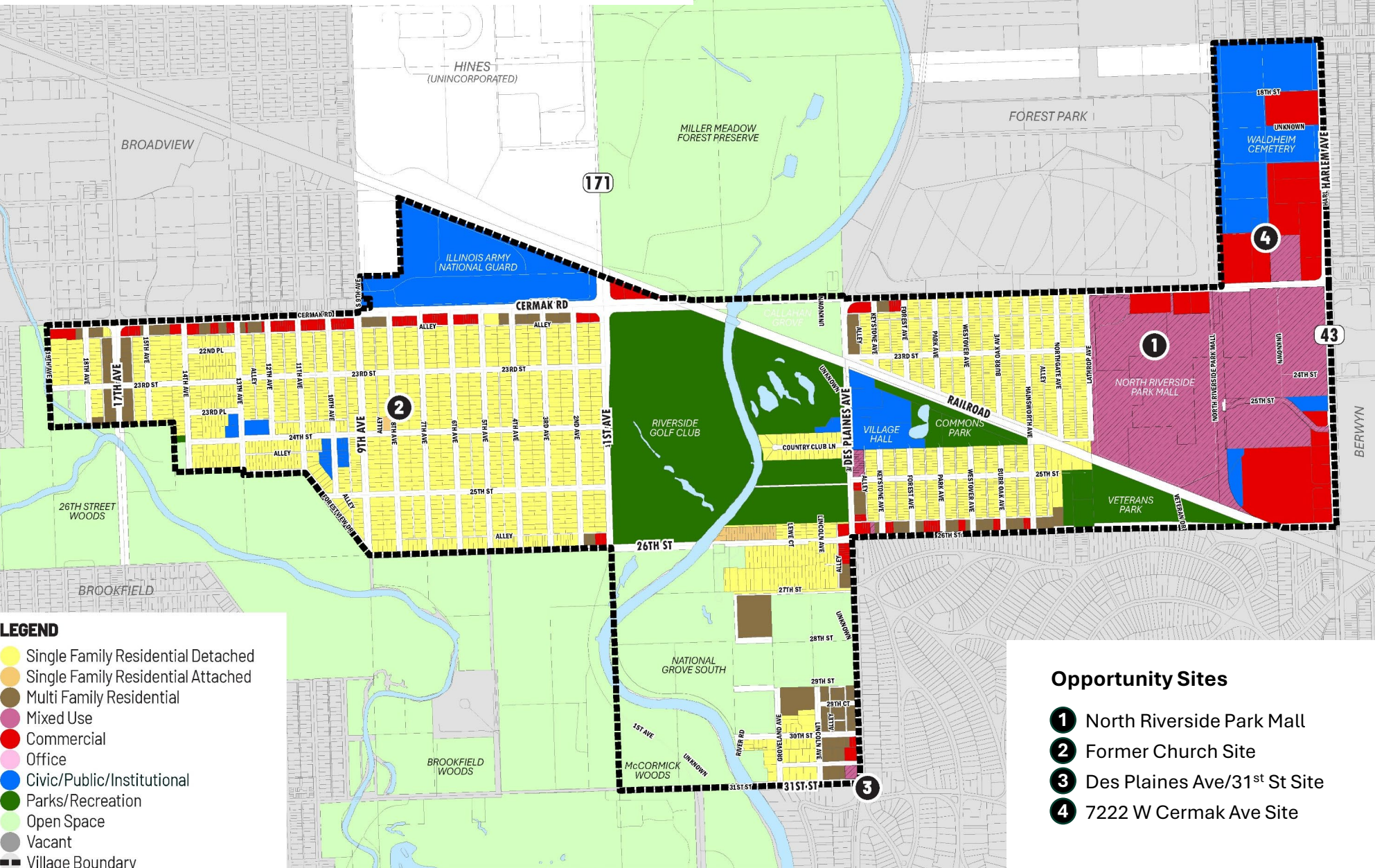
Best opportunities for new development are the four opportunity sites

Other sites may open up over time, creating additional redevelopment opportunities

Future planning should also focus on assisting existing homeowners and businesses with maintenance and rehab

Enhanced sidewalks and trails network will help connect pedestrians and bicyclists to North Riverside's various assets

Pace's future plans to expand its Pulse BRT bus service to Harlem Avenue would provide development opportunities around transit (TOD), including the mall site



LEGEND

- Single Family Residential Detached
- Single Family Residential Attached
- Multi Family Residential
- Mixed Use
- Commercial
- Office
- Civic/Public/Institutional
- Parks/Recreation
- Open Space
- Vacant
- Village Boundary

Opportunity Sites

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

Future Land Use Map

Opportunity Site 1: North Riverside Park Mall

Potential Redevelopment Ideas

1. Reimagined mall adding housing, office, recreation, hospitality, and entertainment options; local examples in the region include:
 - Fox Valley Mall (Aurora)
 - Old Orchard Mall (Skokie)
 - Golf Mill Mall (Niles)
 - Hawthorn Mall (Vernon Hills)
 - Spring Hill Mall (West Dundee)
2. Innovation hubs
3. Community-focused recreation and events
 1. Top Golf
 2. Climbing and trampoline gyms
 3. Indoor youth swimming
 4. Indoor soccer, pickleball, etc.
4. Brewery and restaurants
5. Healthcare facilities
6. Innovative uses like COSM immersive entertainment (two current sites in Dallas and LA)



Future Land Use Map

Opportunity Site 2: Former Church Site

Potential Redevelopment Ideas

Housing Ideas

- Density could be increased for duplexes or townhomes
- Senior housing is another possibility

Recreation Ideas

- Park
- Playground
- Ice skating
- Outdoor fitness
- Multiuse green space to give this part of town a focus and gathering spot



Future Land Use Map

Opportunity Site 3: Des Plaines Ave/31st St Site

Potential Redevelopment Ideas

- Mixed use, primarily retail or other businesses on street level and residential units above
- Redevelopment could take the form of either:
 - Adaptive reuse of the existing building, or
 - Complete redevelopment of the site
- Potential parking solutions:
 - On-site, including structured above or below ground (total redevelopment only)
 - Off-site, such as a shared parking facility with neighboring uses (however, space is very limited in the immediate neighborhood)
 - Potential to reduce parking requirements near transit (e.g., Pace bus stop next to site)



Future Land Use Map

Opportunity Site 4: 7222 W Cermak Ave Site

Potential Redevelopment Ideas

- Redevelopment could take the form of either:
 - Adaptive reuse of the existing building, or
 - Complete redevelopment of the site
- Housing, particularly following emerging trend of converting old offices into residential units
- Mixed use, including retail at the ground floor with residential units above
- Vertical farm
- Similar ideas as proposed for the mall site:
 - Innovation hubs
 - Community-focused recreation and events
 - Healthcare facilities





Next Steps