

NORTH RIVERSIDE COMPREHENSIVE PLAN TASK FORCE MEETING 4

APRIL 22, 2025



NORTH RIVERSIDE
Illinois



NORTHERN ILLINOIS UNIVERSITY

Center for Governmental Studies

Outreach, Engagement and Regional Development

egret+ox
PLANNING

Agenda

Where are we now?

Revised Future Land Use Map

Prioritizing Objectives

Next Steps

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PRIORITIZING OBJECTIVES

GOAL & OBJECTIVE CATEGORIES

- Land Use and Development
- Housing
- Economic Development
- Access and Mobility
- Community Facilities and Assets
- Environmental Sustainability
- Community Design
- Utilities and Infrastructure
- Communications

Consider the following:

- How difficult will it be to achieve this objective considering cost, staff time, available site or building, and other factors?
- How much community support is there for the objective?
- How much positive impact will there be on the community if the objective is achieved?

Based on these criteria, rate each objective as:

High Priority

Medium Priority

Lower Priority

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

Objectives	Priority
Provide land use related information on the Village website	M
Increase public input into land use decisions	L
Make information on proposed development easily accessible to the public	H

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	Priority
Make Cermak Road an attractive “main street”	M
Add landscaping to areas that are lacking greenery	H
Promote a native landscape	H
Seek public participation in landscape efforts	L
Create a landscape master plan for public spaces	H
Develop a central community focus	M
Promote high quality design standards	H

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	Priority
Parks and public spaces are well maintained	H
Increase the community's walkability	H
Develop a community recreation building	M
Increase recreation opportunities on and along the Des Plaines River	L
Provide equitable geographic distribution of parks and recreation facilities.	M
Provide parks and recreation opportunities for all age groups and ability levels.	H
Encourage additional arts and culture opportunities for residents and visitors.	L

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

Objectives	Priority
Attract new small businesses	H
Work towards a positive future for North Riverside Park Mall	M
Support local small businesses to keep commercial areas vibrant	H
Consider alternative future uses for underutilized buildings	L
Develop policies and programs that position the Village to meet the changing needs of property owners, businesses, and customers	H

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	Priority
Support multifamily housing in appropriate locations	M
Plan to meet the housing needs of an aging population	H
Support maintenance of existing homes	M
Encourage affordable housing development	L
Consider housing concepts that make North Riverside attractive to new residents	H

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	Priority
Strive for a balance of uses that considers the needs of residents, businesses, visitors, and the environment.	H
Align the Village's zoning ordinance with the comprehensive plan	H
Redevelop or reuse underutilized spaces	H
Coordinate related planning efforts	M
Investigate alternative uses for North Riverside Park Mall	M

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

Objectives	Priority
Make Village owned buildings and spaces environmentally friendly	H
Encourage greener buildings throughout the community	M
Encourage resident involvement in sustainability efforts	H
Provide electric vehicle charging facilities	L
Improve air quality	M
Create and support native ecosystems	M
Manage storm water effectively	H
Reduce heat islands	L

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

Objectives	Priority
Improve pedestrian safety	H
Improve mobility options for seniors and people with limited mobility	H
Meet parking needs throughout the community	L
Improve traffic flow throughout the community	M

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	Priority
Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure.	H
Assess the impact of new development on existing utilities and infrastructure to properly plan for improvements.	H
Monitor the telecommunication needs of local homes, businesses, schools, and other sites that rely on stable, high-speed internet and web-based connectivity.	L
Leverage existing and new economic development incentives to support improvements to utilities, roadways, and other infrastructure.	M

LEGEND

- Single Family Residential Detached
- Single Family Residential Attached
- Multi Family Residential
- Mixed Use
- Commercial
- Office
- Civic/Public/Institutional
- Parks/Recreation

Opportunity Sites

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

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- 1 North Riverside Park Mall
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- 4 7222 W Cermak Ave Site

Future Land Use Map

Mixed Use [PROPOSED LAND USE DESIGNATION]

Applies to the following areas:

- North Riverside Park Mall
- South side of Cermak Rd (west of 1st Ave)
- North side of 26th St (east of Des Plaines Ave)
- Certain segments of Des Plaines Ave

Mixed use development typically takes two forms:

(1) Vertical: A single building with retail, restaurants, or other businesses on first floor with residential units and/or office space on upper floors

(2) Horizontal: A mix of various buildings adjacent to each other representing a variety of commercial, office, and residential uses



Vertical mixed use example
North Riverside IL



Horizontal mixed use example
Addison IL

Future Land Use Map

Mixed Use [PROPOSED LAND USE DESIGNATION]

How does the Mixed Use designation impact existing uses and underlying zoning:

- Cermak Rd, 26th St, and certain segments of Des Plaines Ave are currently characterized by horizontal mixed use with commercial businesses next to apartment buildings.
- Potential redevelopment of any areas with the Mixed Use land use designation will have the ability to accommodate new mixed use, whether vertical or horizontal in format.
- The underlying zoning districts for the Mixed Use designated areas include R1, B1, B2, B3, and ORA, which allow for the types of uses that exist today.
- Future mixed use redevelopment sites will likely redevelop as Planned Unit Developments (PUDs) to allow for greater flexibility in site design, mix of uses, and greater community review.



26th St/Des Plaines Ave Intersection
North Riverside IL



Next Steps

- Complete Implementation Plan
- Prepare draft final document
- Review process

IMPLEMENTATION PLAN

4: Economic Development

GOAL | Monticello will grow its economy based on capturing its share of regional economic growth, supporting existing businesses and industries, and strengthening its appeal to visitors.

OBJECTIVES	STRATEGIES	RESOURCES
OBJECTIVE 4.1 PRIORITY: ● HIGH Encourage locally owned, unique small businesses that serve Monticello residents and visitors and encourage entrepreneurship. ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST10, LT8	Consider a small business incubator.	<ul style="list-style-type: none"> • Monticello Chamber of Commerce [LINK] • Make It Monticello [LINK] • Heart On Main Street [LINK] • Monticello Main Street [LINK] • Sample Counter Survey [LINK] • SBA District Office [LINK]
	Consider a shared space kitchen and shared equipment facility.	
	Ensure parking requirements are not overly burdensome to small businesses.	
	Work with the Chamber to learn what business owners, customers, and visitors desire.	
OBJECTIVE 4.2 PRIORITY: ● HIGH Promote existing programs and policies and develop new ones that facilitate business continuation and growth. ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST10, LT8	Connect with educational institutions and public agencies that offer technical assistance to businesses.	<ul style="list-style-type: none"> • City of Monticello Building Improvement Program [LINK] • City of Monticello Bootcamp Program [LINK] • Property Tax Abatement Program [LINK] • Regional colleges and universities [LINK] • SBA Springfield District Office [LINK]
	Solicit input from businesses on what assistance is desired.	
	Work with SBA Springfield District office and regional colleges and universities regarding business growth initiatives.	