

# Picture Yourself Here

VILLAGE OF FOREST PARK



COMPREHENSIVE PLAN **2014**

December 15, 2014

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# VILLAGE OF FOREST PARK **COMPREHENSIVE PLAN** | 2014

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Input of the members was essential to the completion of this important document.

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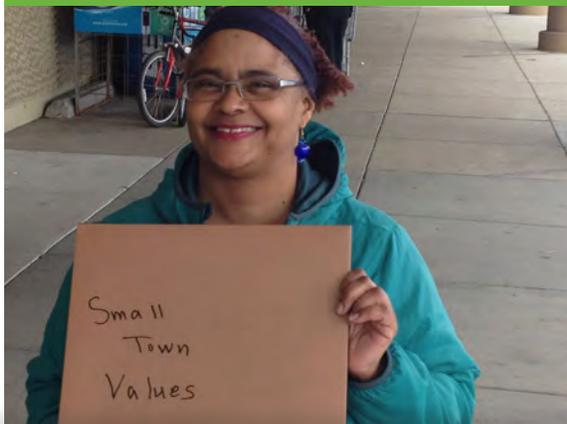
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# Word ON THE Street



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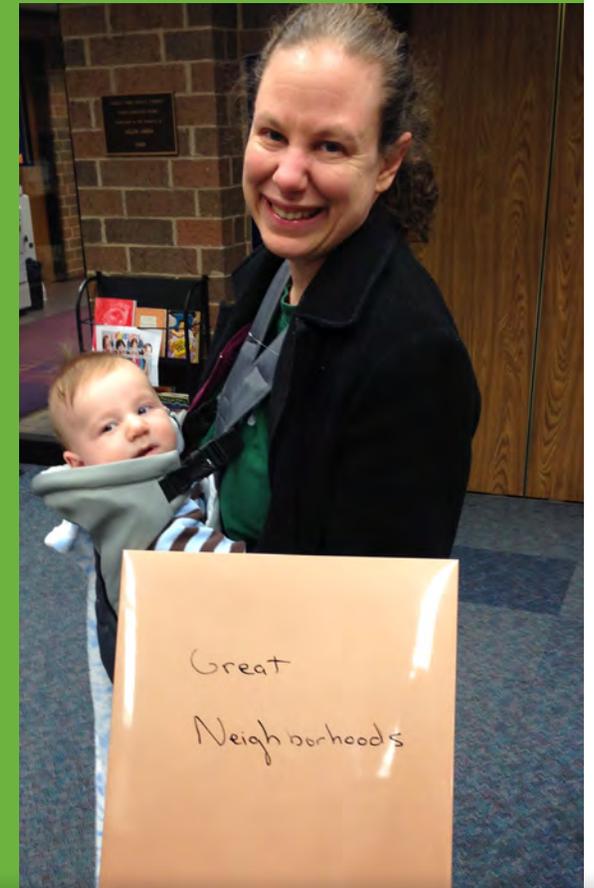
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# Word ON THE Street



## What is a Comprehensive Plan?

A comprehensive plan outlines a community's vision and includes the recommendations and policies that will help achieve that vision. It provides a detailed framework for the preservation and enhancement of community assets, while guiding development and investment decisions.

The purpose of the Comprehensive Plan (hereinafter referred to as the "Plan") is to serve as a guide in considering existing and future land use, transportation facilities, community facilities and services, parks, and environmental resources. The Plan will be used by the Village of Forest Park (hereinafter referred to as the "Village") to assist in its decision-making processes when responding to current and future physical, social, and economic conditions. The Plan, when adopted, becomes an official document of the Village.

A comprehensive plan is written to respond to changing conditions within a community. The Village should review this plan on a regular basis to ensure that local needs are being met and to take advantage of new opportunities that may arise. In 2013, the Village initiated the development of this update to its 2001 Comprehensive Plan.

## Comprehensive Planning Process

The Plan is the product of a multi-step, community-driven planning process that combined detailed technical work with the input of stakeholders within the Forest Park community. The general steps undertaken to develop the Plan contained herein include the following:

- 1) Inventory and Analysis** – This step included the analysis of existing documentation, such as, but not limited to, the 2001 Comprehensive Plan and the Downtown Strategic Plan Initiative. Site visits were performed to analyze existing conditions and achievements since the 2001 Plan. A summary of these achievements can be found in Addendum A.
- 2) Public Involvement** – Input from the public is an integral component of the comprehensive planning process. Activities conducted to generate and collect public input included one-on-one interviews with area stakeholders, Steering Committee meetings, public information meetings, and workshops. These are described in further detail on Page 5.
- 3) Draft Plan** – The development of a draft plan is an intermediate step prior to the adoption of the Plan. The presentation of the draft plan allows community officials and members of the public an opportunity to comment prior to adopting a plan.
- 4) Final Plan** – The Plan is not finalized (or adopted) until it is reviewed and approved by the local officials within the Village. This process involves reviews and approvals by the Plan Commission and the Village Council.

## Elements of the Comprehensive Plan

The Plan consists of six main sections, which embody the vision of the Forest Park community and the needs of community service providers. The Plan will function as a guide for the Village in the review of development and redevelopment proposals, the prioritization of capital improvement projects, and in influencing future land use policy decisions.

The sections addressed in the Forest Park Comprehensive Plan are divided into the following:

**Section 1: Introduction** – This section of the plan provides an overview of the planning process elements of the plan and collaboration strategies.

**Section 2: Demographics** – This section of the Plan provides baseline statistics for population, school attendance, housing, income, and business market data. It also includes a discussion of demographic trends and forecasts for 2014 and 2019.

**Section 3: Existing Conditions** – This section of the Plan includes a discussion of the existing conditions within the Village. It is divided into the following sub-sections:

- Zoning Districts
- Land Use and Development
- Transportation
- Community Facilities and Services
- Parks and Environmental Resources

**Section 4: Vision, Goals, and Objectives** – This section includes a description of the community vision, along with a listing of the goals and objectives required to achieve it. These were largely derived from the public involvement process. The Vision “paints a picture” that the Village can strive for and establishes a set of core values to inspire and guide the Village, as land use and development decisions are made in subsequent years.

**Section 5: Recommendations** – This section of the Plan expands on the Vision, Goals, and Objectives (section 4) by presenting recommendations to address future land use and development, transportation, community facilities, parks, and environmental resources within the Village. The recommendations were developed in consideration of public input gathered from public meetings, surveys, and workshops.

**Section 6: Implementation and Funding** – This section provides a description of a specific set of actions required to implement the Plan. These actions include administrative tasks, regulatory controls, capital improvements, and the process for the review and amendment of the Plan.

## Support for the Plan

The Village of Forest Park is a member of the West Cook County Housing Collaborative (hereinafter referred to as the “Collaborative”), along with Bellwood, Berwyn, Maywood, and Oak Park. The Collaborative was formed in 2009 to address shared housing issues stemming from the financial market crash and resulting foreclosure crisis at that time.

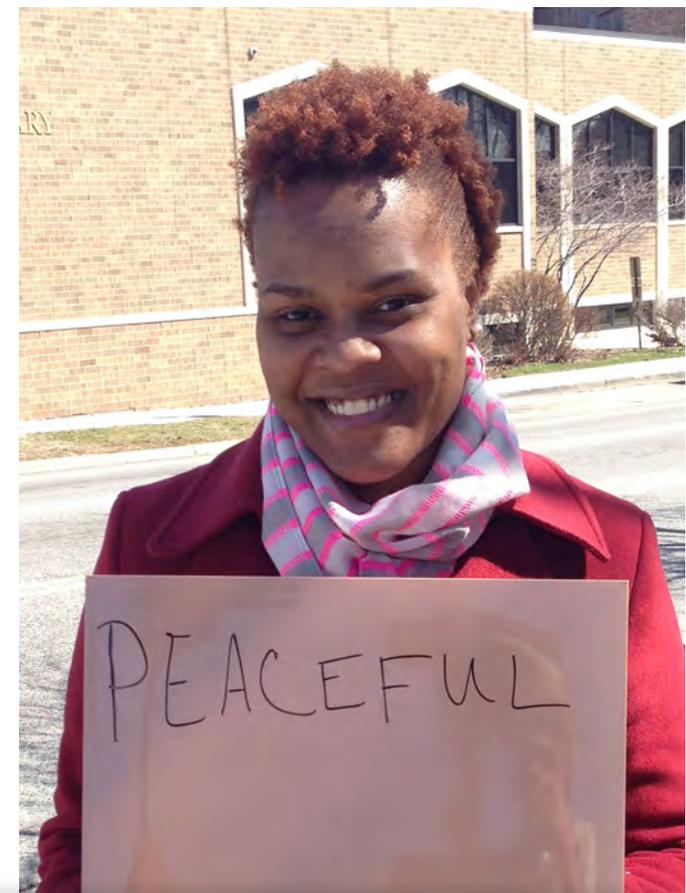
In 2011, the Collaborative was awarded a grant from the United States Department of Housing and Urban Development (HUD). The award consisted of \$2.9 million to assist the Collaborative’s efforts in creating or updating existing comprehensive plans for the five member communities. The funds from the grant allow the member communities to revisit outdated zoning and infrastructure plans that are impediments to transit-oriented, affordable housing developments. As part of the funding award, the Collaborative also helped the communities create an acquisition/pre-development fund to support affordable housing, preservation, and development near transit stops.

## Municipal Collaboration Strategies

The successful implementation of the Village Plan will require coordination among the various Village entities in the execution of the various goals, objectives, recommendations, and action items set forth in the Plan. These entities include, but are not limited to, the following:

- Village of Forest Park
- Park District of Forest Park
- Forest Park Chamber of Commerce and Development
- Historical Society of Forest Park
- Forest Park Public Library
- School Districts 91 & 209

State and local highway authorities, land development regulatory authorities, park and open space management agencies, school district leaders, institutional organizations (e.g., local universities), transit agencies, and Village staff will work together throughout the Plan implementation stages. In turn, Village entities will work with the public to implement planning strategies and recommendations that benefit the Village, as a whole. Public stakeholders can include community organizations, neighborhood associations, local businesses, not-for-profit organizations, and area residents.



Some of the issues and recommendations identified in the Plan expand beyond Village limits and impact neighboring communities. Improvements to regionally shared resources, such as roadways (e.g., I-290, IL-43/Harlem Avenue, and IL-38/Roosevelt Road), transit services, natural resources (e.g., open spaces and the Des Plaines River), community facilities, and other public services require coordination with other municipalities and regional agencies.

As one of the members of the Collaborative, the Village of Forest Park will serve as a leader in the coordination of future plan implementation activities with neighboring Bellwood, Berwyn, Maywood, and Oak Park. The Village will also work with State and regional authorities, including, but not limited to, the following:

- Chicago Metropolitan Agency for Planning (CMAP)
- Illinois Department of Transportation (IDOT)
- Regional Transportation Authority (RTA)
- Metropolitan Water Reclamation District (MWRD)
- Chicago Transit Authority (CTA) and Pace Suburban Bus (Pace)
- Cook County Forest Preserve District

## HUD Community Challenge Grant Award

HUD's Community Challenge Grants are intended to reform and reduce barriers to achieving affordable, economically vital, and sustainable communities. The grant funds focus exclusively on development near transit lines and addressing local challenges to integrating transportation and housing.

The HUD grant states:

*Each municipality will have a comprehensive plan that will include recommendations that will fully support the overall work and goals of not only the individual towns, but the Collaborative as well. Each comprehensive plan will identify additional Transit Oriented Development (TOD) sites in each of the five municipalities and provide appropriate recommendations on the following: 1) existing land uses and development—including residential, parks and open space, community facilities, and commercial; 2) existing transportation and circulation—including traffic counts, bike trails, and transit amenities; 3) demographics and economic profiles; 4) current zoning codes; 5) review of past and current plans, studies and reports, Tax Increment Financing (TIF) districts design guidelines; and 6) existing infrastructure and utilities.*

*The plan will also include a section that will contain strategies that unify the five targeted communities in the west suburbs and increase access and mobility between municipalities.*

## Consistency with Grant Guidelines

The guidelines, set forth by the grant, steered the data collection and review processes, public outreach efforts, and the development of recommendations and policies.

### Public Involvement

To gain insight into the Village of Forest Park, input was sought from key stakeholder groups in the community, the general public, special interest groups, the business community, and Village officials. Outreach efforts, targeted to this wide variety of stakeholders, included public meetings, workshops, and interviews. The comprehensive outreach included a variety of ways for community members to participate, whether in person through meetings and workshops, or virtually, through the website, online surveys, and email.

In order to reach a diverse set of stakeholders, the following activities were conducted: one public meeting; two comprehensive plan workshops; three visioning workshops; an online visual preference forum; 21 one-on-one interviews; and a community survey, distributed online and in print, from which 278 responses were received.

The outreach activities were intended to reach all population groups within the Village. Activities utilized as part of the Plan development process also were intended to include minority groups, the elderly, and high school students. These groups were active participants within the on-site visits to the library to provide assistance with the community survey, one-on-one interviews with religious leaders, a high school workshop, and “Word on the Street” informal interviews. “Word on the Street” activities were conducted at the local Cub Scout troop pancake breakfast, along Madison Street, at the CTA Blue Line Station on Desplaines Avenue, at the Forest Park Plaza, and at meetings with senior citizens at the Howard Mohr Community Center.

Through these different outreach methods, critical information was obtained. Stakeholders provided valuable input on the issues and concerns facing Forest Park. This information focused on three key topics: 1) land use and development, 2) transportation and mobility, and 3) community facilities and amenities. Stakeholders provided input on the goals and objectives, which were incorporated into the Vision Statement. These goals and objectives are identified in Section 4: Vision, Goals, and Objectives.

The broad public outreach efforts to obtain input on the Plan are outlined as follows:

### PUBLIC WEBSITE

A Comprehensive Plan website, [www.PictureForestPark.net](http://www.PictureForestPark.net), was created as a tool to convey accurate and real-time information to the Forest Park audience, as well as to receive input and comments from the community. The website provided a centralized source of up-to-date project information, available to anyone with access to the Internet, at any time.

This outreach method was selected so that the history of the project, study and associated documents, frequently asked questions and answers, and meeting information and materials could be maintained for public review in a cost-effective manner.



### PUBLIC MEETING

A Public Meeting for the Forest Park Comprehensive Plan Update was held on Wednesday, February 27, 2013 at the Howard Mohr Community Center. The meeting provided an overview of the comprehensive planning process and gave the Forest Park community an initial opportunity to share concerns, ideas, and opinions before Plan recommendations were developed.

The meeting was held in an open house format with a series of exhibit boards for review, along with maps on which meeting attendees provided comments and suggestions, noting their issues and concerns.

Attendees also had an opportunity to sign-up to become members of the Comprehensive Plan Steering Committee.

### COMPREHENSIVE PLAN STEERING COMMITTEE

A 38-member Steering Committee, consisting of a diverse and representative stakeholder group, was created to help guide the preparation of the Comprehensive Plan and create a new Vision for the Village. The Steering Committee met in July 2013, March 2014, and November 2014.

The first meeting of the Steering Committee focused on identifying issues and concerns to be addressed within the Comprehensive Plan. In response to the identified issues and concerns, the group developed goals and objectives to establish desired outcomes and accomplishments.

The second meeting provided an opportunity to update committee members on activities conducted as part of the planning process. This meeting incorporated a workshop to encourage participants to assist in identifying solutions for some of the challenges facing the Village. At the end of the meeting, the members participated in an activity designed for residents called, "Word on the Street."

At the third Steering Committee meeting, held jointly with the Plan Commission, the draft Comprehensive Plan was presented, and committee members provided their comments on the overall Plan and expressed their support for the document.

### JOINT VILLAGE COUNCIL AND PLAN COMMISSION MEETING

A joint meeting of the Village Council and the Plan Commission was held in October 2013 in the council chambers, immediately following the regularly scheduled Council meeting. This meeting utilized a workshop format where all members participated first by discussing issues and concerns within the Village, and then continuing the discussion about potential goals and recommendations to address the concerns. All of the members in attendance participated in the extensive discussions.



### VISIONING WORKSHOPS

Three Visioning Workshops were conducted to give Village residents, business owners, employees, and students an opportunity to provide their input on the future vision of Forest Park. The workshops were advertised in the newspaper and electronically. Notification was posted on the Plan website, as well as those for the Village, the Chamber of Commerce, the Park District, the Library, and the Historical Society. Flyers were distributed throughout the Village, posters were displayed in business and apartment buildings, and notice was posted on the Community Center electronic sign.



The workshops featured an introductory PowerPoint presentation, exhibit boards, and an interactive exercise using a visual preference survey to gather opinions and feedback on land use and development, transportation and mobility, and community facilities and amenities. The primary focus of the sessions was the visual preference survey.

Photographs and questions were provided on the three main topics noted above and served as "conversation starters." The content for discussion was derived from previous meetings in which issues, concerns, and goals and objectives were discussed with regard to the future of Forest Park.

Two of the Visioning Workshops were held in November 2013 at the Park District Administration Building. The third Visioning Workshop was held for high school students in February 2014.

The following includes a summary of the types of ideas and items that were discussed as part of the Visioning Workshops:

## LAND USE AND DEVELOPMENT

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### Multi-Use Developments

- Human scale/Walkability
- Principles of New Urbanism
- Form-Based Zoning
- Appeals to multiple users – bicyclists, pedestrians, and motorists

### Residential Developments

- Maintain character of neighborhoods
- Fewer multi-family properties
- Attract families with children
- Address various price points
- Maintain lot sizes (not too big)

### Commercial Developments

- Maintain small town feel
- Parking availability and access management
- Redevelopment of Roosevelt Road needed

### Overall Concerns

- Home Rule
- Schools – families moving out for high school

## COMMUNITY FACILITIES AND AMENITIES

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### Streetscapes

- Wider sidewalks
- Need for street furniture (*e.g., benches*)
- Landscaping

### Parks and Recreational Facilities

- Need for “shady” spots
- Use of native vegetation

## TRANSPORTATION AND MOBILITY

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### Traffic Calming Devices

- Potential locations for use
- Advantages/disadvantages
- Creation of a walking vs. driving environment
- Use of various types of devices

### Parking Options

- Availability of spaces (*e.g., near library*)
- Night parking
- Building a garage
- Protection from elements at pay lots

### Pedestrian Amenities

- Potential to place medians along arterial streets, like Roosevelt Road
- Education/enforcement
- Improved signage
- Access to transit locations
- Gaps in sidewalks (*near Desplaines Ave. and Railroad*)

### Way-Finding Signage

- Capturing character of community
- Scale – not too big/small
- Need for transit station signage

### Open Space Areas

- Passive vs. Active spaces
- Water features – placement away from bars

### Transit Stops and Stations

- Differences between stations
- Driver orientation vs. pedestrian orientation
- Lighting and perception of safety (*e.g., CCTV*)
- Protective coverings
- Attention to scale

### Bike Facilities and Amenities

- What are bicycle lockers?
- Continuity of existing paths (*Prairie Parkway*)
- Connectivity between north and south sides of Forest Park

### Overall Concerns

- Coordination with other projects – CTA/I-290
- Coordination with other agencies – IDOT (*e.g., for Roosevelt Road*)

### Overall Concerns

- Creation of a town center
- Making Forest Park a destination

Residents and business owners within Forest Park were also able to contribute to the conversation by visiting an online platform. Participants could upload images and comment on photographs showing Forest Park and examples of properties and concepts from around the country. This platform was available for 72 days and attracted residents, business owners, and visitors.

### COMMUNITY SURVEY

A Community Survey was made available to residents and business owners within Forest Park. The intent of this survey was to reach out to residents and business owners to collect as many ideas, opinions, and thoughts about the Village as possible. It was recognized that residents and business owners may have different needs and goals, so two different surveys were created.

The surveys were launched by the Village on January 27, 2014 and were available until February 23, 2014. Printed copies also were made available to the community at the Village Hall, Community Center, and Public Library.

*To gain additional input, the survey was presented in person at the following events:*

- The Senior Club Meeting at the Community Center on February 11, 2014. Seniors were provided with the option of completing the survey using an iPad or paper copy and were provided assistance in completing it. Fifteen people participated in the survey at the meeting, and others took the paper copy with them to be completed at their leisure.
- The Chamber of Commerce and Development meeting on February 11, 2014, where 34 business owners had the opportunity to learn about the survey and how to submit their input.
- The Forest Park Public Library, where study team members assisted with online surveys via iPads. Study team members assisted the public with the surveys on a Saturday in February, as suggested by the library director. Paper copies of the survey were available at the Library throughout the survey period.

*The survey was promoted using the following methods:*

- Flyer included in the Village water bill mailing
- Advertisement in the Forest Park Post
- Village Press release
- 3rd party Facebook page announcements
- Village e-blast to residents
- Village and Comprehensive Plan Websites

In all, 278 people participated in the survey.

### ONE-ON-ONE INTERVIEWS

Sixteen one-on-one interviews were conducted with a variety of stakeholders in Forest Park - residents; business owners; community facility representatives, including the Park District, Community Center, Library, and Historical Society; organizations, including the Cub Scouts and area churches; several business leaders; and school representatives.

Interviews also were conducted with the Mayor and four Village Commissioners. Most of the community members and commissioners had been involved with the community for more than five years, with many living and working in the community for over a decade. A couple of the interviewees were life-time Village residents. Due to the length of residency in Forest Park, respondents were able to provide near- and long-term insight and perceptions.

The interviews yielded valuable information about concerns of residents and business owners regarding the school district, safety, tax generation, and redevelopment needs. In addition, the benefits of living and working in Forest Park also were discussed in great detail.

### A WORD ON THE STREET

On numerous occasions in April 2014, residents of all ages were stopped “on the street” and asked to describe Forest Park in one word. They were asked to write the word on a board and have their photograph taken with their word. People were interviewed at the library, community center, outside businesses along Madison Street and Roosevelt Road, CTA stations, the park district, and while walking in neighborhoods.

Residents were excited to participate in the exercise and provided positive feedback on living in Forest Park. Words used to describe the community included *safe, home, community, peaceful, family, the park, diverse, fun, friendly, hip, independent, central, refreshing,* and *awesome* to name a few.

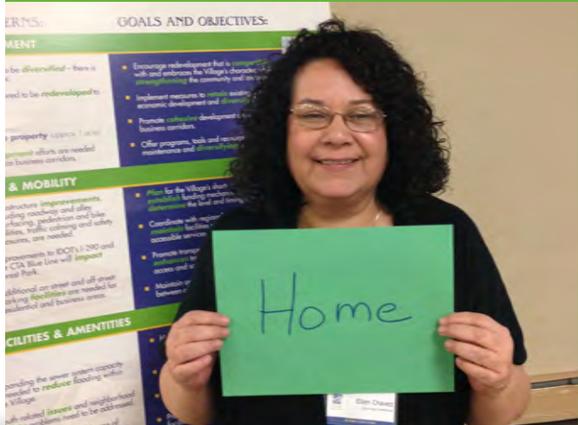
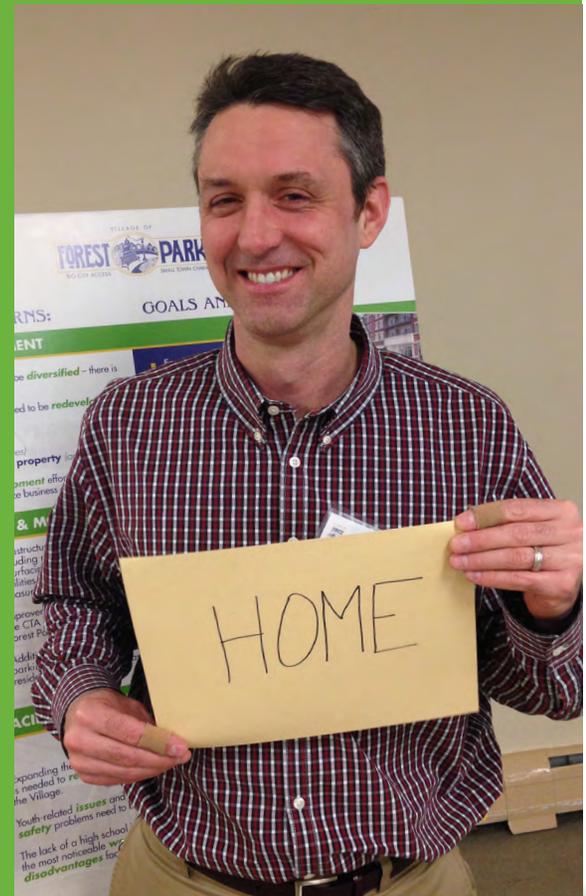


# Forest Park is...





# Word ON THE Street





## Village of Forest Park

The Village of Forest Park is located approximately 10 miles west of the City of Chicago within Cook County. It comprises an area of approximately 2.4 square miles.

The Village has a commission form of government. In this type of government, the Village has five commissioners, four of which are elected at-large. Per Illinois statute, the fifth commissioner is the mayor, who holds the dual role of both mayor and commissioner. The mayor and the commissioners are elected every four years.

Each of the elected officials is responsible for one or more specific departments. These departments consist of accounts and finance, public health and safety, public affairs, streets and public improvements, and public property. The mayor has general supervision overall and also serves as the Liquor Commissioner. In addition, each commissioner oversees or presides over one or more of the various boards, commissions, and committees that are constituted by law or by the needs of Forest Park.

## History

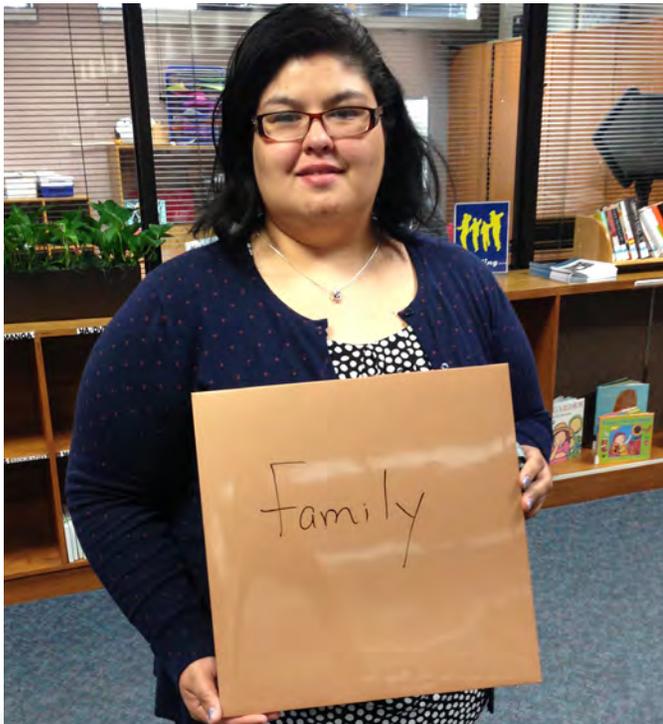
The Village of Forest Park has a distinguished history dating to the early nineteenth century. At this time, most of the land west of Chicago was part of a federal tract reserved for veterans of the War of 1812. By 1835, this area was known as Oak Ridge, due to the presence of large native oaks.

In 1839, a French Indian trader, Leon Bourassa, was given a grant from President Martin Van Buren of 160 acres along the Des Plaines River, north of what is now Roosevelt Road. This area was part of what eventually became a section of the Forest Home Cemetery. The first permanent settlement then occurred in 1856, when the Galena and Chicago Union Railroad was built through the Village.

Soon after the arrival of the railroad, John Henry Quick, a nearby landowner, gave the area a new name. He called it Harlem, after his hometown in New York City. This event was followed by a surge of settlers, arriving in Harlem after the Chicago Fire in 1871.



# Forest Park is...



Harlem was incorporated as a Village on March 24, 1884, with a population of about 4,000. The Altemheim-German Old People’s Home opened shortly thereafter in 1885 and remains an independent living community for seniors. Commercial endeavors took hold in the early 1890s with the establishment of a sausage factory by Karl Lau and the construction of a multi-story building known as the Castle by Nicholas Shank. At the time, this was the tallest building between Chicago and St. Louis.

In 1907, the Village was renamed Forest Park, during the tenure of Village President Henry J. Mohr. Mr. Mohr served in this role for 13 years. He was the last president of the Village and the first mayor (the office was changed to mayor in 1916).

### **Other notable events within the Village included the following:**

- 1907** – The Forest Park Amusement Park opened. It was destroyed by fire in 1922.
- 1912** – The Woodlawn Cemetery opened, along with the Harlem Golf Course.
- 1916** – A referendum was passed to allow for a free library, which was housed in the Village Hall.
- 1930** – A championship women’s softball team, the Parichy Bloomer Girls, came to Forest Park. The team operated until 1955, when Interstate 290 (I-290) opened.
- 1934** – The Park District of Forest Park was established; 14 acres were purchased for its use.
- 1942** – The US Naval Ordnance Plant (Amertorp) began operations. Torpedoes were manufactured at this plant until 1971. The main factory building has since been converted to the Forest Park Plaza at Desplaines Avenue and Roosevelt Road.
- 1955** – Opening of I-290.



## Character/Quality of Life

The Village of Forest Park was designated as an Illinois Main Street community. The Main Street program is part of a national movement to revitalize America's traditional downtowns, neighborhood business districts, and urban corridors.

Developed by the National Trust for Historic Preservation in 1980, the Main Street program helps communities build their local capacity to foster economic development and growth, while maintaining the unique character of the

historic downtown area. Forest Park has successfully implemented this program to create a unique community experience, which is showcased in the Madison Street corridor.

In 2008, the Main Street Association merged with the Forest Park Chamber of Commerce. Although the Village no longer participates in the National Trust Program, the combined organization now hosts a number of events throughout the year.

Forest Park's unique character can be defined by its mix of amenities to suit a diverse, yet cohesive, residential and business community. Located near downtown Chicago, the Village is a combination of urban neighborhood and small-town charm and friendliness. It is easily accessible by Metra, the Chicago Transit Authority (CTA), and I-290.

The Village has an abundance of restaurants, pubs, and shops and was once awarded "the best in neighborhood dining" by a *Chicago Tribune* readers' poll. In the past several years and continuing through the present, numerous restaurants, including upscale dining establishments, have located in Forest Park.

Forest Park residents enjoy the local cultural attractions, as well as the quality housing stock and convenient, central location. It is a close-knit community that values family, friends, and community. Residents and businesses proudly participate in community celebrations, events, and parades. The vision of Forest Park clearly includes a family-oriented and business-friendly environment.



## Demographics

Demographic information provides important input into the comprehensive planning process. An understanding of the qualitative and quantitative characteristics of an area's residents, along with projections of future population, housing, and income needs, is essential in the development of plans, proposals, and policies, which will guide future decision-making regarding land use and the proper utilization of resources.

As part of the analysis of demographic information for the Village of Forest Park, data largely was obtained through the United States Census Bureau. Statistics on population, age, race, language, housing, and income consists of data from the 2000 Census and 2010 Census. For some statistics, information also was included from the American Community Survey, a survey that samples a small percentage of the population each year.

Information on businesses is based upon information gathered from the United States Economic Census from 2007. While data has been collected for the 2012 Economic Census, data for place level was not yet released at the time this Plan was developed.

Forecast information was based upon data received from ESRI. ESRI is an organization that primarily develops geographic information systems (GIS). Among the type of data developed is demographic information for 2014 and 2019. The data provides for population, household, income, and housing statistics. The data is compiled from multiple sources and checked for small area forecasts and error measurements.

The following provides a discussion of the overall population, age, race, language, housing, income, and businesses within the Village.

### Population

An understanding of the current and forecasted population is necessary, as changes in the population have a considerable impact on such resources as housing, retail needs, and government expenditures.

As noted in the 2010 Census, the Village of Forest Park has a population of 14,167 persons. The population is comparable to some of its neighboring communities and is experiencing similar patterns in its overall growth.

Between the years of 2000 and 2010, the population within the Village decreased 9.7%, from 15,688 to 14,167. Comparatively, Cook County and the neighboring communities of Oak Park and River Forest also experienced a decline in population. Cook County experienced a 3.4% decline, while Oak Park and River Forest experienced a 1.2% and 3.9% decline, respectively.

Population projections from ESRI predict an increase of 3.2% in Forest Park during the 2010-2014 period. A further increase in population between 2014 and 2019 (3.2%) is anticipated, bringing the total population to 15,091, a rate of approximately 0.63% annually. The 2014 and 2019 population projections indicate that River Forest will continue to lose its population, and Oak Park will have modest increases of 0.05% in 2014 and 0.55% in 2019.

Forest Park's projected growth rate is higher than that of the State of Illinois (0.21%), but is less than the anticipated national rate of 0.73% per year.

	2000	2010	2014	2019
Forest Park	15,688	14,167	14,627	15,091
Oak Park	52,524	51,878	51,904	52,192
River Forest	11,635	11,172	11,018	10,941
Cook County	5,376,741	5,194,675	-	-
Illinois	12,419,293	12,830,632	-	-

Source: U.S. Census Bureau and ESRI.



### Age

Understanding the age of residents is critical in making decisions about future land use and services. For instance, knowing the number of school-aged children assists a municipality in determining if sufficient schools are available. Likewise, knowing the number of residents in the age group of 20–34 is important, as this is one of the primary groups from which to draw young workers. In addition, the number of residents aged 65 years and older is necessary in order to understand the types of services and housing that may be needed within a community.

According to the 2010 Census, the median age of the population within the Village of Forest Park is 38.2; this is higher than the median age of 35.3 for those living within Cook County.

The population cohort with the highest percentage of individuals in Forest Park is within the 25-34 age group (19% of total population). In addition, approximately 11.5% of the population is age 65 or older. The school-age population, between five and 19 years of age, is approximately 12%.

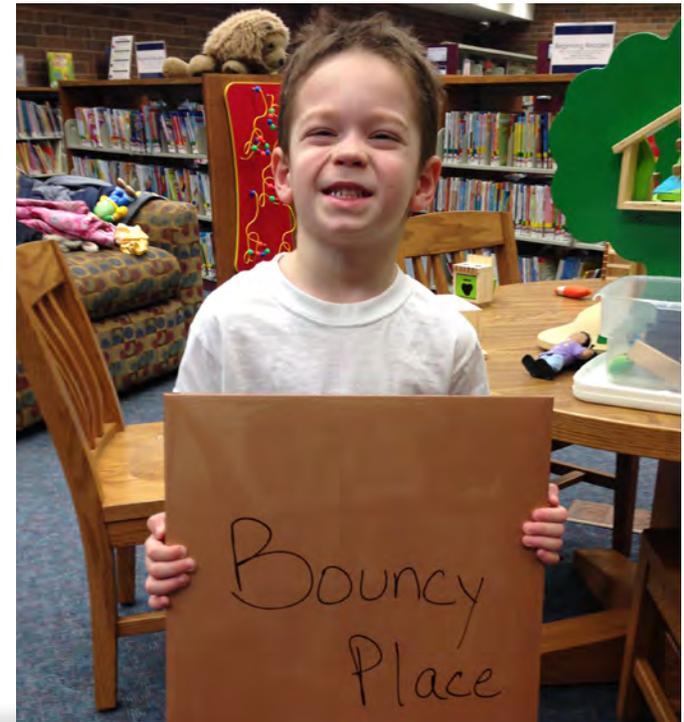
Table 2 provides a snapshot of Forest Park's population by age. By 2019, the largest percentage of the population will be between 35 and 44 years of age (15.8%). The forecast data indicate an increase in the population 65 years of age and older, a nearly 27% increase (531 individuals) resulting in a total population of 2,509 by 2019 (16.6% of the forecasted population).

The school-aged population is expected to increase from 12% to 14.4%.

In comparison, 2010 Census data shows that Oak Park's and River Forest's largest population groups are 35-44 year olds and 45-54 year olds, respectively—older than Forest Park. The highest percentage of the Cook County population is within the 25 to 29 year old cohort.



# Forest Park is...



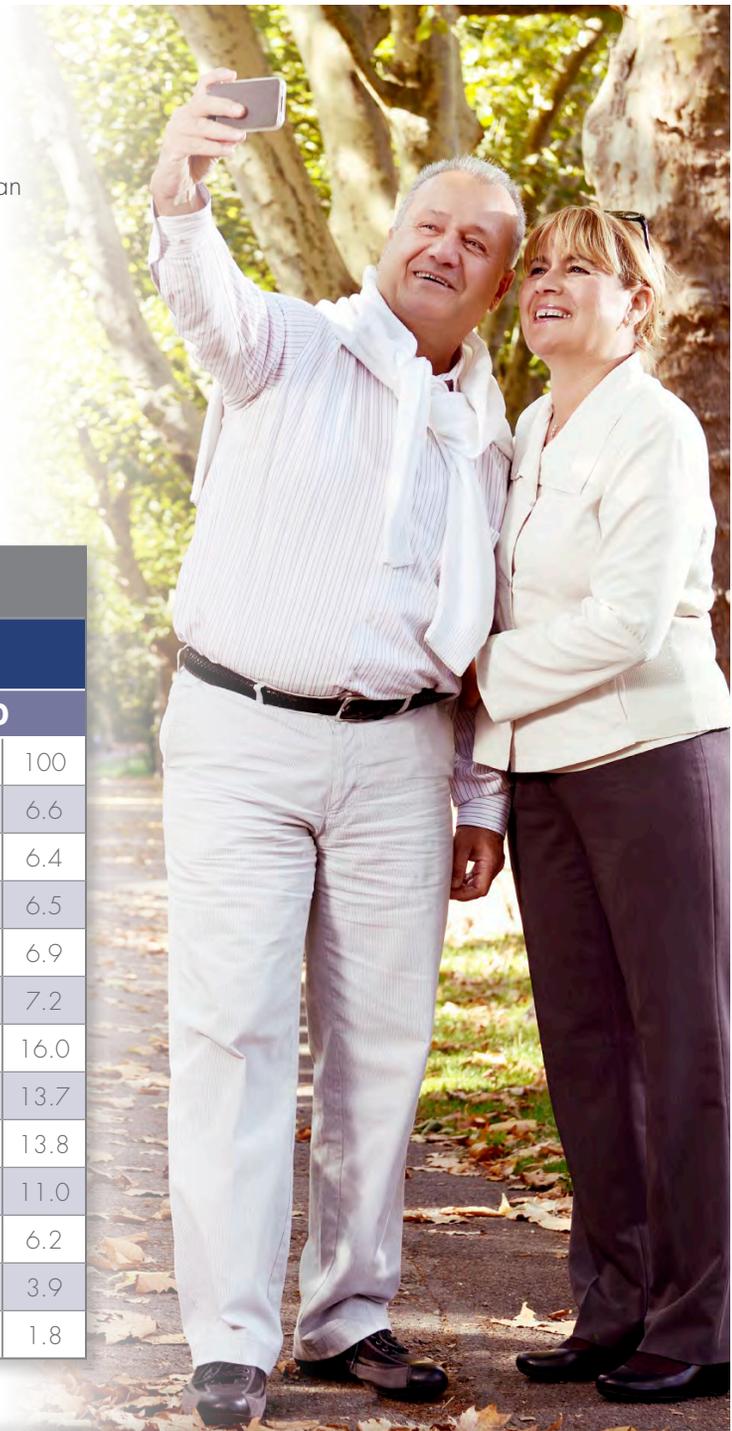


**TABLE 2: Age of the Village of Forest Park and Surrounding Communities Population**

	FOREST PARK								OAK PARK							
	2000		2010		2014		2019		2000		2010		2014		2019	
Total population	15,688	100	14,167	100	14,627	100	15,091	100	52,524	100	51,878	100	51,904	100	52,192	100
Under 5 years	1,036	6.6	846	6.0	794	5.4	786	5.2	3,636	6.9	3,349	6.5	3,111	6.0	3,089	5.9
5 - 9	886	5.6	621	4.4	780	5.3	758	5.0	3,447	6.6	3,563	6.9	3,373	6.5	3,265	6.3
10 - 14	840	5.4	572	4.0	631	4.3	752	5.0	3,564	6.8	3,437	6.6	3,581	6.9	3,535	6.8
15 - 19	582	3.7	539	3.8	607	4.1	661	4.4	2,932	5.6	3,052	5.9	3,120	6.0	3,122	6.0
20 - 24	997	6.4	815	5.8	743	5.1	792	5.2	2,649	5.0	2,325	4.5	3,128	6.0	2,997	5.7
25 - 34	3,278	20.9	2,710	19.1	2,438	16.7	2,126	14.1	9,069	17.3	7,174	13.8	6,375	12.3	6,512	12.5
35 - 44	2,970	18.9	2,203	15.6	2,268	15.5	2,378	15.8	9,409	17.9	8,199	15.8	7,412	14.3	6,977	13.4
45 - 54	2,067	13.2	2,305	16.3	2,297	15.7	2,104	13.9	8,653	16.5	8,117	15.6	7,889	15.2	7,474	14.3
55 - 64	1,116	7.1	1,921	13.6	2,091	14.3	2,225	14.7	4,158	7.9	7,127	13.7	7,291	14.0	7,293	14.0
65 - 74	868	5.5	866	6.1	1,174	8.0	1,550	10.3	2,341	4.5	3,143	6.1	4,231	8.2	5,152	9.9
75 - 84	748	4.8	509	3.6	535	3.7	668	4.4	1,802	3.4	1,557	3.0	1,605	3.1	1,995	3.8
85+	300	1.9	260	1.8	269	1.8	291	1.9	864	1.6	835	1.6	788	1.5	781	1.5

Oak Park’s school-age population is approximately 19% of the total population, and the population aged 65 and older is almost 11%. River Forest’s school-age population is 26% of their entire population, higher than both Forest Park and Oak Park. Their age 65 and older population also is higher than Forest Park and Oak Park, at 14%.

By 2019, both Oak Park’s and River Forest’s largest population group is expected to be 45-54 years old—older than Forest Park. Oak Park’s school-age population is expected to remain at 19%, while River Forest’s will decline slightly to 24.5%. Oak Park’s age 65 and older population is expected to increase slightly to 14% of the population, while River Forest’s population is expected to increase to 18.6%.



**TABLE 2: Age of the Village of Forest Park** *continued*

RIVER FOREST								COOK COUNTY			
2000		2010		2014		2019		2000		2010	
11,635	100	11,172	100	11,018	100	10,941	100	5,376,741	100	5,194,675	100
728	6.3	550	4.9	514	4.7	512	4.7	388,201	7.2	342,493	6.6
919	7.9	808	7.2	715	6.5	724	6.6	406,508	7.6	331,837	6.4
974	8.4	887	7.9	880	8.0	829	7.6	380,589	7.1	339,576	6.5
1,003	8.6	1,240	11.1	1,183	10.7	1,127	10.3	368,175	6.8	360,190	6.9
765	6.6	812	7.3	933	8.5	842	7.7	385,321	7.2	372,503	7.2
873	7.5	613	5.5	644	5.8	731	6.7	872,824	16.2	831,563	16.0
1,837	15.8	1,235	11.1	1,019	9.2	987	9.0	832,847	15.5	709,795	13.7
1,831	15.7	1,867	16.7	1,625	14.7	1,425	13.0	673,290	12.5	717,063	13.8
1,081	9.3	1,570	14.1	1,702	15.4	1,728	15.8	438,721	8.2	569,326	11.0
782	6.7	827	7.4	1,028	9.3	1,204	11.0	328,628	6.1	324,521	6.2
634	5.4	503	4.5	502	4.6	564	5.2	225,117	4.2	204,431	3.9
208	1.8	260	2.3	273	2.5	268	2.4	76,520	1.4	91,377	1.8

Source: U.S. Census Bureau and ESRI.

## Race

Knowing the racial composition of a Village can help officials better understand needed services and help address the concerns of its diverse population.

According to 2010 Census data, a majority of Forest Park residents (more than 55%) identified themselves as White. Of this population, approximately 1,398 residents (9.9%) also identified themselves as being of Hispanic or Latin origin. Approximately 32% of Forest Park's population identified as Black, followed by Asian (6%), and Some Other Race (over 3%). These statistics were similar to those in the 2000 Census.

Projections for Forest Park, as well as Oak Park, show an increase in the White, Some Other Race, Two or More Races, and the Asian populations by 2019. A slight decrease in the Black population is indicated. River Forest projections were the same as its neighboring communities, except a slight decline in the White population was projected.



**TABLE 3: Racial Composition of the Village of Forest Park and Surrounding Communities**

	FOREST PARK							
	2000		2010		2014		2019	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
White	8,808	56.1	7,814	55.2	8,172	55.9	8,548	56.6
Black	4,892	31.2	4,583	32.3	4,437	30.3	4,201	27.8
American Indian/ Alaska Native	23	0.1	38	0.3	39	0.3	44	0.3
Asian	1,071	6.8	847	6	976	6.7	1,154	7.6
Native Hawaiian and Other Pacific Islander	11	0.1	3	0.0	3	0.0	3	0.0
Some Other Race	440	2.8	479	3.4	542	3.7	623	4.1
Two or More Races	443	2.8	403	2.8	458	3.1	518	3.4
<b>Total</b>	<b>15,688</b>	<b>100</b>	<b>14,167</b>	<b>100</b>	<b>14,627</b>	<b>100</b>	<b>15,091</b>	<b>100</b>

(Continue over to next page)

## Language

A number of residents within Forest Park may also be considered part of a Limited English Proficiency (LEP) population group, defined as those individuals who do not speak English as their primary language and who have a limited ability to read, speak, write, or understand English. These individuals may be entitled to language assistance.

Understanding the population and the languages spoken are important components of Village planning; as at times, language barriers may prevent people from accessing important services or from understanding Village policies and regulations. This data will be of assistance for the Village in determining the appropriate scope of services that are to be provided.

**TABLE 3 : Racial Composition of the Village of Forest Park and Surrounding Communities**

OAK PARK								RIVER FOREST							
2000		2010		2014		2019		2000		2010		2014		2019	
NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
36,124	68.8	35,121	67.7	35,227	67.9	35,517	68.1	10,396	89.4	9,475	84.8	9,297	84.4	9,170	83.8
11,788	22.4	11,233	21.7	10,575	20.4	9,803	18.8	560	4.8	751	6.7	693	6.3	628	5.7
81	0.2	93	0.2	95	0.2	98	0.2	11	0.1	10	0.1	10	0.1	10	0.1
2,178	4.1	2,511	4.8	2,796	5.4	3,220	6.2	364	3.1	505	4.5	554	5.0	627	5.7
16	0.0	16	0.0	16	0.0	16	0.0	5	0.0	5	0.0	5	0.0	5	0.0
857	1.6	1,042	2.0	1,141	2.2	1,281	2.5	114	1.0	197	1.8	213	1.9	235	2.1
1,480	2.8	1,862	3.6	2,054	4.0	2,257	4.3	185	1.6	229	2.0	246	2.2	266	2.4
52,524	100	51,878	100	51,904	100	52,192	100	11,635	100	11,172	100	11,018	100	10,941	100

Source: U.S. Census Bureau and ESRI.

Based on 2012 population estimates, Forest Park's population, from five years of age and older, totals 13,245 persons. Of this amount, approximately 11,091 residents, or 83.7%, speak only English. Among the population aged five years and older, 2,154 speak a language other than English.

While residents within Forest Park primarily speak English, other languages include Spanish or Spanish Creole (822 people/6.2%); other Indo-European languages (916 people/6.9%), Asian and Pacific Island languages (369 people/2.8%), and other languages (47 people/0.4%).



## Schools

The 2010 Census indicates that 3,219 Forest Park residents are enrolled in school. Of these, 215 are enrolled in nursery school/preschool; 98 in kindergarten; 894 in elementary school (grades 1-8); and 572 in high school (grades 9-12). In addition, 1,440 are enrolled in college.

Within School District 91 grammar and middle schools, approximately 36% percent of the students are classified as low income. This is lower than the State average of 49.9%. The racial composition of the schools is approximately 49.8% Black, 23.4% White, 14.5% Hispanic, 7.7% Multi-Racial, and 4.4% Asian. Approximately 8.4% of the student population has a limited English proficiency, which is lower than the State average of 9.5%. The schools within this district have approximately 14.6% of its students receiving special education services, which is slightly higher than the State average of 13.6%. Likewise, the schools have a homeless population of approximately 2.3% as compared to the State average of 2.0%.



Proviso Mathematics and Science Academy has a total enrollment of 817 students. Approximately 36.0% of the students are low income, which is lower than the State average of 50%. The racial composition of the school is approximately 50.1% Hispanic, 35.0% Black, 10.4% White, 2.7% Asian, 1.6% Multi-Racial, 0.1% American Indian, and 0.1% Pacific Islander. No students were identified as having a limited English proficiency, requiring special education services, or as being homeless.

The racial composition of the schools within School District 91 and at the Proviso School is not reflective of the overall population within Forest Park. As shown, the public schools serve a large percentage of minority students. The ratio of minority students to non-minority students is higher than the ratio of the minority population of Forest Park as a whole in relation to the non-minority population. Likewise, the percentage of low income students within the schools is not representative of the community.

## Housing

Housing units provide the basic foundation for which to build neighborhoods, just as neighborhoods do for the Village. Housing characteristics, such as the type, value, tenure, age, and condition, all play a role in shaping the character and desirability of Forest Park's neighborhoods. The Village's policies and plans influence not only the supply of available residential land, but also the balance of appropriately priced housing.

Based upon data in the 2010 Census, Forest Park has a total of 7,834 housing units. Among the total, 72.8% were in multi-unit structures. Approximately 91.4% of all housing units, or 7,159 housing units, were occupied, and 675 units (8.6%) were vacant.

Of the occupied housing units, 48.3% or 3,459 units were owner-occupied and housed a population of 7,232. Nearly 52% or 3,700 units were renter-occupied and housed a population of 6,760. This is fairly comparable to the percentage of owner-occupied units (58.2%) and renter occupied units (41.8%) within Cook County. However, the rate of owner-occupied units was lower in Forest Park as compared to the 60.3% owner-occupied units in Oak Park and higher than the percentage (39.7%) of renter occupied units. Furthermore, the rate of owner-occupied units was lower in Forest Park as compared to the 88.1% owner-occupied units in River Forest and higher than the percentage (11.9%) of renter occupied units.

Among the 675 vacant housing units, 53% or 357 units were for rent; 2% of the units were rented, but not occupied; 1.1% of the units were for sale only; and less than 1% were sold, but not occupied or were for seasonal, recreational, or occasional use. The remainder of the vacant units (25.3% or 171) were unclassified in the Census.



Based upon these figures, the homeowners' vacancy rate is 2.4%, and the rental vacancy rate 8.8%. The homeowner vacancy rate is the percentage of properties that are vacant "for sale." The rental vacancy rate is the percentage of properties that are vacant "for rent."

These rates are used to evaluate the need for new housing. A lower vacancy rate indicates difficulty in finding housing. Conversely, high vacancy rates can indicate an oversupply of housing. Comparatively, homeowner vacancy rates are 2.3% in Oak Park and 2.2% in River Forest; rental vacancy rates are 9.8% in Oak Park and 7.1% in River Forest.

Data from the 2010 Census indicated that approximately 86.2% of the population had lived in the same house for one year or more. The median value of the owner-occupied units was \$224,300.

**TABLE 4: Housing Units**

	FOREST PARK				OAK PARK				RIVER FOREST			
	2000	2010	2014	2019	2000	2010	2014	2019	2000	2010	2014	2019
<b>Owner Occupied Housing Units</b>	3,420	3,459	3,412	3,534	12,986	13,664	13,212	13,324	3,554	3,489	3,398	3,379
<b>Renter Occupied Housing Units</b>	4,212	3,700	4,027	4,176	10,093	9,006	9,532	9,619	538	472	517	520

Source: U.S. Census Bureau and ESRI.



### Households

In Forest Park, 7,159 households are present. The average household size is less than two persons per household (1.95). This may be due to the large number of rental properties, which tend to be smaller than owner-occupied units. Forest Park’s average household size for renter occupied units is 1.83, while the average size for owner-occupied properties is 2.09. The average family size for Forest Park is 2.87. Average household and family sizes are higher in Oak Park (2.27/3.04) and River Forest (2.60/3.19).

ESRI forecasts indicate that the number of households in Forest Park will increase 3.6% between 2014 and 2019. The growth of households in Forest Park is projected to exceed Oak Park’s 0.9% increase and River Forest’s decrease of 0.4%, during that same 5-year period.

### Household Income

The 2010 median household income in Forest Park was \$50,700, a 13% increase from 2000. Forest Park’s median income is generally consistent with Cook County. The median household income is anticipated to increase another 13% by 2019 to \$58,284.

Comparatively, the 2010 median incomes for Oak Park and River Forest are higher than Forest Park. Oak Park has a median income of \$75,118. This amount is anticipated to increase 18% to \$88,870 by 2019. River Forest has a median income of \$121,250, which is expected to increase by 19% to \$143,871 by 2019.

**TABLE 5: Households and Household Size**

	FOREST PARK				OAK PARK				RIVER FOREST			
	2000	2010	2014	2019	2000	2010	2014	2019	2000	2010	2014	2019
Population	15,688	14,167	14,627	15,091	52,524	51,878	51,904	52,192	11,635	11,172	11,018	10,941
Households	7,632	7,159	7,439	7,710	23,079	22,670	22,744	22,943	4,092	3,961	3,915	3,899
Families	3,477	3,100	3,195	3,293	12,980	13,037	13,001	13,056	2,909	2,776	2,733	2,714
Average Household Size	2.03	1.95	1.94	1.93	2.26	2.27	2.27	2.26	2.62	2.60	2.59	2.58

According to 2014 ESRI data, more than half of Forest Park residents have a household income larger than \$50,000; less than 12% of the population has a household income of less than \$15,000. 53.5% of Forest Park households have an income of approximately \$50,000 compared to 66.1% of Oak Park households and 77% of River Forest households.

Source: U.S. Census Bureau and ESRI.

**TABLE 6: Household Income and Per Capita Income**

	FOREST PARK				OAK PARK				RIVER FOREST			
	2000	2010	2014	2019	2000	2010	2014	2019	2000	2010	2014	2019
Median Household Income	\$44,103	\$50,700	\$52,389	\$58,284	\$59,183	\$75,118	\$74,288	\$88,870	\$89,284	\$121,250	\$113,768	\$143,871
Per Capita Income	\$26,045	\$35,231	\$32,163	\$37,359	\$36,340	\$46,386	\$45,090	\$53,556	\$46,123	\$64,856	\$55,929	\$67,006

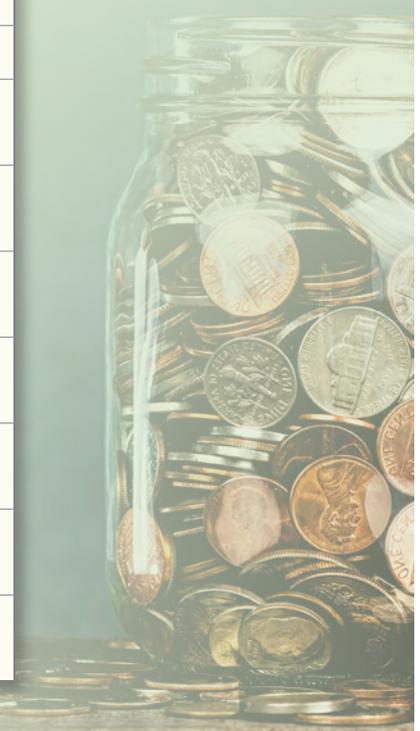
\*2008-2012 American Community Survey 5-Year Estimates

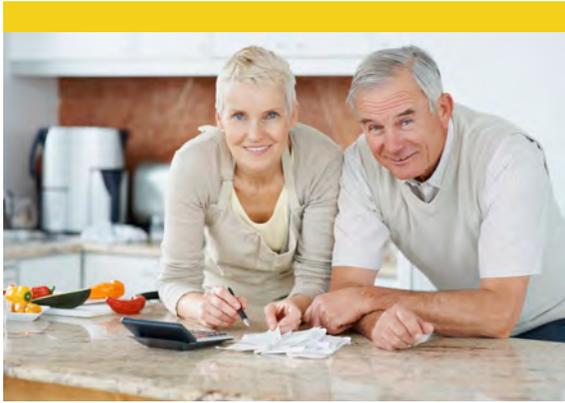
Source: U.S. Census Bureau and ESRI.

**TABLE 7: Household Income**

	FOREST PARK				OAK PARK				RIVER FOREST			
	2014		2019		2014		2019		2014		2019	
Households by Income	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	867	11.70%	822	10.70%	1932	8.5	1,657	7.2%	195	5.0%	149	3.8%
\$15,000 - \$24,999	1,017	13.70%	779	10.10%	1,511	6.6	1,041	4.5%	186	4.8%	115	2.9%
\$25,000 - \$34,999	684	9.20%	578	7.50%	1553	6.8	1,177	5.1%	205	5.2%	138	3.5%
\$35,000 - \$49,999	892	12.00%	893	11.60%	2726	12	2,450	10.7%	317	8.1%	257	6.6%
\$50,000 - \$74,999	1,764	23.70%	1,794	23.30%	3,726	16	3,323	14.5%	602	15.4%	466	12.0%
\$75,000 - \$99,999	1,065	14.30%	1,291	16.70%	2,698	12	2,942	12.8%	265	6.8%	243	6.2%
\$100,000 - \$149,999	823	11.10%	1,035	13.40%	4142	18	4,441	19.4%	536	13.7%	639	16.4%
\$150,000 - \$199,999	180	2.40%	284	3.70%	2117	9.3	2,864	12.5%	547	14.0%	651	16.7%

Source: ESRI.





### Senior Households

Over half of the seniors in Forest Park have incomes under \$35,000, typically the income range (for two people) in affordable senior housing (see Table 8: Forest Park: Senior Households by Income).

- For the Village of Forest Park, the senior population is expected to increase by 27.4% (2,509 people) by 2019.
- Senior households with incomes below \$15,000 will increase by 18.1%; those with incomes up to \$25,000 will decrease by 6%; and those with incomes up to \$55,000 will increase by 8%.

**TABLE 8: Senior Households by Income**

Income	FOREST PARK						FOREST PARK, OAK PARK, AND RIVER FOREST					
	2014		2019		Change 2014-2019		2014		2019		Change 2014-2019	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Total Households 65+	1,426	–	1,817	–	391	27.40%	8,902	–	10,443	–	1,541	17.3%
Under \$15,000	271	19%	320	17.60%	49	18.10%	1,363	15.3%	1,411	13.5%	48	3.5%
\$15,000-\$24,999	331	23.20%	311	17.10%	-20	-6%	1,150	12.9%	937	9%	(213)	-18.5%
\$25,000-\$34,999	187	13.10%	202	11.10%	15	8%	1,068	12%	984	9.4%	(84)	-7.9%
\$35,000-\$49,999	193	13.50%	263	14.50%	70	36.30%	1,352	15.2%	1,543	14.8%	191	14.1%
\$50,000-\$74,999	237	16.60%	342	18.80%	105	44.30%	1,523	17.1%	1,727	16.5%	204	13.4%
\$75,000+	207	14.50%	379	20.90%	172	83.10%	2,446	27.5%	3,841	36.8%	1,395	57%

Source: ESRI.

## Businesses

The Village of Forest Park hosts an active business community, along with a local chamber of commerce that was established in 1912. The Chamber of Commerce first began as the Forest Park Businessmen’s Association, then the Forest Park Commercial Association through 1918, and finally as of 1924, the Forest Park Chamber of Commerce and Development.

According to the 2007 Economic Census, the Village of Forest Park had 1,652 businesses, ranging from accounting and bookkeeping to manufacturing. Table 9 shows the major employers and the total number of employees in their Forest Park establishments based on 2013 data from the Illinois Department of Commerce and Community Affairs.

**TABLE 9: Major Employers**

Employer	Number of Employees
USPS Bulk Mail Facility	1000
Walmart	400
Roosevelt Paper Co.	200
Village of Forest Park	167
Essentra Specialty Tapes	158
Farmington Foods, Inc.	150
Currie Motors – Chevrolet	85
Hawk Dodge, Jeep, Chrysler	46

*Source: IL Dept. of Commerce and Community Affairs.*



Table 10 provides a listing from the 2007 US Economic Census of the types of industries located within Forest Park. Table 11 provides additional information regarding the number of individual companies within the Village.

Type of Industry	Number of employer establishments	Number of paid employees
Manufacturing	20	1,012
Wholesale Trade	26	446
Retail Trade	56	1,175
Information	3	14
Real Estate and Rental and Leasing	13	38
Professional, Scientific, and Technical Services	38	85
Administrative and Support and Waste Management and Remediation Services	15	347
Educational Services	8	76
Health Care and Social Assistance	33	737
Arts, Entertainment, and Recreation	3	24
Accommodation and Food Services	58	684
Other Services (except Public Administration)	34	265
<b>Total</b>	<b>307</b>	<b>4,903</b>

Type of Company	Number of Companies
Construction	158
Manufacturing	35
Wholesale Trade	58
Retail Trade	160
Transportation and Warehousing	Not available
Real Estate and Rental Leasing	90
Professional, Scientific, and Technical Services	312
Administrative and Support and Waste Management and Remediation Services	Not available
Educational Services	Not available
Health Care and Social Assistance	116

\* Please note an establishment does not equate to a business. For this reason, the total number of companies within a community may be much higher.

Source: U.S. Economic Census.

Source: U.S. Economic Census.

Commercial and industrial development within the Village largely involves the reuse or redevelopment of older properties. The Village, like other locations within Cook County, has utilized tax increment financing and other economic development incentives to stimulate new development.

Additional details of the retail marketplace within the Village of Forest Park can be found in Addendum B.



The focus of the Comprehensive Plan is to look to the future of Forest Park. To do so, the current Village conditions must be understood. Data regarding the Village’s physical environment, including land use and infrastructure; demographics; transportation networks and traffic conditions; and public services and programs must be collected and analyzed to plan for the future. Trends, forecasts, and future needs are identified through these analyses. Together with the community’s vision and goals, the current “picture” of Forest Park provides the basis for the recommendations and action plan presented in Sections 5 and 6 of the Plan.

Data collection and analyses were divided into five main categories.

- Zoning Districts
- Land Use and Development
- Transportation
- Community Facilities and Services
- Parks and Environmental Resources

## Zoning Districts

Forest Park’s Zoning Ordinance regulates the location and form of various land uses within the community, as well as the relationship and compatibility of those uses. Zoning is used to divide the Village into separate residential, commercial, and industrial districts, thereby preserving the desirable characteristics of each type of use. The Zoning Ordinance defines the types of uses or activities that are permitted within each district, as well as lot size and coverage, building height and density, setback, parking, and landscape requirements.

Zoning is a tool that assists the Village in planning for growth and change, as well as providing direction for maintaining stability within the various land uses present within Forest Park. The regulations are designed to protect the welfare of those living and working within the Village. The Code is administered in accordance with the Comprehensive Plan.

**FIGURE 1: Zoning Map**

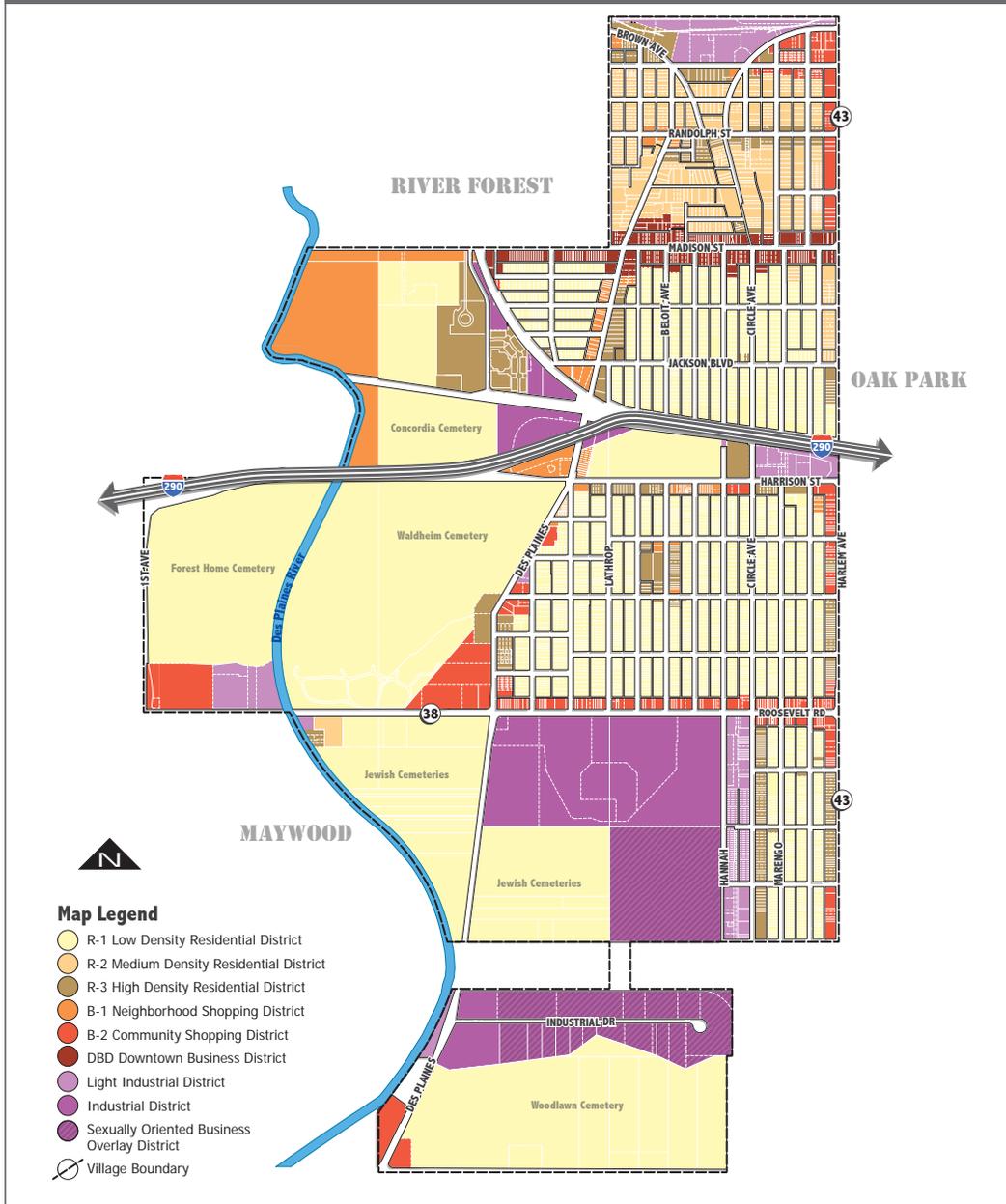


Figure 1, on page 28, highlights the current zoning districts in the Village of Forest Park. This zoning map shows the uses allowed for each parcel under the current Municipal Code of the Village of Forest Park.

As indicated on the zoning map, most of the parcels in the Village are designated R-1 Low Density Residential District. Cemeteries are a permitted use in this district and comprise almost half of the R-1 area; residential properties within this zoning district are located south of Madison Street. The R-2 Medium Density Residential District is concentrated north of the Madison Street Downtown Business District and along Harlem Avenue/Route 43 between Madison Street and Jackson Boulevard.

R-3 High Residential Districts are located near B-1 Neighborhood Shopping District Corridors along Harlem Avenue/Route 43, Desplaines Avenue, Harrison Street, Circle Avenue (south of Roosevelt Road), Randolph Street, and Brown Avenue. B-2 Community Shopping District corridors can be found along Roosevelt Road Harlem Avenue (between Roosevelt Road and Harrison Street and north of Madison Street) and along Desplaines Avenue.

Four main I-1 Light Industrial District areas are located in Forest Park. They are along Hannah Avenue between Roosevelt Road and 16th Street, west of the Des Plaines River on Route 38, along Harrison Street and I-290 between Harlem and Circle Avenues, and between Franklin Street and the Metra railroad line. Three major I-2 Industrial Districts are located along the I-290 and Desplaines Avenue junction, on Roosevelt Road between Hannah Avenue and Desplaines Avenue, and south of Greenburg Road. Industrial Districts immediately to the north of 16th Street and south of Greenburg Road have a Sexually Oriented Business Overlay District.

The following table summarizes the zoning bulk requirements:

Zoning District	MAXIMUM BUILDING HEIGHT	LOT SIZE (sq. ft.)	LOT WIDTH	LOT DEPTH	SETBACKS			MAXIMUM LOT COVERAGE
					FRONT	SIDE	REAR	
R-1 Low Residential District	2.5 stories or 35'	6,250	50'	125'	20' or 15% of lot area	3' or 10% of lot area	25' or 20% of lot area	40%
R-2 Medium Density Residential District	2.5 stories or 35'	5,000 single family; 3,000 two-family; 2,000 row or townhome	40' single and two family; 18' row or townhome	120'	20' or 15% of lot area	3' or 10% of lot area	25' or 20% of lot area	45%
R-3 High Density Residential District	5 stories or 60'	6,250; 2,500 per family two-family dwelling & multiple dwelling unit type specific requirements; 2,000 row or townhome	50'	125'	20' or 15% of lot area	Same as R-1	Same as R-1	40%
B-1 Neighborhood Shopping District	5 stories or 60'	If living facilities 1,250 per family	n/a	n/a	20'/non-required if for business purpose	5' unless buildable width less than 25'	25' or 20%	80%
B-2 Community Shopping District	7 stories or 75'	n/a	n/a	n/a	20'/non-required if for business purpose	n/a	n/a	n/a
DBD Downtown Business District	4 stories or 50'	n/a	n/a	n/a	Same as adjoining structure or property	none	25' or 20%	none
I-1 Light Industrial District	6 stories or 75'	n/a	n/a	n/a	n/a	n/a	n/a	n/a
I-2 Industrial District	6 stories or 75'	n/a	n/a	n/a	n/a	n/a	n/a	n/a

## Sexually Oriented Business Overlay District

The Sexually Oriented Business Overlay District is intended to regulate the location of sexually oriented businesses in order to promote the health, safety, and general welfare of the citizens of the Village and to establish reasonable and uniform regulations to prevent the secondary effects of sexually oriented businesses. Setback requirements are based on the relationship of the uses to other facilities.

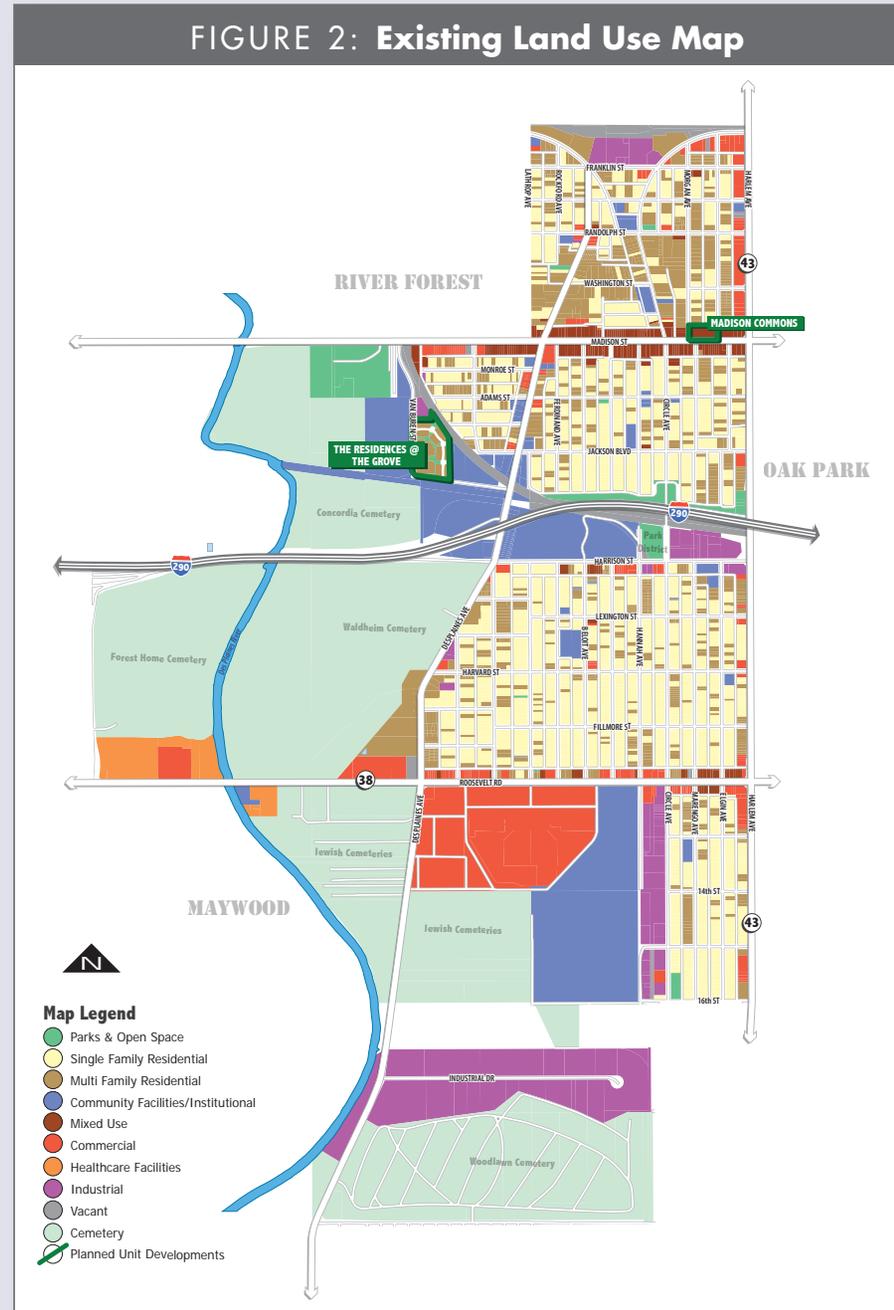
## Non-Conforming Land Uses

A comparison between the current zoning map and the existing land uses indicate the presence of numerous discrepancies. These are considered to be “non-conforming uses.” The following are some of the identified non-conforming uses:

- Single family residential units developed within R-3 High Density Residential Districts, B-1 Neighborhood Shopping Districts, B-2 Community Shopping Districts, and in Industrial Districts
- Multi-family residential units developed within the R-1 Low Density Residential District
- Community Facilities/Institutional uses located within the R-1 Low Density Residential District
- Commercial uses within the Light Industrial and Industrial Districts
- Community Facilities/Institutional Uses in R-3 High Density Residential Districts

When legally established, these non-conforming land uses can remain in the district in which they were created. The zoning ordinance establishes the regulations for continued use and operations at a non-conforming site.

FIGURE 2: Existing Land Use Map



## Land Use and Development

This section of the Plan includes a description of the existing land uses and development patterns within the Village of Forest Park, as depicted in Figure 2, Existing Land Use Map. The descriptions are based upon the 2001 Comprehensive Plan and a field reconnaissance undertaken in the spring of 2013, which included a visual evaluation of each parcel within the Village limits.

Existing land use within Forest Park consists of the following divisions:

- Residential
- Cemetery
- Parks and Open Space
- Community Facilities/Institutional
- Healthcare Facilities
- Commercial
- Mixed Use
- Industrial
- Vacant

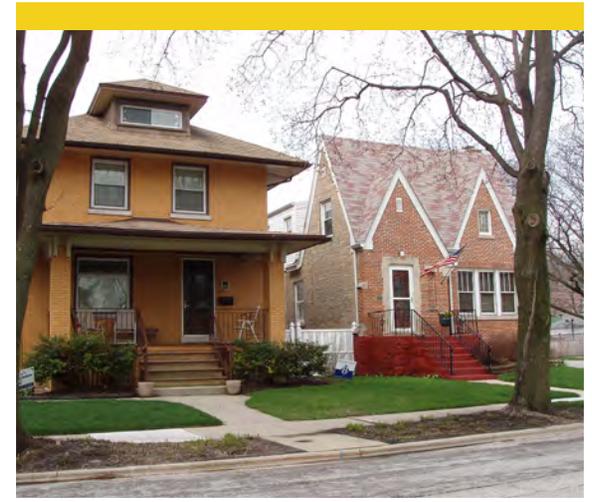
Land uses consisting of parks and open space are discussed as part of the Parks and Environmental Resources sub-section, and cemeteries, community facilities, and institutional land uses are described within the Community Facilities and Services sub-section.

### Residential

Forest Park has a diverse and affordable residential base, offering a variety of housing types and neighborhoods with both single family and multi-family housing. The housing stock in Forest Park is distinct in terms of tenure, age, housing type, and size.

While much of the housing is older than 20 years, 428 new units have been added between 2001 and 2007 (based on residential permits issued); 73% of these are multi-family units, primarily condominiums and townhouses. No residential permits have been issued in the past six years due to the national recession in 2008.

Residential land use is regulated by the Village Zoning Ordinance, which includes three designations for residential properties, including R-1, low density; R-2, medium density; and R-3, high density.





### Single Family Residential

Formerly established, single family residential neighborhoods anchor the Forest Park community, though many neighborhoods now include multiple unit housing options within traditional single family structures. The majority of these neighborhoods are older, and the architectural style and conditions of the homes vary. Single family neighborhoods are characterized by a traditional grid street system and a uniform lot layout that provides standard street and lot dimensions.

Some residential structures in these areas may be important to Forest Park’s history. Over 400 units within Forest Park were built prior to 1940.

Single family dwellings are allowed in areas zoned for R-1 and R-2. These areas are primarily interior to the community’s busy commercial corridors. Larger lot single family properties are concentrated between Madison and I-290 and east of Desplaines in an area zoned R-1. Areas south and west are also zoned R-1, but are characterized with a mix of lot sizes with a majority of homes built on smaller lots. Most of the community’s R-2 residential zone is located north of Madison Street. (See Figure 1, Zoning Map).

### Multi-Family Residential

Existing multi-family residential areas in the Village include apartments, condominiums, townhomes, “flats” containing multiple units, and coach homes. On Desplaines Avenue and within the north end of the Village (north of Madison Street), much of the multi-family residential developments are in the form of mid-rise structures, four to six stories in height. As one moves south in the Village, multi-family housing generally is more typically accommodated in two or three story structures and buildings with a lower number of units, although a few taller structures exist. Multi-family units are interspersed throughout single family blocks in the majority of the Village’s neighborhoods. Some of the homes were purpose built as multi-family dwelling units, while over the years some single family homes have been converted to multi-family structures with second stories and basements, as additional units.



Multi-family homes are allowed in areas zoned for R-2 and R-3. Areas zoned as R-2 are located almost exclusively between Franklin Street and Madison Street. Two additional areas are located along Harlem Avenue and along Desplaines Avenue north of York Street. Areas zoned as R-3 are located throughout the Village, with concentrations near Van Buren, north of Franklin Street, and along Desplaines Avenue.

Residents have cited a concern for a “north-south” divide within the Village of Forest Park. I-290 divides the Village, separating some of the residential areas from the center of the Village activities, located along Desplaines Avenue, Madison Street, and Harrison Street. The physical ramifications of this divide are seen as there is a higher density of residential properties and less consistent maintenance in areas south of the interstate as compared to those located to the north.

#### RESIDENCES AT THE GROVE

The Residences at the Grove is one of two multi-family developments constructed after 2000. This development is located on a six-acre site outside the Madison Street Business District on Van Buren. It is directly east of the Village’s Altenheim property. The residential property contains 193 units within nine buildings, consisting of one and two-bedroom condominiums and townhomes. It was built in 2009.

The Residences at the Grove opened when the for-sale housing market collapsed. While current prices are below the initial sales prices, the development





has a good reputation in the market. Many units in the mid-rise condominium building are being rented by the developer and will gradually be sold as the market improves. Slightly more than one quarter of the privately owned units are rentals; owners may choose to sell when the time is right.

The Village of Forest Park agreed to allow additional units within the Residences at the Grove to be rented in cases of hardship, which helped stem potential problems for owners. While some foreclosures have occurred, it is not a widespread problem in this location. However, a number of short sales have been made. Owners at the Residences at the Grove are a mix of empty nesters and young, first-time buyers.

Occupancy at The Residences at the Grove is high, and the demand for high quality rentals is strong. Rents for one and two bedroom condominiums range from \$1,650-2,100. The townhouses are largely owner-occupied with only a few rentals at \$2,600-2,700 per month.

#### SENIOR HOUSING

Within Forest Park, senior housing is available at the Altenheim in the Park, located at 7824 Madison Street. The property first opened in 1885 and has undergone a few renovations. This property contains 56 units for independent living for those aged 55 and older. These consist of studio, one, and two bedroom units. The rent ranges in price from \$579 to \$1,404 per month. Two buildings are available, each offering different services. Building A provides housekeeping, heat, linen service, and daily lunch, whereas these services are available only for purchase in Building B. The average age of residents at move-in is approximately 80 years old.

#### **Residential Market**

The Village has an almost equal percentage of owner/renter occupied units. Forest Park's ratio of owner to renter units, coupled with the non-conforming residential conversions and the national foreclosure crisis, results in the potential for ongoing property maintenance issues. The non-conforming residential conversions largely occur in locations that are zoned as single family residential (i.e., R-1), but contain multiple dwelling units within a single structure.

While the existing range of housing options is a community asset, conversions of single family residential structures to multi-family creates parking challenges for the community given that many structures are on lots less than 40' in width, which makes complying with a parking requirement of two spaces per dwelling unit difficult. These conversions may place additional stress on the Village's infrastructure and services that are intended to serve a smaller population base, as well as increase the amount of

property maintenance necessary. As such, the Village's residential areas are generally in fair to good condition. However, some locations within the Village are in poor condition and in need of maintenance and overall improvement.

### RESIDENTIAL PRICING

Typical prices (in 2014 dollars) for newer condominiums in Forest Park range from \$150,000 to the low \$300,000s for units with two and three bedrooms. Older condominiums dating from the 1970s have fewer amenities and are priced in the mid- to high \$100,000s for two bedrooms. Townhouses at The Grove range in price from \$250,000 to the mid-\$300,000s. The original prices were in the mid-\$400,000s for three bedrooms. The current prices are slightly higher than those of newer townhouses located on the north side of Madison Street.

Existing single family homes in Forest Park with three bedrooms and in average condition are selling in the range of the upper \$200,000s to lower \$300,000s. Homes that have been fully rehabbed may sell in the mid-\$400,000 range.

Local realtors report that the number of sales and the prices for single family detached homes and townhouses have increased in the past year. The median sales price for all housing in Forest Park was \$196,000 in 2013, up 23% since 2012, according to Midwest Real Estate Data. However, the median price is still 35% below the pre-recession level.

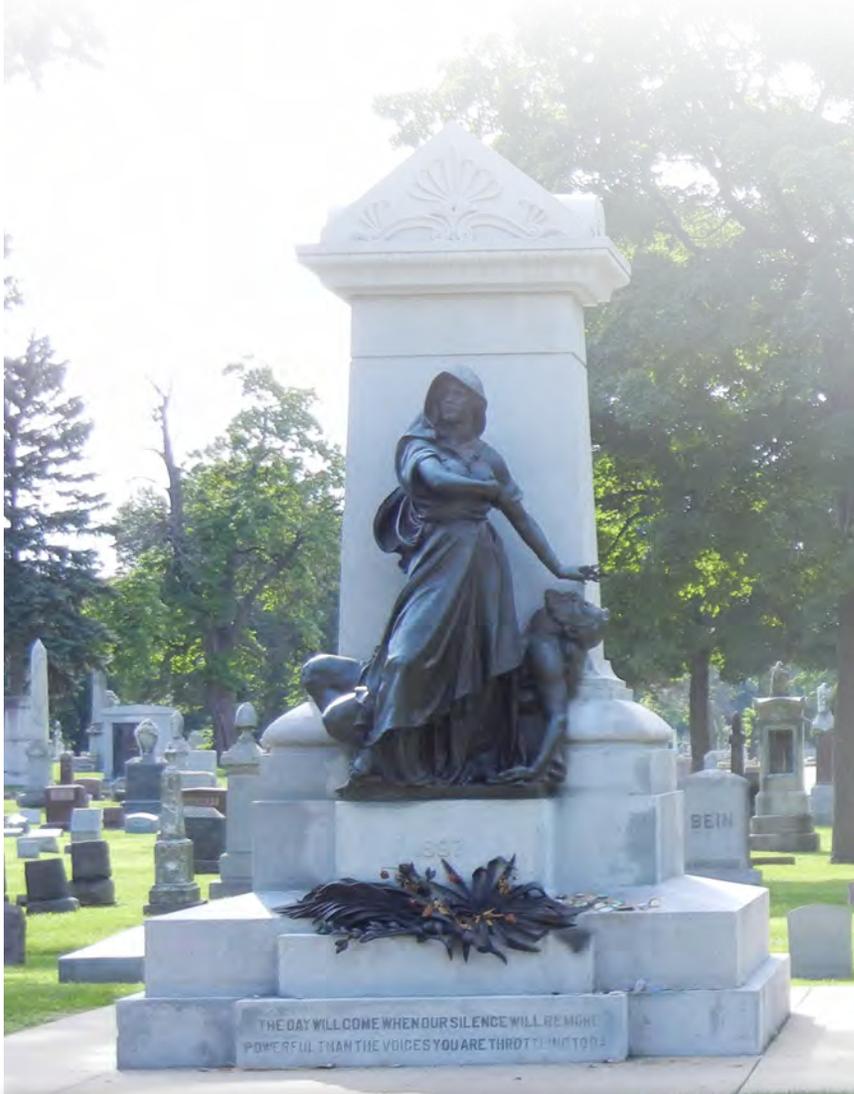
Foreclosures are a national concern. The Village of Forest Park has taken proactive measures to address these concerns; the number has been decreasing since 2008. In *Homes for a Changing Region*, developed by the Metropolitan Mayors Caucus (MMC), the Chicago Metropolitan Agency for Planning (CMAP), and the Metropolitan Planning Council (MPC) in collaboration with the five West Cook County Housing Collaborative communities of Bellwood, Berwyn, Forest Park, Maywood, and Oak Park, a long-term housing policy plan was recommended to create a balance of mixed housing, serve population needs, and enhance livability. The plan recommends that the Village of Forest Park target foreclosure and vacancy rates by developing the following mitigation strategies to the neighborhood of Randolph Street, Circle Avenue, and Desplaines Avenue:

- Assist owners in renting properties before they enter into foreclosure
- Strengthen landlord education programs and further develop information materials to assist owners in becoming better landlords
- Maintain an updated landlord contact list to keep them informed of available resources
- Increase financial support to existing nonprofit organizations that can assist in the marketing of rental properties
- Work with a property management firm to provide services to condominium owners currently renting their properties as a means to avoid foreclosure
- Consider developing an outreach and education program for condominium associations

A solid market is present for additional townhouses in Forest Park, but realtors feel that the condominium market is not likely to be strong enough for a new building for another 5-7 years.

## Cemetery Properties

In terms of land area, cemeteries are the predominant land use in the Village and anchor the west and south sides of the community. Approximately 40 to 45 percent of the Village is comprised of this use.



Multiple cemeteries are located within the Village's boundaries including the following:

**Forest Home Cemetery** is a combination of the Forest Home and German Waldheim cemeteries; the two cemeteries merged in 1969. When the Forest Home and German Waldheim cemeteries were developed, their landscaping incorporated curving roads, trees and shrubbery, and ponds. The main office is located at 863 Desplaines Avenue, and the cemetery is approximately 230 acres in size.

**Concordia Cemetery** was founded in 1872. The cemetery is managed by an association of six Christian churches within the Chicagoland area. Many of the victims of the Eastland Disaster of 1915, in which 844 men, women, and children drowned in the Chicago River, are buried here.

**Waldheim Cemetery** (or Jewish Waldheim Cemetery) was founded in the late 19th century for Jewish burials. The first interment was in 1873. Waldheim was unique; although it is one cemetery, at one time it was comprised of 250 separate cemeteries with different owners, prices, rules, regulations, and caretakers. These sections were divided by gated fences, ornate entrances, and dividers, some of which still remain today. The Barnett Joseph & Sons combined these divisions into the one cemetery.

**Woodlawn Cemetery** is located at 7750 West Cermak Road. This cemetery was founded in 1912 and consists of approximately 95 acres. This cemetery is non-denominational. As part of this cemetery, a burial plot known as Showmen's Rest is present. This area represents the burial ground of over 50 circus performers. They were members of the Hagenbeck Wallace Circus, who were killed when their train was hit.

The cemeteries contribute to the character of Forest Park by restricting development in these areas and maintaining a sense of openness in an otherwise urban environment. When they were first established, many businesses associated with this land use, located in Forest Park.

For many, these cemeteries hold an important place in the historic and cultural landscape of the region. However, without proper care, these cemeteries have the ability to fall into disrepair, thus extensive maintenance efforts are required on behalf of caretakers, community organizers, and code enforcement.

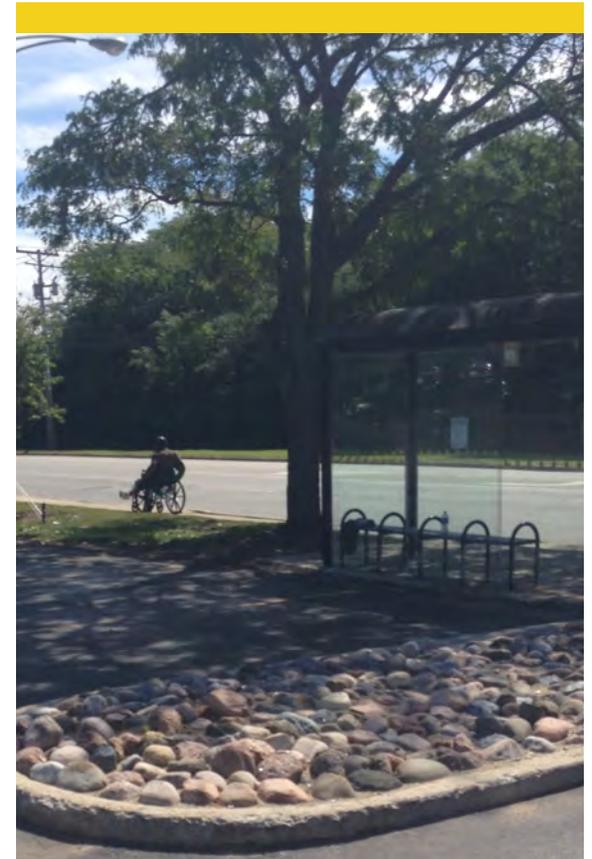
## Healthcare Facilities

The land use described as “healthcare facilities” is intended to accommodate institutional and office uses related to the healthcare field.

Healthcare facilities are located along the western part of the Roosevelt Road corridor. The facilities are adjacent to the Forest Home Cemetery and the Waldheim Cemetery. The existing facilities include the Riveredge Hospital and the Berkshire Nursing and Rehabilitation Center/Aperion.

Riveredge Hospital is a free-standing psychiatric facility, located at 8311 West Roosevelt. The hospital offers inpatient and partial hospital programs. Berkshire Nursing and Rehabilitation Center/Aperion is a 232 bed facility providing nursing and rehabilitation services for the Forest Park community and surrounding areas. The facility partners with the University of Illinois for some of its care programs. These facilities are proximate to the Loyola University Health Science Campus, located in Maywood, and the Rush Oak Park Hospital, located in Oak Park.

Healthcare facilities are located in areas zoned as part of the Village’s Community Shopping District (B-2), Light Industrial District (I-1), and Medium Density Residential District (R-2).





## Commercial

Commercial uses generally consist of businesses that sell goods or services to consumers and include retail shops, restaurants and dining establishments, offices, repair shops, and more. Commercial uses are important to sustain nearby residential uses. Within the Village, the character of commercial establishments varies depending on location. Generally, commercial areas are located in areas that benefit from visibility and high traffic volumes on adjacent roadways.

Commercial land use within the Village of Forest Park is regulated by the Village Zoning Ordinance, as B-1, Neighborhood Shopping Districts; B-2 Community Shopping Districts; and Downtown Business District (DBD).

The primary commercial areas within Forest Park consist of Desplaines Avenue, Harrison Street, Harlem Avenue, Madison Street, Roosevelt Road, and Randolph Street.

### Desplaines Avenue

Within the Village, Desplaines Avenue runs between Franklin Street and approximately 22nd Street (Cermak Road). Commercial uses within this corridor are primarily located near Roosevelt Road and between Adams Street and Randolph Street. The commercial uses within this corridor consist of restaurants; professional services (e.g., insurance offices); personal grooming; and general retail.

### Harrison Street

Harrison Street is an east-west roadway within the Village of Forest Park. Commercial uses along this road are concentrated near the Village's eastern border and include restaurants; personal grooming; automotive services; storage facilities; and medical offices.



## Harlem Avenue

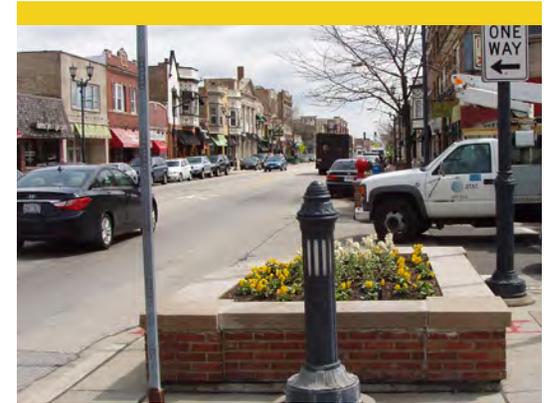
The Harlem Avenue corridor serves a mix of residential and commercial land uses. Harlem Avenue is the eastern border of the Village, shared with the Village of Oak Park. This corridor contains a number of commercial uses including automotive services (e.g., car washes and gas stations); professional services (medical, dental, and law offices); fast food restaurants; big-box retail; convenience stores; personal grooming; banking services; and general retail.

A Harlem Avenue Green Line Station is located at the north end, near Circle Avenue, and a Blue Line Station is located at I-290.



## Madison Street

Madison Street functions as the Village's "downtown" and features numerous mixed-use buildings and traditional development patterns that are pedestrian oriented and maintain a continuous street wall and compact built form. Commercial uses within the Madison Street corridor include restaurants; fast food restaurants; coffee shops and bakeries; professional services (e.g., medical, dental, tutoring services, and insurance offices); general retail; dance and martial arts studios; and automotive services.



Retail space is generally well-occupied on Madison Street between Harlem and Desplaines Avenues, though vacant storefronts are present. Madison Street is viewed as a very successful business district with an excellent variety of stores, restaurants, bars, and services. The segment of Madison Street from Circle Avenue to Desplaines Avenue is viewed more attractive to retailers with its concentration of existing retailers in that location, while the segment from Circle Avenue to Harlem Avenue is more attractive to service, office, and educational users. The properties located on Madison Street, west of Desplaines Avenue are separated from the retail core, but have the additional flexibility in the Zoning Ordinance to lease space to office users making that area attractive for those users. Areas west of Desplaines Avenue without on-site parking must also rely more heavily on adjoining on-street parking, as there are no public parking lots in that area.

Typical lease rates for retail space on Madison Street between Harlem and Desplaines Avenues range from \$22 to \$30 per square foot on a gross basis. This includes the tenant's share of common area maintenance, real estate taxes, and building insurance. Rents for spaces west of Desplaines Avenue drop considerably to \$15 per square foot, indicating the lower desirability of the location and buildings.

Newer space along Madison Street at Madison Commons has asking rents of \$29-37 per square foot on a gross lease basis (including common area maintenance, real estate taxes, and building insurance). This is considered to be too high, resulting in several vacancies in this building constructed in 2006.

## Roosevelt Road

The Roosevelt Road commercial corridor is automobile-oriented and serves a different function from the Madison Street retail core. The core commercial area on Roosevelt Road consists predominantly of national retailers and chain businesses and is developed with strong anchor businesses surrounded by smaller commercial outlots.

### DEVELOPMENT PATTERN – SOUTH SIDE OF ROOSEVELT ROAD

Large commercial uses are located on the south side of the corridor, west of Hannah Avenue, separated from the roadway by large surface parking lots, thereby creating large setbacks. Anchored by Ultra Foods, Kmart, and Walmart at Desplaines Avenue, this shopping area fills many of the “big-box” needs of area residents. The remaining commercial establishments along this side of the corridor include restaurants; fast food restaurants; general retail; auto services; professional and personal grooming services; and convenience stores (e.g., Walgreens). The Living Word Christian Center has purchased the Forest Park Plaza and has located its establishment here.

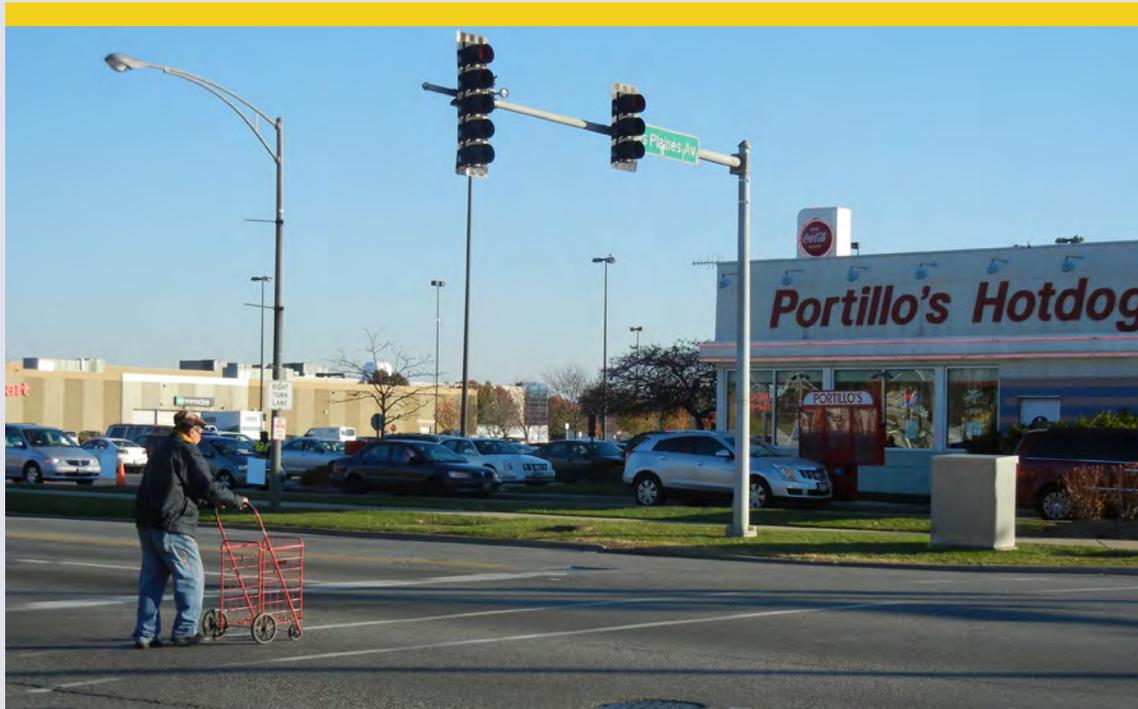
The area on the south side of Roosevelt Road experiences periodic vacancies. The Kmart is anticipated to go out of business leaving a large vacancy. Two other vacancies are present in Forest Park Plaza.

A recent study on the redevelopment potential of the 7.5 acre Army Grant site, located directly east of Forest Park Plaza at 7410 Roosevelt Road, was completed. The study presented more than one preferred development option for this location. The stakeholders determined that it was important to consider a variety of development concepts to guide future decision-making. Recommended actions included the following:

- Continue discussions with the mall owners, the Army, and the USPS Bulk Mail Facility regarding their long-term goals;
- Begin discussions with local, state, and federal elected officials to determine their needs for property;
- Consider an expanded TIF district to include more Roosevelt Road properties;
- Develop a Roosevelt Road Corridor Plan
- Rezone the property to a non-industrial classification;
- Utilize a Planned Unit Development (PUD) process; and
- Monitor the Metropolitan Water Reclamation District updates to stormwater control regulations and ordinances.

### DEVELOPMENT PATTERN – NORTH SIDE OF ROOSEVELT ROAD

Smaller, individual businesses are located on the north side of the corridor. Development patterns on this side of the street are characterized with buildings oriented at or near the front property line, on lots that are about 125' in depth, with an alley to the rear. Some properties include on-site or nearby private parking, but many properties utilize on-street parallel parking on Roosevelt Road or on side streets.



Restaurants/bars, retailers, and convenience stores are located here. A large property on the northwest corner of Roosevelt and Desplains Avenue was formerly occupied by a car dealership and may be available for redevelopment.

Asking rents along Roosevelt Road for smaller spaces range from \$27-29 per square foot including common area maintenance, real estate taxes, and building insurance.

### **Randolph Street**

The Randolph Street business area extends primarily from Rockford Avenue on the west to Harlem Avenue on the east. The district is a mix of commercial uses and residential properties. Most businesses are service-oriented, such as restaurant/bars, fast food, and personal grooming. A short walk south, along Circle or Desplains Avenue, links shoppers to the Madison Street commercial district.

### **Retail Market**

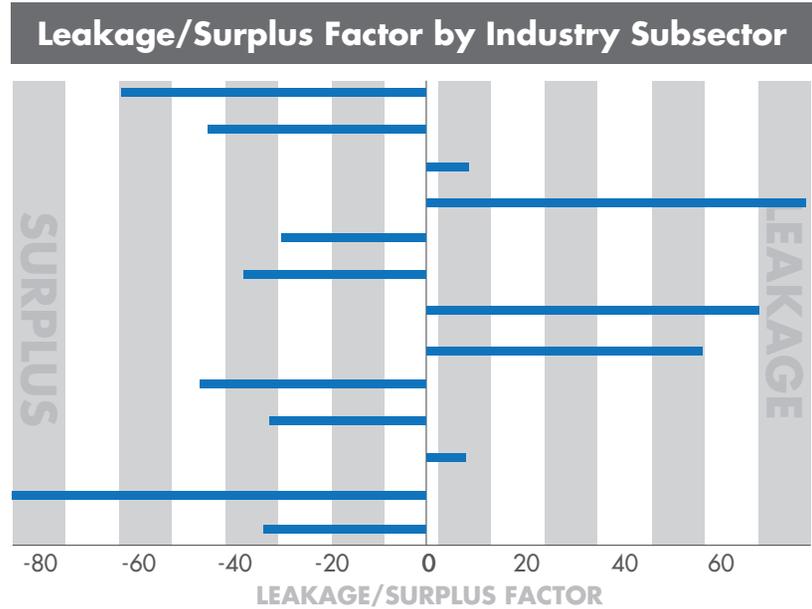
Based on sales tax receipts data from the Illinois Department of Revenue, Forest Park's total consumer retail sales (excluding sales by manufacturers and agriculture subject to sales taxes) were \$308 million in 2013, an increase of 17.1% between 2010 and 2013.

The largest single retail category is automotive, followed by general merchandise, eating and drinking, prescription drugs and miscellaneous retail, and food. The Village has low sales in



apparel, lumber, building, and hardware. Notable increases occurred in the automotive, eating and drinking, furniture, household and radio, and general merchandise categories, while sales in food and apparel stores declined during the 2010-2013 time period.

Forest Park has considerable retail strength in many of the categories that tend to generate high sales and taxes, such as automotive, general merchandise, and food. Although food sales declined between 2010 and 2013, the combined general merchandise and food sales level was stable, indicative of the strength of Walmart's grocery department after completion

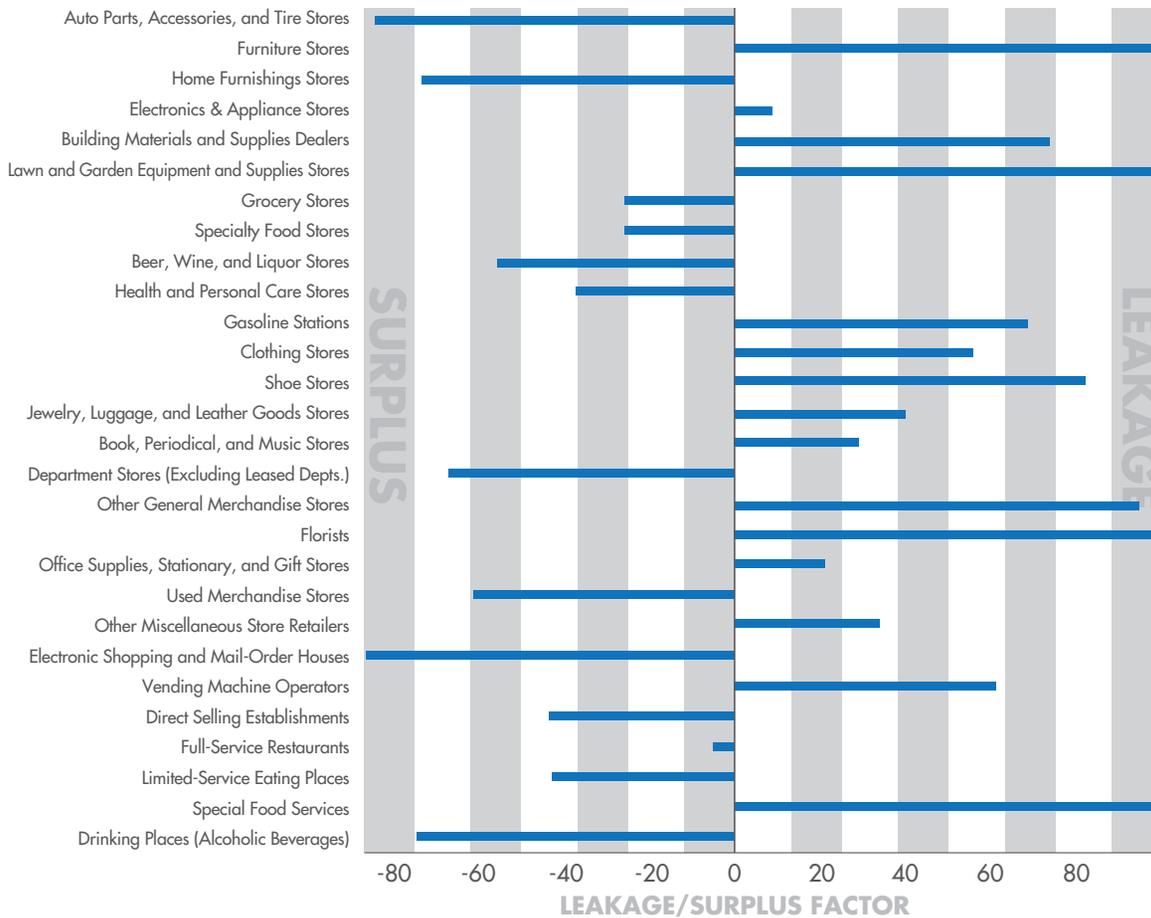


of a recent expansion. The increase in eating and drinking establishments shows the strength of Madison Street as a draw for people from outside of the Village. This is consistent with comments from local realtors, who cited Madison Street as a major amenity.

According to ESRI demographic data, Forest Park residents have the potential to spend \$177.3 million in retail stores, eating and drinking establishments, and non-store retailers, including on-line shopping. ESRI estimates indicate that Forest Park is attracting sales into the community in the majority of retail categories.

The ESRI report for Forest Park also provides a synopsis of categories in which the Village is doing well and for those in which it is "leaking" sales to other communities. Sales lost are due to a variety of factors, the most common being the lack of stores or perceived quality of stores in a given category. Competition from stores that are nearby, but just outside the Village's limits, also tend to result in leakage. Communities with regional malls tend to bring sales in from outside their borders (a retail "surplus"), while those without them usually have a "gap" in store categories typically found in regional malls.

## Leakage/Surplus Factor by Industry Group



Those showing the most leakage to other communities include building materials, clothing and accessories, and furniture. In general, national retailers and larger stores are located in nearby communities to the north and south.

### Office Market

Forest Park has a very limited amount of speculative office space that is not owner-occupied. According to data from FARA Commercial Brokerage and CoStar Realty, 22 buildings are present with a total of 148,233 square feet.

The office space in Forest Park tends to be generally well-occupied, with a current vacancy rate of only 4.6%. This is an improvement since the end of 2011 when the overall vacancy rate was 6.8%. Most of the buildings are very small, with all but four under 10,000 square feet, and none with more than 20,000 square feet.

Interviews with commercial brokers active in Forest Park indicated that little interest is present in traditional office space in the Village. Typical users are small professionals or service businesses, which do not need a lot of office space. Well-located space in a building at Harrison Street and Circle Avenue recently leased for \$14 per square foot on a gross basis, which includes common area maintenance, real estate taxes, and building insurance.





## Mixed Use

Mixed use areas generally are locations where higher density development, redevelopment, and/or a broader spectrum of land uses are present or are encouraged. Mixed uses have the capacity to maximize the economic development potential by providing areas primarily for more intensive commercial, office, and limited industrial purposes.

Traditional Commercial/Mixed Use is a subcategory of commercial land uses. While these parcels have a commercial component, their built form varies greatly from the auto-oriented, stand-alone commercial establishments also identified as commercial. The mixed use land use category accommodates developments characterized by buildings with a commercial use on the ground floor and offices or residential units above, and traditional commercial buildings built at or near property lines with off-site parking and a pedestrian orientation. Standalone mixed-use buildings are dispersed throughout the Village.



Madison Street is one area in which mixed uses are predominant. For instance, the Madison Commons consist of a four-story mixed-use building with both retail and residential uses, along with on-site parking. The building includes 66 residential condominium units and 16,512 square feet of retail space. The retail space is located along the north side of Madison Street, extending between Elgin and Marengo Avenues. Parking is located on the north side of the retail area and includes 68 spaces. The parking area can be accessed from Elgin and Marengo Avenues, as well as the public alley. A pedestrian galleria is located at mid-block, connecting the parking area with Madison Street. An exterior “green roof” is located on the second floor; it covers the retail and public parking areas.

Two mixed use properties also are present along Randolph Street. One is located at Randolph Street and Desplaines Avenue and consists of first floor retail and restaurant uses with two upper floors as residential. The second is located at Marengo Avenue and Randolph Street; it consists of first floor retail and second floor residential. Additional mixed use properties are located along Harrison Street and Roosevelt Road.



## Industrial

Properties classified as industrial land uses may include industrial facilities, manufacturing, storage, and warehouse/distribution facilities. The largest concentration of industrial businesses in the Village is located near the Village’s southern boundary, along Industrial Drive and Circle Avenue. Other industrial businesses are generally located on properties with access to rail facilities, such as near Franklin Street and Harrison Street. In many of these industrial areas, chain link fencing (and barbed wire) is used to demarcate the individual properties.

The Village has several industries, but two prominent ones along Harrison Street are Mohr Oil and the Ferrara Candy Company. Additional companies have located near the northern border of the Village, such as Farmington Foods, and along Industrial Drive, including but not limited to Essentra Specialty Tapes (formerly Duraco) and New Archery Products.

- **Mohr Oil** is located at 7340 West Harrison Street. The company is a family-owned fuel distributor providing services to the Chicagoland area. It provides a variety of fueling services for its customers. The company was started in the 1950's by a descendent of the first mayor of Forest Park.
- Located at 7301 Harrison Street, the **Ferrara Candy Company** operates both an industrial facility and an outlet store. It moved its headquarters and operations to Forest Park in 1959 after it outgrew its original location in Chicago. Headquarters were moved to a nearby town in 2012 when the company merged with Farley's and Sathers; however, candy is still produced and sold at this location.
- **Farmington Foods** is a Forest Park based company that is family owned; it was started in 1972 and is located at 7419 West Franklin Street. This company is a fresh pork processor.
- **Essentra Specialty Tapes'** headquarters are located at 7400 West Industrial Drive. The company itself was founded in 1947 and now employs over 150 people.
- **New Archery Products** was founded in 1971. It is housed in a 29,000 square foot property along Industrial Drive. The company employs approximately 60 people.

Industrial uses within Forest Park are regulated within the Village Zoning Ordinance as I-1, Light Industrial or as I-2, Industrial.



**FIGURE 3: Tax Increment Financing District Map**



## Tax Increment Financing Districts

Tax increment financing (TIF) is a method of financing the public costs associated with a private development project. A TIF allows for local taxing bodies to make a joint investment in the development (or redevelopment) of a particular area(s) within the Village. The property tax increases resulting from development are targeted to repay the public infrastructure investment required by a project.

When a TIF is created, the value of the property included as part of the district becomes the “base” amount. The growth of the value of the property over the base is what generates the “tax increment.” This extra revenue may be used by the Village to make additional investments in the area(s) designated as the TIF. Illinois law allows a TIF project to exist for a period of up to 23 years.

In the Village of Forest Park, the existing TIF districts are located in areas zoned for commercial and industrial uses. This financing tool was used within the Village to create four TIF districts, including Roosevelt Road and Hannah Avenue; Forest Park Plaza (Walmart); Harlem Avenue and Harrison Street; and Brown Street Station and Harlem Avenue.

### ***Roosevelt Road and Hannah Avenue***

This TIF was established in August of 2002 and is scheduled to expire in 2025. This TIF fund is a special revenue fund used to accumulate incremental property tax revenues from its specific area in Forest Park. This area contains commercial uses, and funds are used to improve streetscapes and for future development. This TIF will be redefined in 2014 by removing the federal properties and incorporating them into a new Roosevelt Road Corridor TIF.

The Roosevelt Road Corridor Tax Increment Financing (TIF) Redevelopment Plan and Project delineates a contiguous 98-acre area for the Roosevelt Road Corridor Redevelopment Project Area; this area is shown on the Future Land Use Map (Figure 8, page 92). The redevelopment area includes parcels and right-of-ways within the following boundaries:

- North side of Roosevelt Road east of the cemetery parcels west of Desplaines Avenue to Harlem Avenue
- South Side of Roosevelt Road from Hannah to Harlem Avenues
- Properties along both sides of Hannah Avenue south from Roosevelt Road to 16th Street
- Park parcel to the east side of Circle Avenue at 16th Street

The area is in need of redevelopment due to deteriorated, inadequate, obsolete and deleterious buildings, infrastructure, land use, and layout. Development in the area did not take place as part of a comprehensive community plan so there is no coordinated parking, pedestrian circulation or streetscape/landscape features. The redevelopment project area lacks new private sector investment, evidenced by the decline and slow growth of the equalized assessed value (EAV) for the area. TIF investment would generate incremental property tax revenue that in turn would encourage redevelopment.

As part of the redevelopment, the Village would implement a coordinated action program including but not limited to, site preparation, clearance, acquisition, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, as necessary. The existing land uses in the project area consist of a mix of light industrial, mixed use, and retail/commercial uses. Proposed land uses will conform to the Village's Comprehensive Plan.

The objectives of the redevelopment project area include:

- Upgrading the image and appearance of commercial areas
- Protecting residential areas from encroachment of incompatible land uses
- Revitalizing existing commercial areas through public and private improvements
- Establishing commercial building and site improvement programs
- Promoting the development of vacant commercial properties

### ***Forest Park Plaza (Walmart)***

The Forest Park Plaza TIF was designated in September of 1999. This TIF will be redefined in 2014.

### ***Harlem Avenue and Harrison Street***

This TIF was designated in May of 2000. This TIF fund is a special revenue fund used to accumulate incremental property tax revenues from its specific area in Forest Park. This is a commercial area TIF, and funds will be used to improve streetscapes and for future development.

### ***Brown Street Station and Harlem Avenue***

This TIF was designated in June of 2000. This TIF fund is a special revenue fund used to accumulate incremental property tax revenues. This area contains both commercial and residential areas. Funds are used to improve streetscapes and for future development.



## Vacant/Underutilized Properties

Vacant and underutilized parcels exist within the Village's boundaries and provide for future development/redevelopment opportunities. Although negative connotations can be associated with these sites, they provide opportunities for development and investment because they offer locations for new businesses to locate.

### ALTENHEIM PROPERTY

The Altenheim property consists of 14.27 acres owned by the Village. It was purchased in 2001 for \$3,650,000 from the Altenheim and surrounds property still owned and operated by Altenheim for senior living. The purchase includes the entire parcel, except for the cemetery located in the southwest corner of the property, Buildings A and B, a portion of Building C, and the parking lot and associated driveways.

As part of this purchase, an agreement was signed to indicate that future development on the property would be limited to eight acres of residential dwelling units or uses permitted under R-1 and R-2 of the Zoning Ordinance. The uses must not interfere with "the reasonable, quiet enjoyment by the residents of the A and B Buildings...and of the surrounding property retained by the Altenheim." The existing buildings also may be used for governmental, office businesses.

In 2014, the Village received a grant from the Illinois Environmental Protection Agency for assistance in the clean-up of portions of this site. The grant is intended to address brownfield sites. At this location, low-level concentrations of hazardous waste and pollution will be assessed. Forest Park joined a consortium of other nearby communities in order to receive this grant. The grant was awarded through the Small Business Liability Relief and Brownfields Revitalization Act. Only a portion of the overall \$600,000 grant was available for Forest Park.

Madison Street frontage is available via an access road, which provides access to the senior facility, as well as to the remainder of the Village's property to the south. The remnant buildings have no visibility from Madison Street. The main portion of the site is located behind and to the south of the Altenheim senior buildings with direct access to Van Buren. Adjacent land uses include Concordia Cemetery to the west and south, multi-family residential units to the east, and the Altenheim Home for Seniors to the north. This property provides an attractive development opportunity and has been discussed for a variety of uses over the years, including remaining as public open space.



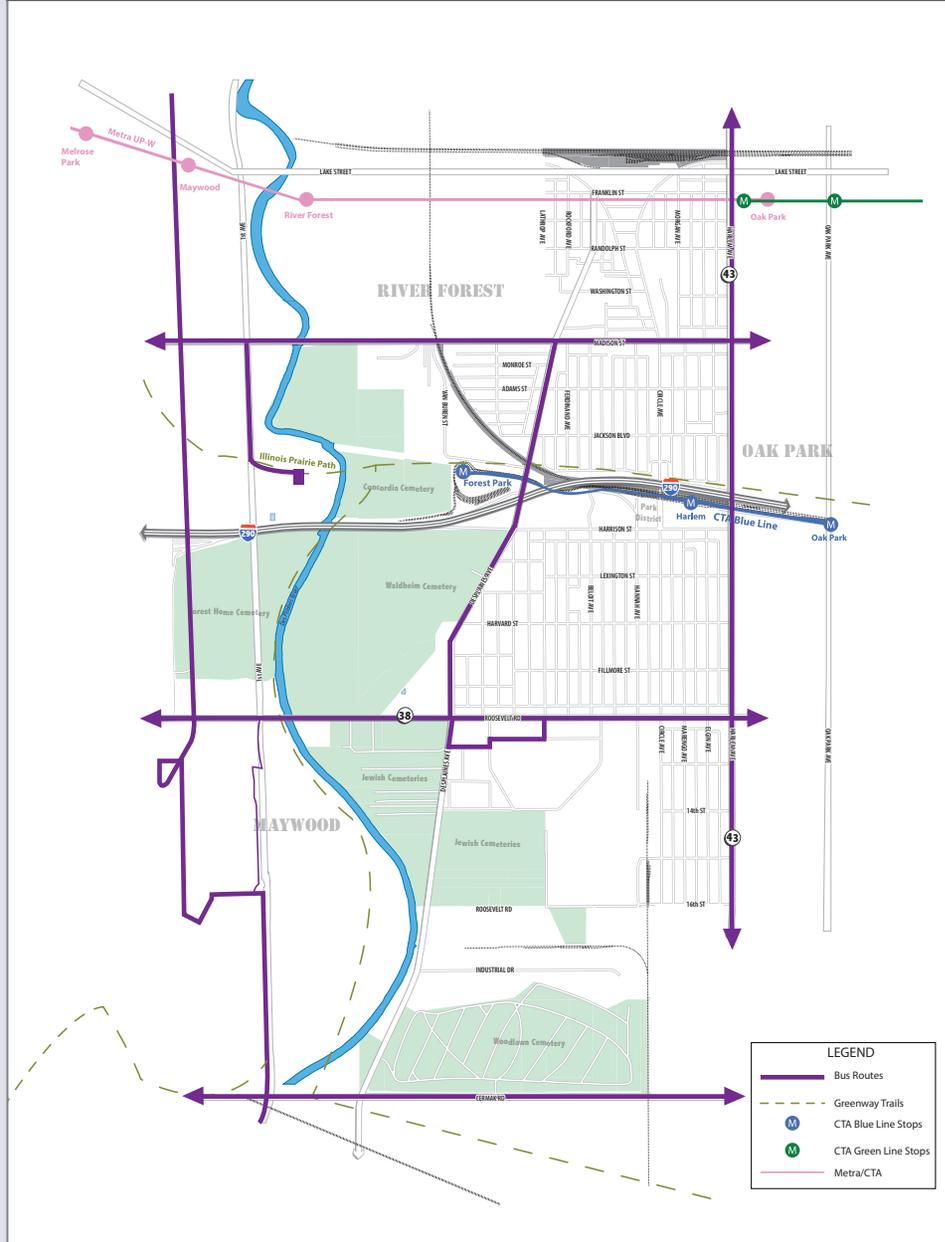
The purchase agreement between the Village and Altenheim includes restrictions that limit the amount of acres that can be developed to eight acres. The agreement further provides that uses must be limited to those found in the R-1 and R-2 Zoning District, and that no new use can affect the "quiet enjoyment" of the adjoining senior living property.

### 512 DESPLAINES AVENUE

The 512 Desplaines Avenue property is approximately 8,382 square feet and is located across the street from the Village Hall and directly adjacent to a Village-owned parking lot. Pedestrian access is currently provided via Desplaines Avenue.

This property is zoned for multi-family uses. The property once contained a two-story multi-family structure of approximately 2,678 square feet and built in 1921. The structure was demolished after a fire, due to its unsafe conditions.

**FIGURE 4: Transportation Facilities Map**



The property is currently used as a small neighborhood park and garden. Other nearby uses are primarily multi-family residential on Desplaines Avenue and single family residential to the east of the alley behind the site.

## Transportation

The Village of Forest Park is well-connected to the City of Chicago and the region through the transportation network. These transportation facilities are assets to the community, as they allow residents easy access to downtown Chicago and numerous suburban communities, as well as Chicago O'Hare International Airport (O'Hare Airport).

The following provides a discussion of the existing transportation network within the Village, including roadways, parking, transit, bicycle and pedestrian facilities, and current transportation studies and projects.

## Roadways

Roadways are defined by a hierarchy that ranges from high regional mobility with limited access (e.g., I-290) to minimal mobility, but high local access (e.g., residential streets). This discussion includes a description of the roadways within the Village, including interstates/expressways, arterials, collectors, and local streets.

## Expressways/Interstates

Within the Village of Forest Park, I-290 serves as both an interstate and expressway. Interstates are interconnected networks of fully access controlled, divided highways constructed for a high degree of mobility and long-distance travel. Expressways are designed and constructed to maximize mobility and can be fully or partially access controlled, have high traffic volumes, and serve longer regional and intra-urban trips.

I-290 extends east-west through the Village, connecting it to downtown Chicago and the western suburbs. Approximately five miles west of the Village, I-290 intersects with I-294 and I-88, further extending the regional mobility for Village residents. I-294 provides access to O'Hare Airport and the northwest and southwest suburbs of Chicago.

I-290 passes through approximately one and one-half miles of the Village; however, the western portion of the roadway is bordered by a forest preserve and cemetery. On the eastern portion, three streets provide access across the expressway at Desplaines Avenue, Circle Avenue, and Harlem Avenue.

The Desplaines Avenue Bridge contains four lanes, with turn lanes for access onto westbound I-290. A narrow sidewalk is located on both sides of the bridge in very close proximity to the driving lanes.

The Circle Avenue Bridge is a two-lane structure, again with narrow sidewalks on both sides. The existing slope of this bridge exceeds maximum slopes for accessibility set by the Illinois Capital Development Board. This bridge does not have access to I-290. The bridge along Harlem Avenue has four-lanes, with two lanes in each direction. Left-turn lanes also are present to allow full access onto I-290.



While I-290 provides essential regional connections, it also creates a barrier, dividing the northern and southern sections of the Village. The expressway becomes even more pronounced as a barrier for bicyclists and pedestrians, as the few streets that cross over the expressway are not hospitable to walking and bicycling.

### Arterials

The Village has four arterial roadways, which are constructed to maximize mobility and serve trips of moderate length. These roadways provide connections to adjacent land uses, major activity centers, and the expressway system.

- Extending north to south, Harlem Avenue forms a border between Forest Park and Oak Park; it has an urban cross-section, with a mix of medium to high density residential and commercial buildings fronting the sidewalks. This arterial is a major state road that runs north-south through the Village and carries four lanes of traffic with turn lanes at intersections. The Illinois Department of Transportation (IDOT) 2013 traffic volumes indicate that the number of vehicles per day on this roadway ranges from 33,600 to 37,700.
- Roosevelt Road is located within the southern half of the Village; it has two lanes of traffic in each direction with a continuous left-turn lane in the center. The 2010 average daily traffic (ADT) on Roosevelt Road is 38,700 vehicles per day.
- According to IDOT 2010 traffic counts, Madison Street carries less than 20,000 vehicles per day. It is an east-west corridor in the northern section of the Village. Madison Street has one lane of traffic in each direction and a painted median, which becomes turn lanes at intersections. It also accommodates on-street parking that serves the adjacent small businesses. Madison Street connects Forest Park to the Village of Oak Park and, ultimately, the City of Chicago to the east and River Forest and Maywood to the west.
- Cermak forms the southern border of Forest Park, but the only land use within the Village that the roadway fronts is a cemetery. It operates as a through-street for regional traffic and does not directly serve much traffic bound for Forest Park.



### Collectors

Collectors assemble traffic from local roads and connect to arterial networks. Collectors serve trips that are shorter than arterial routes. Four collector streets run through the Village: Desplaines Avenue and Circle Avenue in the north-south direction and Jackson Boulevard and Harvard Street running east-west. Of these streets, Desplaines Avenue and Jackson Boulevard continue beyond the border of Forest Park. Therefore, the other two collector streets are likely to carry relatively low traffic volumes, compared to typical collector streets.

Within Forest Park, Jackson Boulevard carries 7,400 vehicles per day. Desplaines Avenue provides access to westbound I-290 and has traffic volumes of 12,800 vehicles per day. It has two lanes in each direction with no on-street parking from Cermak Road north to Jackson Boulevard. North of Jackson Boulevard, it narrows to one lane in each direction with on-street parking permitted. Desplaines Avenue is signed as a bike route, but has no on-street markings and would not be a comfortable street for most bicyclists.

The remaining collector streets, Harrison Street, Randolph Street, and Washington Street, have similar characteristics with one travel lane in each direction and on-street parking permitted. They each have traffic calming features with curb extensions at many intersections. A center gateway median is located on Harvard Street at the Village boundaries.

### Local Streets

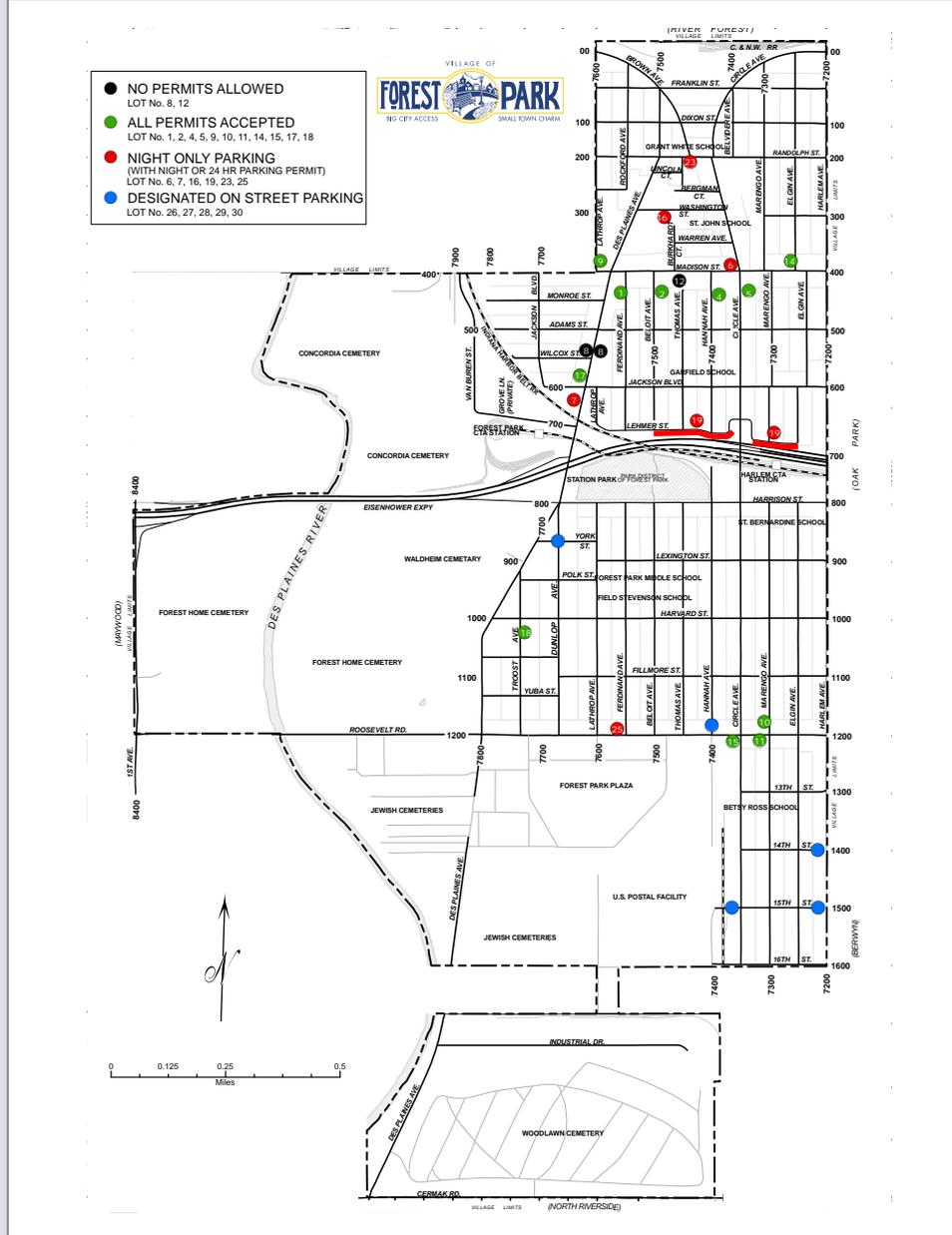
Local roads provide access to property and connect with higher classified routes. Design speeds are low, thereby offering a low level of mobility. Local roads provide the shortest trip lengths, and through traffic is generally discouraged.

The Village's roadway network is primarily laid out on a grid. However, the grid is broken up by several different types of land uses and major transportation facilities, mostly at the edge of the Village. The Cook County Forest Preserve, several cemeteries, Chicago Transit Authority (CTA) train yards, and I-290 break up the grid pattern. The majority of streets are approximately 26 feet wide with short-term, on-street parking permitted. North of Madison Street, traffic calming features include curb extensions at several intersections along Franklin Street at Circle Avenue, Elgin Avenue, Marengo Avenue, Brown Avenue, and Desplaines Avenue.

Some of the local streets have maintained historic brick pavers. This surface not only brings an historic feel into the neighborhoods, but can slow traffic. Brick streets have a useful life of about 50 years, while concrete and asphalt roads will last approximately 30 years and 15 years, respectively.

If maintained properly, brick-paved streets can enhance property values. Some disadvantages, however, include a high cost to construct and maintain, difficulty with snowplowing, lack of ADA compliance, and growth of weeds between the bricks.

FIGURE 5: Parking Map



## Parking

Parking is permitted on many streets within the Village; however, it is limited to short-term parking. No parking is permitted on-street overnight with the exception of those who obtain parking permits from the Police Department. Permits are available for up to five nights per month for each vehicle. For those who need parking more frequently, permits can be purchased to park in multiple Village owned lots located throughout the Village.

Commercial uses on Madison Street, Roosevelt Road, and Harrison Street are served by on-street parking. The Forest Park Plaza on Roosevelt Road contains a large surface parking lot.

Parking along Madison Street is free, but restricted to a 3-hour time limit. Parking on streets perpendicular to Madison is metered for roughly 200 feet with 2-hour parking permitted

along the remainder of those blocks. In some cases, this parking is angled, which allows for more capacity than the on-street parallel parking. A small municipal lot at Thomas Avenue adds to the parking along this corridor. This parking is also metered.

In addition, seven parking lots, are located on or near Madison Street between Lathrop Avenue and Elgin Avenue; six of these lots accept all parking permits and one lot is for night only parking. Several lots north of Madison Street reserve several parking spots that are for night parking only.

Three lots, that accept all parking permits, flank Roosevelt Road, at Circle Avenue and Marengo Avenue. A night-only lot and on-street parking lot are located at Ferdinand Avenue and Hannah Avenue, respectively.

Designated on-street parking lots are also located along York Street, 14th Street, and 15th Street. Other night only lots are located between Harrison Street and Jackson Boulevard.

Private parking is typically incorporated into multi-family developments, either as a parking lot or garages. In mixed-use structures, customer parking, in addition to private parking for residents, often is included in the initial site plan.

## Permits

Day parking permits are available at the Forest Park Police Department for the sum of twenty dollars (\$20.00) per month or fifty-five dollars (\$55.00) per quarter.

Night parking permits are also available at the Forest Park Police Department for the sum of twenty-five dollars (\$25.00) per month or seventy dollars (\$70.00) per quarter.

A combination day and night permit, commonly referred to as a 24-hour parking permit, is available at the Forest Park Police Department for the sum of forty dollars (\$40.00) per month or one hundred fifteen (\$115.00) dollars per quarter.



## Transit

Residents of Forest Park have several transit options available. The CTA Blue Line, which operates along the I-290 right-of-way, stops at Harlem Avenue and terminates in Forest Park at Desplaines Avenue. The Harlem Avenue station has entrances and exits at both Harlem Avenue and Circle Avenue. Both station access points are along bridges over I-290, as the service runs down the middle of the highway at this point.

Recommendations for transit access point improvements are discussed in detail in the Transportation Facilities recommendations.

The terminal at Desplaines Avenue is located just north of I-290 with a station house. The terminal has park-and-ride lots that can accommodate 1,051 vehicles. Motorists are charged \$5 for 12-hours parking in the CTA lot. Monthly permits also are available for this lot. In addition, parking is available within a municipal owned lot.

The terminal is a transfer point for eight Pace bus routes. Pace buses also serve the Desplaines Avenue, Roosevelt Road, Harlem Avenue, and Madison Street corridors.

The CTA Green Line terminates at the edge of the Village, at its border with Oak Park and River Forest at Harlem Avenue. While the Green Line terminal has minimal parking, spaces are typically available.

In addition, Village residents can access the Metra Union Pacific-West (UP-W) line at nearby stations in Oak Park and River Forest. The UP-W travels between downtown Chicago and Elburn, roughly 35 miles west of Forest Park. The stations are served by 26 inbound trains to Chicago and 25 outbound trains to Elburn on weekdays. On Saturdays, 20 round trip trains provide service, while on Sundays, 18 round trip trains provide service to these stations.

The Village is served by ten Pace bus routes. Pace routes provide local bus service, as well as connections to CTA and Metra lines, neighboring suburbs, and major suburban destinations, such as Woodfield and Oak Brook Malls.

Table 12 provides a summary of the ridership for the Pace buses that serve Forest Park. The average ridership is based on the third quarter performance in 2011.

<b>Route Number</b>	<b>Route Name</b>	<b>Daily Average Ridership WEEKDAY</b>	<b>Daily Average Ridership SATURDAY</b>	<b>Daily Average Ridership SUNDAY</b>
<b>301</b>	Roosevelt Road	1283	524	210
<b>303</b>	Forest Park Rosemont	1245	443	237
<b>305</b>	Cicero River Forest	1561	460	118
<b>307</b>	Harlem	3135	1872	1076
<b>308</b>	Medical Center	1105	358	325
<b>310</b>	Madison Street Hillside	816	299	-
<b>317</b>	Westchester	385	466	414
<b>318</b>	West North Avenue	2339	1058	613
<b>320</b>	Madison Street	185	-	-
<b>757</b>	Northwest Connection	189	-	-

Source: Pace.

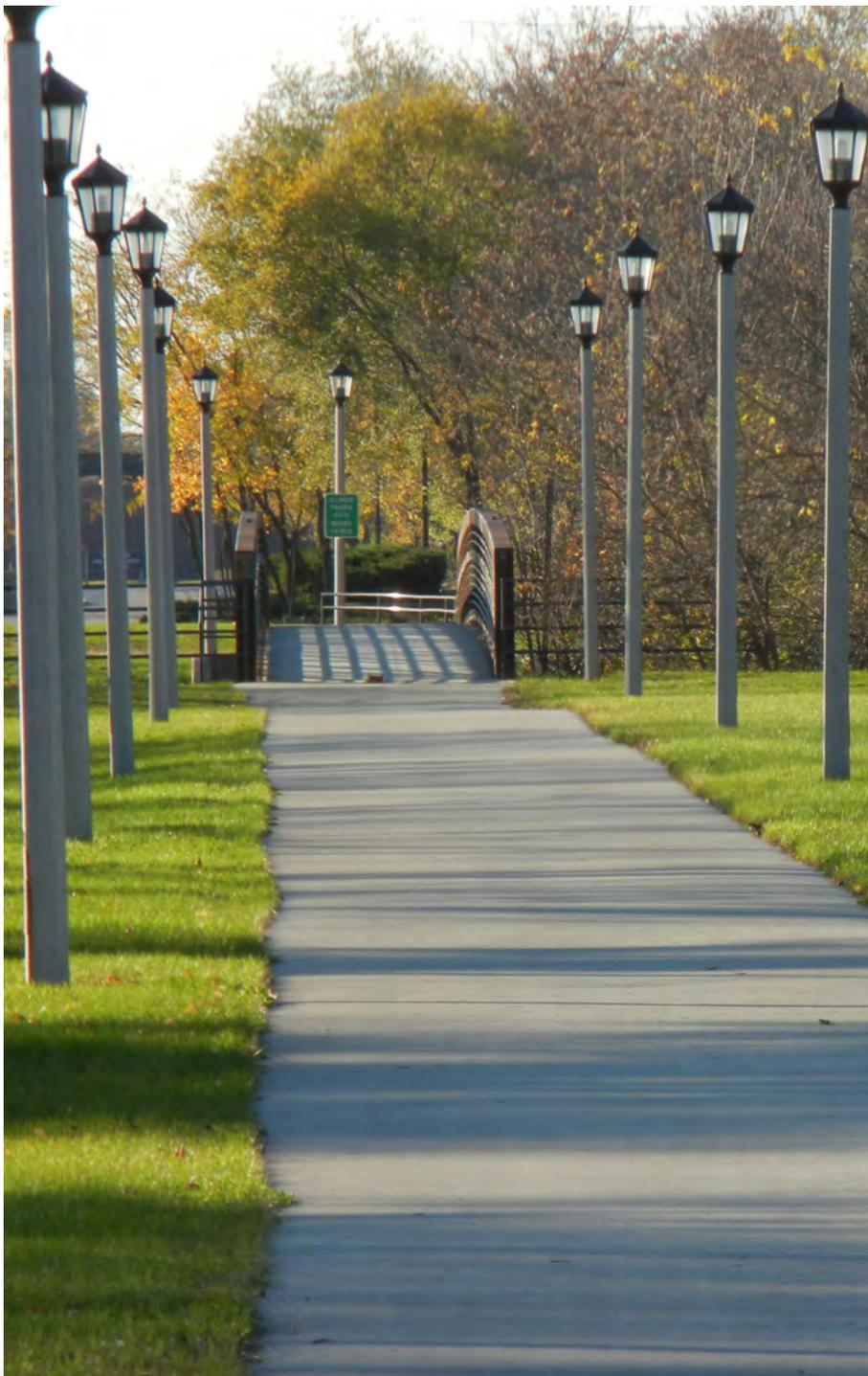
Pace bus stop signs are located throughout the service area, indicating the route numbers for rider convenience. Ten (10) bus passenger shelters are located within Forest Park and are listed in Table 13.

Pace currently maintains standards for bus shelters along their suburban routes. Shelters may be placed within a municipality, if the route ridership warrants this.



**TABLE 13: Existing Pace Bus Shelters**

Bus Passenger Shelter Location	Street Location/Direction Served
Roosevelt Rd & 1st Ave	SE/EB
8300 Roosevelt Rd	S-midblock/EB
Desplaines Ave & Harrison St	NW southbound
Roosevelt Rd & Riveredge Hospital	North side
Roosevelt Rd at Miller Meadows F.P.	NE/WB
Desplaines Ave & Jackson Blvd	SE northbound
Madison St & Lathrop Ave	NE westbound
Roosevelt Rd & Troost Ave	NW/WB
Roosevelt Rd & Troost Ave	SW/EB
Desplaines Ave West Side	Southbound



## Bicycle

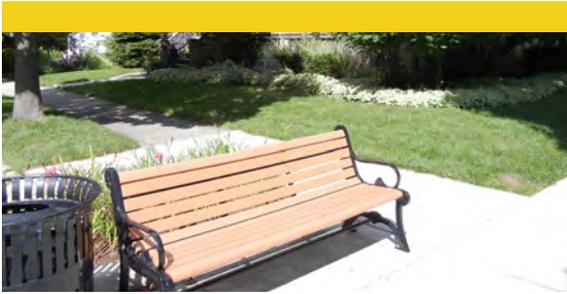
The Illinois Prairie Path (IPP) is a 51-mile long transportation resource that links Forest Park to nearby communities, as well as other trails, such as to the Fox River Trail in Geneva; to the Grand Western Trail in Lombard; and as part of the 575-mile long Grand Illinois Trail in north-central Illinois. The eastern branch of the IPP, referred to as the Main Stem, extends into Forest Park at the CTA Blue Line Station.

While no on-street bicycle facilities are marked within the Village, several roadways are signed as bicycle routes. Bicycle routes are those locations that are low traffic areas, where cars and bicycles share the road. A pavement marking is not necessarily present.

Supplemental signs can be found sporadically indicating bicycle traffic is expected along or crossing streets, as well as signs oriented to bicyclists providing directional information. The directional signage, however, is incomplete, which makes for an incomplete bicycle network overall. For instance, signs that direct bicyclists toward the IPP are posted along Harvard Street; however, where Harvard ends at Desplaines Avenue, no additional signage informs bicyclists which direction to turn.

Despite the signs indicating certain streets as bicycle routes, bicyclists were observed using the sidewalks. Riding on sidewalks may appear to be a safe option, but bicyclists risk hitting pedestrians or meeting with motor vehicle traffic in unexpected locations.





## Pedestrian

With only a few exceptions, the Village has a comfortable, safe, and pleasant environment for walking. Residential streets are complete with sidewalks on both sides; neighborhood traffic calming at local intersections creates an inviting and safe walking environment.

Madison Street has a “main street” environment with local shops and restaurants, inviting people to stroll along the corridor. Pedestrian crossings at intersections and midblock add to this feel. Madison Street has two lanes of traffic, on-street parking and, at less than 20,000 vehicles per day, traffic volumes are moderate, particularly for an arterial roadway.

The Village’s other commercial corridors are less inviting for pedestrians. Roosevelt Road, in particular, is oriented to vehicles, providing easy access to the Forest Park Plaza with a large surface parking lot. Sidewalks are on both sides of Roosevelt Road and are either immediately back of curb, or separated from traffic only by a narrow parkway. With traffic volumes close to 40,000 vehicles per day, this roadway is not a pleasant walking environment. The Village of Forest Park has received a grant from the State to improve pedestrian access in this location. Harlem Avenue is somewhat worse because narrow sidewalks are immediately adjacent to driving lanes, since no street parking is provided along Harlem.

Two areas of the Village that require attention are two of the major destinations—the CTA stations at Harlem Avenue and Desplaines Avenue. On Desplaines, for example, pedestrians need to cross un-signalized I-290 expressway on- and off-ramps to access the station entrance.

## Walk Friendly Communities

The Village of Forest Park is a designated bronze level Walk Friendly community. This designation was received due to the Village commitment to Complete Streets and sidewalk policies. The Village’s Complete Streets Resolution, for instance, was passed in 2011. The Village also adopted an Active Transportation Plan in 2012, which outlines policies, programs, and implementation guidelines to reduce the number of crashes between pedestrians and motorists.



# Current Transportation Studies And Projects

## Highway Projects

### I-290 STUDY

The Illinois Department of Transportation (IDOT) is conducting a study to widen I-290 to relieve congestion and improve safety. The project would impact the highway along the entire length that runs through Forest Park. The project is in the alternatives development and evaluation phase, which will lead to a preferred alternative in the fall of 2014. During the current phase of the study, IDOT is coordinating with the CTA to conduct a Blue Line Visioning Study. The scope of this study encompasses the Harlem Avenue Blue Line Station and the terminus at Desplaines Avenue, as well as the potential for extending the Blue Line west of Forest Park.

### MADISON STREET

In January 2013, the Villages of Forest Park and River Forest, were awarded a grant of \$1.3 million by the IDOT Illinois Transportation Enhancement Program (ITEP). The grant is to be used to fund streetscape improvements within the Madison Street corridor in both communities, between Desplaines Avenue and Van Buren Street.

The ITEP program is designed to promote and develop alternative transportation options, along with streetscape beautification. To utilize this funding, a local match is required, and work

must begin on the projects within three years of the award. The local share for this project is \$492,640. Forest Park and River Forest will split this cost.

Additional funding for improvements along Madison Street have been made available through the Metropolitan Mayor's Caucus. This will help to address improvements between Harlem Avenue and the railroad tracks.

### HARLEM AVENUE

In 2014, the Village of Forest Park received a \$3,000 grant from the Regional Transportation Authority (RTA) and the Urban Land Institute to begin the development of a plan for the Harlem Avenue corridor between the CTA Green Line at Circle Avenue and the CTA Blue Line Harlem stop at I-290. Forest Park was one of ten communities to receive this grant. This work will include a Developer Panel.

### ROOSEVELT ROAD

Forest Park was the recipient of a \$2.3 million grant for streetscape improvements to Roosevelt Road. This work will be coordinated with IDOT. These improvements may include such items as pedestrian enhancements, re-surfacing, and lighting.

## Transit Projects

### GREEN LINE OVER HARLEM AVENUE

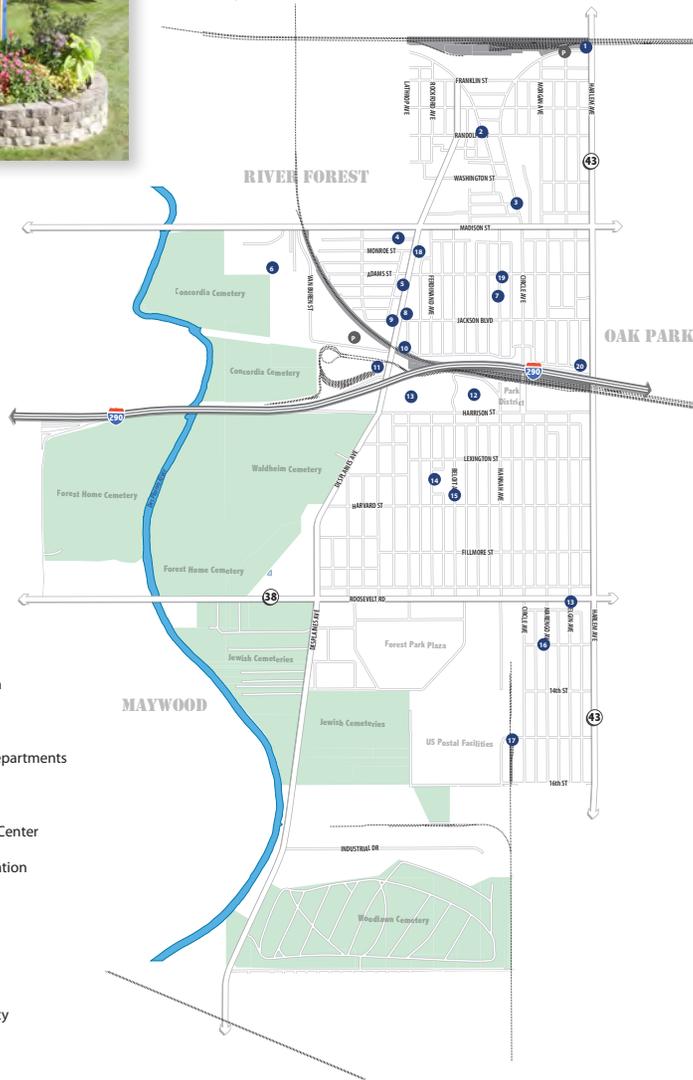
In addition to the CTA Blue Line visioning study that is a component of the I-290 study, the Village is partnering with neighboring Oak Park and River Forest to reconstruct the Green Line viaduct over Harlem Avenue. Funding for this project is currently being sought.

### BLUE LINE ALONG I-290

As part of the CTA Blue Line Vision Study, reconstruction and modernization of the Forest Park transit facilities are proposed. Consideration is being given to consolidating access to the facility on the north side and providing overhead station access to pedestrians from the east side of Desplaines Avenue. This would greatly improve pedestrian movement and safety on the west side of Desplaines Avenue.

The Forest Park terminal, yard, and shop within the current parcel are to be redesigned in an effort to improve the customer experience and infrastructure. Bike and pedestrian access to the terminal is to be improved, as well as highway and traffic flow around the terminal. Efforts to improve the yard configuration and meet the increased fleet storage and shop needs are to be pursued. Existing CTA services are expected to be maintained.

**FIGURE 6: Community Facilities Map**



1. Harlem Avenue CTA Station
2. Grant-White School
3. St. John's Lutheran School
4. Forest Park Post Office
5. Village Hall, Police & Fire Departments
6. Altnheim Senior Housing
7. Garfield School
8. Forest Park Public Library
9. Howard Mohr Community Center
10. Cook County Sanitarium
11. Des Plaines Avenue CTA Station
12. Park District of Forest Park
13. Softball Hall of Fame
14. Field-Stevenson School
15. Forest Park Middle School
16. Betsy Ross School
17. Public Works Facility
18. School District
19. Forest Park Historical Society

## Community Facilities and Services



Community facilities are an important component of the Forest Park fabric; they provide valuable services to the residents and businesses of the Village. These facilities contribute to and define the Village's overall "quality of life."

Community facilities/institutional uses include properties that are public or semi-public in nature. These types of uses include Village and publicly-owned properties and buildings, educational facilities, libraries, recreational facilities, post offices, and religious institutions. These types of facilities promote a sense of place within a community, provide important community services and functions, and can help attract private investment, since they serve as anchors within the community.

Community facilities/institutional uses are located throughout the Village, including concentrated areas north of Roosevelt Road and north of Harrison Street.





## Municipal Facilities

The hub of the Forest Park Village administration is located at 517 Desplaines Avenue. The Village Hall was built in 1975 and houses a variety of functions including the Mayor's Office, the Village Clerk's Office, Administrative Offices, Building Department, and Fire and Police Departments.

The Howard Mohr Community Center also is located on Desplaines Avenue, just south of the Village Hall. The Community Center is named in honor of the late state senator and Forest Park mayor. It serves as a facility for members of the community to gather for group activities, special programs, local clubs, entertainment, and social services. The Community Center also is a location for child day care and parent/tot programs, community events, and meetings.

## Infrastructure and Utilities

The Village's Public Works Department is located at 15th Street and Hannah Avenue and consists of the Department of Streets and Public Improvements and the Department of Public Property. The Departments are responsible for the maintenance of public property including streets, alleyways, sidewalks, and Village-owned parking lots and parks. Additional responsibilities extend to traffic control signage, signals, and pavement markings; street lighting and streetscape elements; and fleet vehicle management.

In addition to these general services, the Village provides its residents and businesses with utility services including water supply and treatment, stormwater/sewage facilities, refuse removal, and a recycling program. Access to electrical and telecommunications services are provided.

In March 2014, the Village passed a referendum to increase sales taxes by a half percent. The additional tax revenue is dedicated for infrastructure improvements. The Public Works Department created a capital improvement plan for the 2014 construction season, which included a sidewalk installation project, a street patching program, seal-coating, and resurrecting the Sidewalk Replacement Program (50/50)—all of which were funded with the sales tax proceeds.

### Water

The Water Department is responsible for providing safe drinking water and maintaining the Village's water lines, two water towers, two reservoirs, and two pumping stations.



The Village purchases its water from the City of Chicago, and the water source is Lake Michigan. Water is received from the Jardine Water Purification Plant through a metered connection at the intersection of Austin Avenue and Jackson Boulevard within the Village of Oak Park.

The Village maintains a 24-inch water transmission main extending westward within Jackson Boulevard to Hannah Avenue and Desplaines Avenue. The water supply is then discharged into underground reservoirs, chlorinated, and pumped into the distribution system. Emergency cross-connections are in service between Forest Park and the Villages of Oak Park and Maywood.

### **Stormwater/Sewage**

Most areas within the Village are part of a combined sewer system, which captures both rain water and household waste. Heavy rains can cause the system to exceed capacity. In these situations, the Village utilizes two overflow locations, which are monitored by the Metropolitan Water Reclamation District (MWRD).

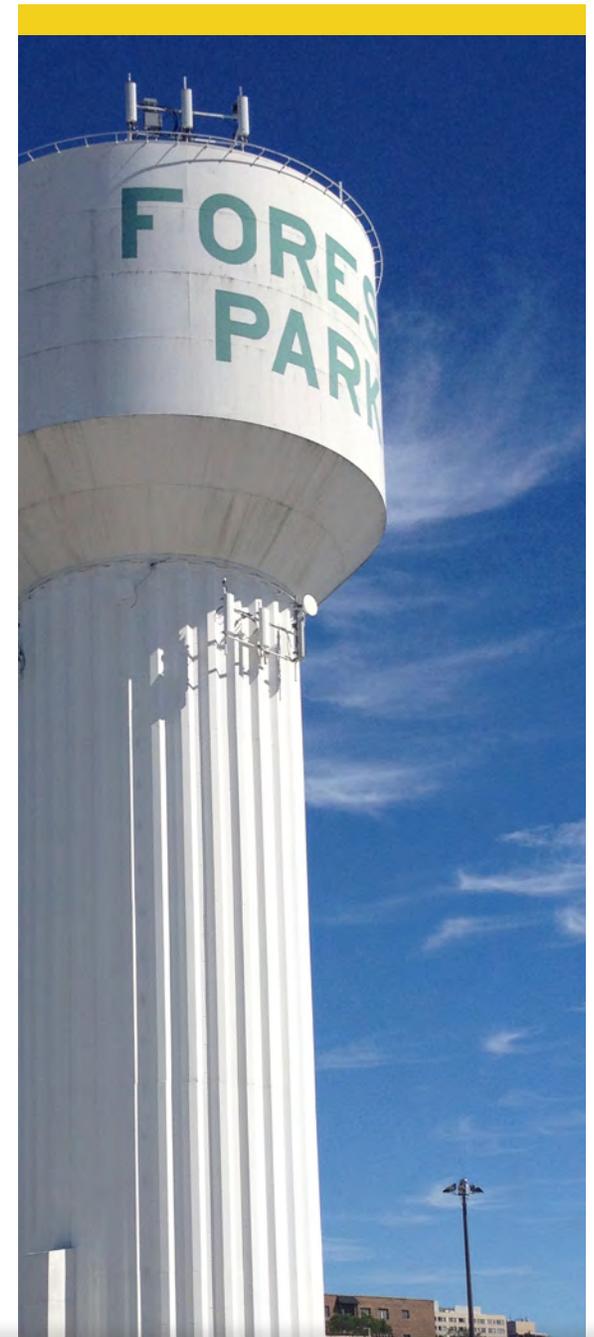
Flood control is addressed as part of the Village Zoning Ordinance in Title 11 – Flood Control. The purpose of these regulations is to ensure the Village’s continued participation in national flood insurance programs and to minimize potential losses due to potential floods.

A portion of the Village has a separated sewage system. This system is located within the Concordia Cemetery, south of I-290 and west of Desplaines Avenue; all cemetery properties south of Roosevelt Road and along the east and west sides of Desplaines Avenue; and industrial properties along Industrial Drive.

In 2014, the Village of Forest Park contracted with their engineering consultant to conduct a study of the existing stormwater and sewage system. The study is intended to provide recommendations for future operations, as well as potential costs. It also will note suggestions for a phased approach to separate the combined system.

### **Metropolitan Water Reclamation District Regulations**

Forest Park adheres to the regulations set forth by the MWRD of Greater Chicago. The MWRD revised their regulations to establish a countywide stormwater management regulation for Cook County. The Watershed Management Ordinance (WMO) was adopted to achieve this vision. The regulations went into effect on May 1, 2014.



As a whole, the MWRD provides regulatory control and guidelines on the amount and type of acceptable raw waste discharges that can be deposited into their interceptor lines for conveyance to regional treatment facilities. The new rule promotes the integration of green infrastructure for commercial, residential, and municipal development and redevelopment projects. It also supersedes the existing Sewer Permit Ordinance (SPO).

Under the new rules, a Watershed Management Permit will be required under similar circumstances as when a Sewer Permit is required under the current SPO, except that stormwater management measures will now be triggered for any development greater than half an acre. The regulation also requires standards for qualified sewer construction; for resource protection areas; for permit submittals, record drawings, and recording; and for requirements for maintenance and monitoring.

For the first five years, through May 1, 2019, all developments requiring site detention will be allowed a fixed release rate of 0.3 cubic feet per second/acre for a 100-year storm event using Bulletin 70 Rainfall Data. Likewise, all new buildings and substantial improvements in the floodplain must be elevated two feet above the 100-year flood (i.e. a flood that has a one percent chance of occurring a year). Compensatory storage is required for any fill, structure, or other material above the regulatory floodplain.

Two properties in Forest Park are listed as part of the Existing Development Plans (EDP) list – 949 Harlem and 7329 Harrison. The EDP list indicates that the projects were submitted prior to May 1, 2014 and had already been approved for municipal permits. This listing requires that a complete permit application must be submitted prior to May 1, 2015, or the projects will need to abide by the new regulations.

### **Refuse And Recycling**

The Village of Forest Park provides both trash and recycling services for its residents and businesses.

#### TRASH REMOVAL

Refuse is picked up each week from individual alleyways. Residents of single family homes are supplied with containers to deposit their garbage.

#### RECYCLING PROGRAM

In 2006, the Village, in partnership with Republic Waste Services, launched the 64-gallon recycling container program. Upon request, residents were able to receive a new container free of charge. The “toter,” as it is commonly called, holds all types of recyclables without requiring residents to divide the items.

#### ELECTRICAL SERVICE

The primary supplier of electricity with the Village of Forest Park is Com Ed. However, the Village also is a participant in the Forest Park Electric Municipal Aggregation Program, which is supplied by Integrys Energy Services. In March of 2012, voters in Forest Park approved a referendum allowing the community to contract with this energy supplier to reduce electricity costs for its residents. A rate of 7.652¢ per kWh is available for the Village residents through August 2017.



### TELECOMMUNICATIONS SERVICES

Telecommunications services are provided to Village residents and businesses through private telecommunication companies. Infrastructure includes above and below ground telephone lines, fiber optic cables, and cellular antenna towers. Telephone lines traverse the Village in all directions and provide service to residents and businesses choosing to utilize these services.

## Emergency Services

The Village has a Fire and Police Department to provide its communities with emergency services. Ambulance and emergency transport services are provided by contract.

### **Fire**

The Forest Park Fire Department is headquartered at the Village's Municipal Complex at 517 Desplaines Avenue. The Department employs 23 fire personnel and contracted paramedics, including one chief, one deputy chief, three lieutenants, and 18 full-time firefighters.

### **Police**

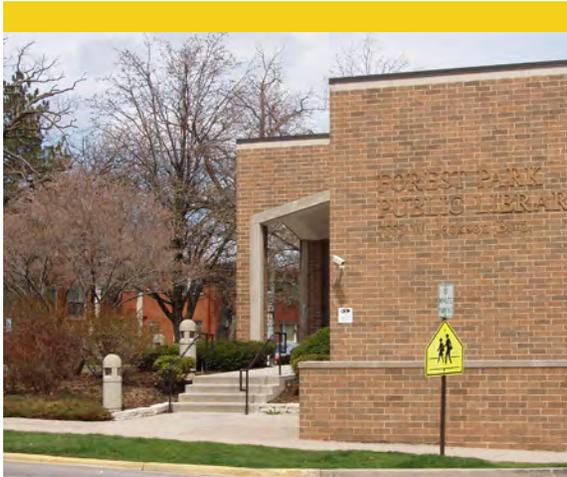
The Forest Park Police Department headquarters also are located at the Village's Municipal Complex. The Police Department has 38 sworn officers, including a chief, deputy chief, three commanders, five sergeants, and 29 full-time officers. The Department supports three divisions—Administrative, Investigations, and Operations, which is the largest of the three.

The Department has adopted a community-oriented policing philosophy to deal with criminal activity. This strategy utilizes community interaction and support to help control crime and reduce fear. It also promotes organizational strategies that support the systematic use of partnerships and problem-solving techniques. Utilizing this strategy, the Forest Park Police officers will become more involved with the citizens of the community.

## Public Health And Safety

Forest Park's Department of Public Health and Safety is comprised of the Building Department and the Code Enforcement Department. As part of its responsibilities, inspectors assess existing buildings and new construction to ensure compliance with permits and the Village Codes and Zoning Ordinance. This department is also responsible for assisting new developments through the zoning entitlement process and for Long Range Planning within the Village, among other activities focused on the built and physical environment.

The Cook County Department of Public Health (CCDPH) conducts local business inspections. Inspections are conducted to verify that food establishments comply with the Illinois Department of Public Health Food Service Sanitation Code. Inspections focus on conditions and practices that could contribute to food contamination and foodborne illness. The CCDPH also responds to complaints and investigates foodborne illness.



## Public Library

Forest Park Public Library is located at 7555 Jackson Boulevard. The Library occupies 26,400 square feet on two levels and offers seating for 116 individuals. The current facility was opened on October 8, 1995. The Library is under the supervision of the Library Board and follows the Illinois Compiled Statutes for its operation. Since its opening, the Library has continued to develop its collections and services. A referendum was passed in 2006 to increase the property tax rate to fund the Library's collections, services, and staff.

Approximately 94% of the Library income is received via local property taxes. According to the 2012-2013 annual report, Library operating expenses were \$103.37 per village resident. Each visit to the Library costs approximately \$8.04 of the operating expense. The Library currently offers a number of services to residents and visitors of Forest Park, including literacy volunteers, homebound delivery, services for the blind and visually impaired, and a described DVD collection.

The Library's Board of Trustees recognize particular issues related to space needs, parking, and exterior building amenities. Meetings and coordination between the Trustees, Mayor, and Village officials have been ongoing to discuss and resolve these issues. While parking remains an issue, several spaces adjacent to the Municipal Complex have been dedicated for Library patron use. Per Title 2, Chapter 9 of the Village Code, the Village Council levies a tax each year in order to operate the Library.

## Schools

Public schools are an important asset to any community and are a main reason for attracting and maintaining residents. Within Forest Park, the public school system supports education for students from pre-kindergarten through high school.

Within its boundaries, the Village has four elementary schools and one middle school. One high school, the Proviso Math and Science Academy, is located in the Village. Language classes are provided at Montessori Language Academy.

### Public Schools

The Village is served by two school districts including the Elementary and Middle School District 91 and the Proviso Township High School District 209. Forest Park School District 91 and Proviso Township High School District 209 are classified as low income. Low income refers to the percentage of students eligible to receive free or reduced-price lunches, living in substitute care, or whose families receive public aid. Most of the schools within these Districts are Title 1 Schools and are subject to the No Child Left Behind Act (NCLB), signed into law on January 8, 2002. Since that time, the Illinois State Board of Education (ISBE) has set standards to support higher student achievement, stronger public schools and a better-prepared teacher workforce.

As part of the Act, parents are able to take advantage of free tutoring if a child attends a school that needs improvements (i.e., does not meet Adequate Yearly Progress). However, none of the schools in the elementary and middle school district have a Title I School-Wide Program; the high schools do have these programs. The Title I Program provides financial assistance to schools with high numbers or percentages of poor children to ensure that all students meet the standards set by the state board of education.

Illinois also is part of a 40 state effort to raise learning standards in Mathematics and English. As a result, the State has developed the Common Core State Standards, which establish clear expectations for what students should learn in these subjects at each grade level. The Common Core program is designed to ensure that students have a comprehensive understanding of key concepts within these subjects. Illinois adopted the Common Core in 2010, and teachers began implementing the new standards in the 2013-2014 school year. As a statewide program, the Forest Park schools participate in these programs. Curriculum maps are currently being developed.

In addition to these programs, Illinois is among 26 states working to update science standards. As a result of these efforts, the states have created a program called Next Generation Science Standards (NGSS). This program focuses on how science is viewed and taught in Illinois. NGSS was adopted by the Illinois State Board of Education on February 19, 2014. The standards will be in effect beginning in the 2016-17 school year, and the Forest Park School Districts will be responsible for adhering to these new principles.

### ELEMENTARY AND MIDDLE SCHOOLS

The Village has four grammar schools (Betsy Ross, Field-Stevenson, Grant-White, and Garfield) and one middle school (Forest Park). The grammar and middle schools provide services for pre-kindergarten through eighth grade and are part of District 91. The schools have a total enrollment of 870 students, and the District employs 82 teachers within the five schools.

Annual operational spending per student is \$17,255. Operational expenditures include all costs for overall operations in this district, including instructional spending, but excluding summer school, adult education, capital expenditures, and long-term debt payments. Of this amount, the instructional spending cost is \$10,266. Both the overall operational expenditures and the instructional costs exceed the average Illinois state spending level.

A brief description of the elementary and middle school is as follows:



**Garfield School** is located at 543 Hannah Avenue. Students are drawn from areas of the Village north of I-290. The school offers pre-kindergarten through second grade classes. The total enrollment for this school is approximately 161 students.



**Grant-White School** is located at 147 Circle Avenue. This school also serves residents who live north of I-290. The school offers third through fifth grade classes. The total enrollment for this school is approximately 118 students.



**Field-Stevenson School** is located at 925 Beloit Avenue. Students are drawn from areas of Forest Park south of I-290. The school, established in 1907, offers third through fifth grade classes. Approximately 168 students attend this school.



**Betsy Ross School** is located at 1315 Marengo Avenue. Students are drawn from areas of Forest Park south of I-290. The school is host to grades kindergarten through second grade and has approximately 160 students.

**Forest Park Middle School** is located at 925 Beloit Avenue. The school's population is comprised of children living throughout District 91. The school has approximately 272 students in sixth through eighth grades.

As part of the NCLB Programs, schools are evaluated on their yearly progress. School District 91, for the year 2012-2013, was not making Adequate Yearly Progress (AYP) in either reading or mathematics. However, the school was identified for district improvement under the specifications of the NCLB Programs.

### HIGH SCHOOLS

High school students from Forest Park attend Proviso East High School, which is one of the three Proviso Township High School District 209 schools. Students from 10 feeder communities attend the schools within this district.

Proviso East High School is located to the west just off Madison Street in the neighboring village of Maywood. This high school serves students not only from Forest Park, but also from Broadview, Maywood, and Melrose Park. Free bus service is provided for students living within Forest Park. Approximately 2,100 students attend this high school. A newspaper article from a 2013 issue of the Forest Park Review indicated that approximately 160 students from Forest Park attended this high school or just over 25 percent of the population in the 15-19 age cohort during the same year. In 2014, a second article indicated that approximately 215 students from Forest Park attend District 209 schools as a whole.

Proviso Township High School District 209 also operates the Proviso Mathematics and Science Academy, which is located in Forest Park. This school was founded in 2005, as a select enrollment academy. Application is required for admittance to this school. The school's annual operational spending per student is \$12,671. Of this amount, instructional spending is \$6,352. Operational expenditures exceed the state average, while instructional spending per student is lower than the state average.

Proviso Mathematics and Science Academy has not been identified as a Title 1 School. However, as noted in the 2013 Illinois School Report Card, the school was identified as Academic Watch Status Year 1.



**Proviso Mathematics and Science Academy**

According to the 2013 Illinois School Report Card, District 209 as a whole was not making AYP in either reading or mathematics. The district has been identified for district improvement under the specifications of the NCLB Programs; the 2012-2013 school year marked the seventh year of corrective action. The district status is "Academic Watch Status Year 7."

### HIGH SCHOOL TASK FORCE

The quality of the high schools located outside the Village was a major discussion topic in the development of the previous Comprehensive Plan and has been an ongoing issue for Forest Park residents. According to community members, families with children either move out of Forest Park or use the private school system. The concern for the high school was noted during the interviews, surveys, and workshops conducted as part of the Plan development process.

The Village has continued to take note of the concern for the high school. In February of 2000, a Forest Park High School Task Force was formed. The purpose of the group was to eliminate the "high school issue" as an exception to the reputation of Forest Park. The intent was to resolve problems and issues with the high schools in District 209. The task force met eight times between February and May 2000.

In 2001, the Village also commissioned a study by the International Center for Leadership in Education (ICLE). The purpose of the study was to identify a minimum of three alternatives for public high school education. A legal opinion was sought, as well. The final recommendation within the ILCE report was to begin the process of forming a new community unit school district for kindergarten through twelfth grade, but that was deemed largely impractical without changes to State legislation.

### **Private Schools**

Montessori Language Academy, located at 314 Circle Avenue, offers year-round bilingual classes for Japanese and English. This school is attended by approximately 30 students.

## Other Community Facilities

### **Community Garden and Farmer's Market**

The Forest Park Community Garden (FPCG), located at the northwest corner of Harlem Avenue and I-290, was started by two local gardeners in the summer of 2009. The expansion of the community garden occurred in April 2011, with the garden doubling in size. Applications for the garden are taken via the Forest Park Community Garden website. However, all plots currently are rented. The produce grown in the "giving garden" has been regularly donated to the local food pantry.



In 2010, the Village received a grant from the Public Health Institute of Metropolitan Chicago of \$145,000 toward healthy living initiatives. The grant allowed for cold storage vending machines, a refrigerator for the local food pantry, and a program to teach school children about planting and harvesting fruits and vegetables.

### **Historical Society of Forest Park**

The Historical Society of Forest Park is currently housed at the Village Hall municipal complex. The society operates a research center and archives, as well as hosts yearly programs and events. It has serviced the Forest Park area since 1975. In 2014, the Historical Society offered events such as the Historical Tour of Forest Park, presented on bicycle, "A Walk Through Time Tour of Madison Street," "1200 South: The Story of Roosevelt Road," and the Historic Cemetery Tour.

### **Softball Hall of Fame Museum**

In the summer of 2014, the 16-Inch Softball Hall of Fame Museum opened in Forest Park. It features a building and outdoor display. The museum is operated as a non-profit organization and honors the game's players, teams, and supporters. The 16-inch game began in Chicago in the 1930's. The museum is open to the public on Wednesdays and weekends.

### **Religious Institutions**

Forest Park is home to a number of religious organizations and churches. Among these institutions are the First United Church of Christ of Forest Park, Forest Park Baptist Church, Living Word Christian Church, St. Bernardine Catholic Church, St. John Evangelical Lutheran Church, Mt. Moriah Baptist Church of Christ, and St. Paul Thai Church.



**FIGURE 7: Parks & Recreation Map**



1. Remembrance Park
2. Lathrop North of Roosevelt
3. Popelka Park
4. Veterans Park
5. Forest Park Dog Park
6. Reiger Park
7. Park District

## Parks and Environmental Resources

The Parks and Environmental Resources section provides a description of the current parks and natural resources located within the Village of Forest Park and its surrounding region. Parks and open space areas provide numerous benefits in a community, including offering residents and visitors a place to recreate and relax, as well as enhancing the overall quality of life.

## Parks

### Community Parks

A total of 17.5 acres of parkland is located in five sites in the Village. The vast majority of land is contained within one 14-acre park located north of Harrison Street; this 14-acre park is administered by the Park District. The remaining acreage is owned and operated by the Village.

The Village is surrounded by a number of park and recreational facilities owned and operated by the Cook County Forest Preserve District; however, none of these holdings are within the municipal boundaries of Forest Park.

The management of the community parks is regulated by the Village Zoning Ordinance as part of Title 2, Chapter 4, Recreation Board. This board is responsible for the maintenance, safety, and improvement of Village parks and playgrounds.



### Park District of Forest Park

The Park District's Administrative Building was opened in 1938; it was built by the Works Progress Administration (WPA) after a referendum passed in 1934. A recent renovation and addition were completed in 2009.

The Park District of Forest Park offers a variety of recreational opportunities for residents and visitors. The Park includes six lighted tennis courts; three baseball/softball fields; a multi-purpose synthetic turf soccer/football/lacrosse field; an in-line skating rink; bocce ball courts; two batting cages; a skate park; a playground; a pavilion; a distance-marked walking path; and aquatic center with four slides, a sand play area; and a sprayground, which is an interactive play area that includes jet sprays of water.

The Park District of Forest Park is run by a board of commissioners and maintains intergovernmental agreements with the Village of Forest Park and School District 91.

The Park District maintains its own comprehensive plan; projects that have been accomplished to date include the following:

- Aquatic Center Waterslide Restoration
- Total Renovation of Recreation Building # 4
- Skate Park Construction
- Distance Marked Walking Circuit
- Maintenance and Rehabilitation of Main Administrative Building

### ROOS PROPERTY

The Park District of Forest Park acquired the Roos Property, located at 7329 Harrison Street, for \$499,000 in May 2013. The property was used from 1916 to 2006 for a variety of commercial purposes that included light manufacturing and professional office uses.

The Park District initiated demolition of the property in August 2013. A grant was received from the Illinois Environmental Protection Agency (EPA) to help fund the clean-up of this site. This grant was in the amount of \$168,520. The grant allows for site-specific clean-up of hazardous substances.

In August 2014, the Park District received a grant of \$2.5 million from the Illinois Jobs Now! Program to assist with the construction of a new building. The grant is part of the Parks and Recreational Facility Construction (PARC) Program.

### Neighborhood Parks and Tot Lots

Several smaller park sites, or pocket parks, are located in the Village; their presence within the neighborhoods strengthens the family-oriented character of the community.

They are owned and operated by the Village. These parks are designed to meet the everyday needs of the surrounding residential areas. They provide a place for nearby residents to walk to for recreational purposes and do not generally draw visitors arriving by automobile.

Tot lots are small parks primarily equipped with playground facilities appropriate for small children, typically aged five and under. As part of the community park system, Forest Park operates five “tot-lots,” which are located in the following areas:

- Lathrop north of Roosevelt
- Remembrance Park: Randolph & Circle
- Popelka Park: Thomas & Adams
- Reiger Park: Circle & 16th
- Veterans Park: Circle and Lehmer

### Dog Park

The Forest Park Dog Park is located at the southeast corner of Circle Avenue and Lehmer Street. It is maintained, in part, by “Friends of the Dog Park,” a volunteer group of individuals who aid the Village’s Public Works Division in helping to keep the park safe and clean. Everyone is welcome to use the park; however, a license is required.





## Environmental Resources

Nearly all community activities interact with natural resources in some way. Housing, transportation, utilities and community facilities, economic development, and land use elements all have direct or indirect relationships to a community's natural and cultural resource base. The following provides a description of the prominent natural resource features within the Village.

### Natural Protected Areas

Illinois has a variety of protected areas, including state parks, wildlife areas, recreation areas, nature reserves, and state forests. Despite the numerous types of protected areas, none are located within the boundaries of Forest Park. However, the Village does share a border with the Des Plaines River.



### DES PLAINES RIVER

The Des Plaines River is located along the western edge of the Village. Portions of the Village are located within the watershed of this river.

Within the Village boundaries, the river primarily is adjacent to cemetery property. The river, however, provides a connection between the Jefferson Woods/GAR Woods and the Miller Meadow, which are parts of the Cook County Forest Preserve system.

### Cultural Sites

The Haymarket Martyr's Monument was designated as a National Historic Landmark on February 18, 1997 and is located at 863 South Desplaines Avenue in the Forest Home/Waldheim Cemetery, approximately 200 feet from the main entrance. The monument was designed by Albert Weinert to commemorate the 1886 rally in Haymarket Square that led to the hangings of four leaders of the fight for workers' rights for an eight hour day. The cornerstone of the monument was laid on November 6, 1892.

According to the National Register of Historic Places nomination, "the monument itself consists of a sixteen-foot-high granite shaft crowned by a triangular-cut stone with intricate sculpting. The shaft is supported by a two-stepped base, on which stands two bronze figures. The predominant figure is a woman

who is standing over the other figure, a bearded male worker. Below the bronze figure on the upper step is inscribed the date 1887 with bronze palms below it.”

The Village also is home to a number of properties that have local significance, such as the St. Bernadine Catholic Church, which is designed in the Spanish Mission Style and Ferrara Pan Candy Company, located in Forest Park since 1959.

In addition to these locations, the Mt. Moriah Baptist Church also is housed in a locally significant structure at 500 S. Hannah. The building formerly was home to the St. Peters church. It was built in 1899 as the Evangelisch Luterische St. Peters Kirche.

St. Peter’s Evangelical Lutheran Church was designated as a local historic landmark in April 2009. The church is one of Forest Park’s best surviving examples of the Gothic Revival and is one of the oldest churches in the Village. It is home to the Felgemaker Opus No. 1200 Pipe Organ, which was custom made for the church in 1914. The organ is a one-of-a-kind instrument that was funded in part by a donation from Andrew Carnegie. The church also houses a Hammond B3 organ, a model typically used by blues bands and gospel choirs.

## Regional Resources

### Cook County Forest Preserve

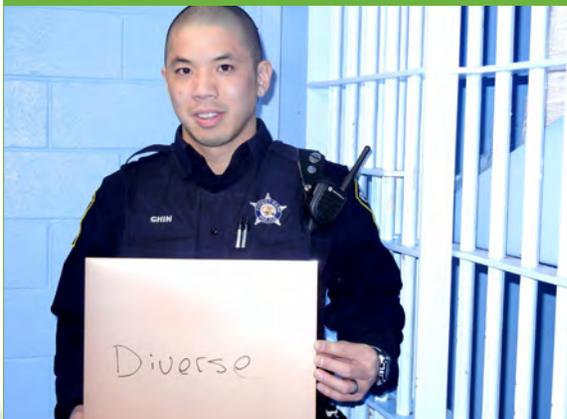
Miller Meadow North is located at 8374 W Roosevelt Road. It is bordered by Roosevelt Road to the north, Desplaines Avenue to the east, Cermak Road to the south, and 1st Avenue to the west. In the early 1920s, Miller Meadow was called Checkerboard Field and was Chicago’s official airmail field until a fire in 1921 destroyed most of the buildings.

Miller Meadow is a part of the Salt Creek Division, within Region 5, West Cook County. The preserve is identified as a priority recreation site in the Cook County Forest Preserve 2013 Recreation Master Plan. This site is being considered for new or enhanced recreational activities, including a dog park, disc golf, picnic grove with volleyball courts, walking and fitness trails, and a canoe launch.





# Word ON THE Street





The planning vision, goals, and objectives described herein provide the framework on which the Village of Forest Park will build to achieve its future aspirations. These guiding principles were developed throughout the planning process and form the foundation for the Forest Park Comprehensive Plan vision.

## Vision Statement

The future image and character of the Village of Forest Park is based on a set of core values that guide and inspire residents, property owners, business owners, potential investors, Village officials, and staff in realizing the Village's maximum potential. The Village's vision reflects the community desires for its future. The following statement, developed throughout a visioning process that involved the public, establishes a shared purpose and set of community values:

*The Village of Forest Park's vision for the future is to be a community, distinguished by a strong sense of place and identity, that promotes a healthy and diverse economy, provides a high quality of life responsive to all its residents and neighborhoods, and thoughtfully manages its resources in a manner that creates and sustains a safe, unique, vibrant, and rewarding community in which to live and work.*

## Goals and Objectives

Planning goals and objectives are intended to be used in combination with recommendations to provide guidance for the future of Forest Park. They were developed through the review of vetted planning documents and are based on public and Village input obtained throughout the planning process.

Goals and objectives each have a distinct and different purpose in the planning process. **Goals** describe the desired results of a Plan's implementation, while **Objectives** describe actions to be undertaken in order to advance toward the overall goals.

Objectives can serve as measurable guidelines for plan implementation. The recommendations contain specific actions related to the objectives. The following provides a description of the goals and objectives that will set the pace for future development and decision-making within the Village:

## Land Use Goals and Objectives

### **GOAL:** Promote innovative development initiatives that enhance community livability

#### **Objectives:**

- Evaluate and adopt updated zoning regulations that promote larger scaled redevelopment opportunities along Roosevelt Road, Harlem Avenue or other “high-traffic” areas and encourage a mix of compatible land uses.
- Promote mixed use centers and transit-oriented developments in areas near the CTA Blue Line and Green Line Stations, with residential components focusing on senior and owner-occupied condominiums.

### **GOAL:** Preserve the character of established neighborhoods

#### **Objectives:**

- Encourage the restoration and rehabilitation of existing properties. Efforts can include historic preservation and other improvements such as façade, signage, lighting, and other physical improvements.
- Dedicate resources to property maintenance and management programs.
- Enhance enforcement of municipal codes and ordinances related to all properties.
- Promote the conversion of non-conforming multi-family properties back to original single family uses in R-1 Low Density Residential Districts.
- Ensure that housing enhancements and additions honor the material and character of the original construction.
- Consider opportunities to provide pocket parks and public open spaces when underutilized and/or vacant land become available.
- In compliance with the adopted Complete Streets policy, continue to provide a streetscape program to improve pedestrian safety and comfort that is consistent with recent improvements on Harvard Street and Jackson Boulevard. Improvements should include additional streetscape amenities (such as plantings, benches, lighting, etc.) and creating better crosswalk connections.
- Evaluate and consider improved transitional measures between incompatible land uses located next to or across the street from each other and incorporate into the Zoning requirements, as approved. These can include the establishment of increased yard buffers and/or landscaping or other screening measures between residential and non-residential uses. Avoid the use of chain link fence when possible.
- Follow through on the removal of incompatible non-conforming uses and/or structures when supported by the Zoning Ordinance.
- When possible, encourage the improvement or re-establishment of compatible non-conforming uses and structures only when it honors the architectural style and quality that made it compatible when compared to its surroundings.
- Continue to regulate businesses along Madison Street, and consider new programs and policies when necessary to reduce negative impacts on adjoining residential areas.

**GOAL:** Maintain a balanced and diverse housing mix that meets the current and future needs of Forest Park residents

**Objectives:**

- New residential construction or reconstruction on lots zoned R-1 and R-2 should favor single family development over two-flats, townhomes, or other multi-family developments.
- Preserve existing single family residential dwelling units and encourage the de-conversion of “purpose-built” single family homes that have been converted to multiple units back to single units, in the R-1 Low Density Residential District, and back to no more than two unit structures in the R-2 Medium Density Residential Districts.
- Give preference to the preservation and enhancement of “purpose built” multi-family structures over “purpose built” single family structures that were converted to multi-family units.
- New townhome construction, where appropriate, should not exceed zoning ordinance setback and density standards and should always be oriented so the front of all units in a townhome row face the front lot line, not a side lot line or corner side lot line unless approved as part of a Planned Unit Development (PUD). Accommodations for visitor parking should be incorporated into all townhome developments.
- Promote improved maintenance of existing multi-family mid-rise buildings.
- New multi-family construction should favor senior living housing or be incorporated into mixed use or transit-oriented developments.
- Continue to participate in the West Cook County Housing Collaborative to identify opportunities that support affordable housing for disadvantaged groups.

## Economic Development Goals and Objectives

**GOAL:** Retain, expand, and attract a diverse mix of businesses and industries, thereby fostering investment and creating new jobs

**Objectives:**

- When appropriate, consider incentives to attract and retain commercial enterprises.
- Prioritize existing areas within commercial corridors and encourage responsible redevelopment.
- Revitalize existing commercial corridors by encouraging redevelopment.
- Structure land use and zoning regulations to encourage mixed use development and redevelopment.
- Develop and implement corridor plans to enhance and promote the Village’s major transportation corridors.
- Maintain a business-friendly environment by providing resources, services, and assistance to the business community.
- Increase economic vitality by promoting tourism and local visitor experiences.
- Maintain a diverse economic base.

**GOAL:** Develop underutilized properties to expand the tax base

**Objectives:**

- Identify and promote vacant or underutilized parcels advertised on the Village’s website.
- Market available properties to the investment community.



## Transportation Goals and Objectives

**GOAL:** Encourage residents and visitors to take advantage of the Village’s multi-modal transportation opportunities in Forest Park and promote safe and efficient travel

### Objectives:

- Evaluate existing multi-modal transportation networks and coordinate with responsible parties to establish capital and operational needs, priorities, and timing.
- Improve transportation efficiency by encouraging multi-modal usage.
- Enhance the safe and efficient pedestrian-oriented environment within the Village that includes, but is not limited to, an interconnected network of sidewalks, crosswalks, and signage.
- Implement measures to reduce high speed and cutthrough traffic in neighborhoods.
- Continue plans for an interconnected bike path system that offers access to local and regional destinations.
- Continue discussions with the regional transit agencies to provide safe, accessible, and well-maintained transit facilities in an effort to encourage use.
- Improve safety and access to the Desplaines Avenue CTA station.
- Where applicable, continue to provide additional way-finding signage to major attractions, services, and destinations.

**GOAL:** Strengthen the land use and transportation relationship in Forest Park

### Objectives:

- Promote the Complete Streets policy to develop a comprehensive network of roadway, pedestrian and bikeway, and transit facilities. Implement this policy in coordination with the development/redevelopment of properties and roadways.
- Integrate transportation projects and land use development/plans to support and strengthen each other.
- Encourage mixed use and transit-oriented development near transit stations and stops.
- Evaluate parking as necessary to respond to changing needs for new business and residential developments.
- Consider parking impacts and zoning or other creative requirements (including but not limited to “in-lieu-of” fees) in the Downtown Business District (DBD), if necessary to support new planned projects or the establishment of certain Conditional Uses in locations not well-served by existing parking.

**GOAL:** Continue to promote transit services that meet the needs of the Forest Park residents and workers

### Objectives:

- Work with the regional transit agencies—Pace, Chicago Transit Authority (CTA), and Metra—to provide needed services for Forest Park residents and businesses.
- Monitor existing crosswalks, signals, and lighting infrastructure to ensure walking environments to and from transit facilities continue to feel safe for pedestrians.
- Monitor and advise the CTA when safety features, such as lighting and crosswalks, around the CTA Blue and Green Line Stations need attention.

## Community Facilities Goals and Objectives



**GOAL:** Continue to provide and enhance efficient and effective public services and facilities to improve the quality of life in Forest Park

### Objectives:

- Develop programs and amenities to improve the perception of safety, in Forest Park's neighborhoods and business districts.
- Evaluate recycling options and opportunities for businesses.
- Maximize collaborative working relationships with public officials and agencies within Forest Park, as well as neighboring communities.
- Improve coordination between public agencies and businesses in the community.

**GOAL:** Provide effective stormwater and sewer systems that handle current and future capacity needs



### Objectives:

- Prioritize and construct improvements needed for the stormwater and sewer systems to prevent area flooding.
- Promote the use of green infrastructure to manage stormwater and create healthy environments.
- For new development, follow current MWRD regulations.

## Parks, Recreation, and Environmental Goals and Objectives

**GOAL:** Identify, preserve, and revitalize the community's cultural, historic, and natural resources

**Objectives:**

- Promote policies and develop plans that focus on the preservation, sustainability, and revitalization of natural, cultural, and historic resources.
- Expand upon existing arts and cultural programs in Forest Park to enhance social and educational opportunities.
- Protect open spaces and preserve natural areas, including the Des Plaines River watershed.
- Promote streetscape improvements and maintenance throughout the Village.

**GOAL:** Create, preserve, and maintain parks, open space, and recreational facilities to meet community and neighborhood needs

**Objectives:**

- Work with the Park District to create a system of parks, open space, and natural resources that meets the needs of all Forest Park residents.
- Provide recreational programs and facilities that promote healthy lifestyles.
- Evaluate the promotion of sustainable development initiatives and guidelines.



The vision for the future of Forest Park is based upon an overall desire to improve the quality of life for residents and to maintain the health and vitality of the Village's business districts. By building upon the Village's positive attributes, a safe, vibrant community with a strong diversified economy can be created. The following section contains recommendations for achieving this vision.

## Land Use and Development

The Village is responsible for guiding growth and development within its boundaries. Through the policies and programs identified as part of the Comprehensive Plan, Forest Park shapes the types, locations, and density of land use within its boundaries. Future development proposals are expected to be in compliance with and support not only this Plan, but also the Village's established Zoning Ordinance. The following recommendations will assist the Village in addressing the future land uses and development within Forest Park:

## Zoning Ordinance

Updates to the Zoning Ordinance are needed to maintain consistency with the new Comprehensive Plan, and more specifically, to achieve the land use goals established in the Plan.

### **Conduct Review of Properties and Amend Zoning as Necessary and Appropriate**

The Future Land Use Map (found on page 92) recommends uses for each property on a lot by lot basis. In many cases, the planned use represents the existing use and is consistent with the underlying zoning. Some planned uses also represent the existing use, but the use is not consistent with the underlying zoning. Finally, other planned uses represent recommendations for redevelopment that are departures from both previous uses and zoning. For these last two instances, the Village should identify and consider amendments to the Zoning Ordinance, when appropriate. This may require waiting for a redevelopment opportunity to occur and/or for property owners' consent.

### **Consider Comprehensive Corridor Plans and Zoning Ordinance Updates for Roosevelt Road and Harlem Avenue to Achieve Land Use Potential**

The Village of Forest Park should evaluate the Zoning Ordinance to determine potential alternatives for reviewing future development and potential redevelopment of existing properties along Roosevelt Road and Harlem Avenue. These alternatives may include form-based codes, traditional (or functional) zoning, performance based zoning, or incentive zoning.

## ROOSEVELT ROAD

A Corridor Plan will assess the redevelopment potential along Roosevelt Road; this plan may include recommendations for zoning tools (traditional zoning or form-based zoning). The Roosevelt Road corridor should be considered for redevelopment to create a mixed use corridor that links the larger scaled Forest Park Plaza properties with the smaller properties that represent the balance of the corridor.

Opportunities that improve pedestrian safety should be considered given the high number of Pace bus stops within this corridor and thereby a high number of bus riders. Amenities such as, but not limited to, pedestrian islands, marked crosswalks, bus shelters, grass parkways, lighting, wayfinding signage, wide sidewalks, common streetscape elements, and outdoor seating may be provided along this corridor. Where appropriate, shared parking should be encouraged to minimize curb cuts and to allow for a more continuous pedestrian access.

The corridor design should be coordinated with neighboring communities to ensure a compatible, yet distinctively Forest Park theme. State funding totaling \$2.3 million for corridor improvements, coupled with the proposed expansion for the Roosevelt Road TIF, can be used, in part, to jumpstart the overall redevelopment of this corridor and to improve the pedestrian environment.

Potential redevelopments in the Forest Park Plaza should focus on the improvement of existing, or development of new, outlet centers and the potential re-use of big-box stores that may become vacant. Redevelopment of the balance of the corridor will be more challenging given the limited depth of most properties to 125 feet. The consolidation of multiple properties will be necessary to achieve desired results and should be promoted as an incentive to potential developers.

Development patterns should continue to honor the “built to the front lot line” trend, with parking fields predominately located to the rear of the building, but also allowed to the side, if necessary. Parking lots located at corner intersections should be discouraged. Parking lots, when visible from Roosevelt Road, should incorporate screen walls or ornamental fencing, both complimented with landscaping, to provide a separation between cars and pedestrians along the adjoining sidewalk. New uses within this corridor may incorporate small retail businesses, along with restaurant, entertainment, and open/green space land uses. The scale of this development would be attractive to pedestrians and bicyclists and may include spaces to be utilized as informal meeting locations.

When necessary, to support a comprehensive redevelopment project that incorporates no less than one full block of Roosevelt Road frontage for areas that have limited depth, the rezoning and reuse of properties across an existing rear alley into residential areas may be desirable. In these instances, residential properties on both sides of the intersecting north-south alley must be acquired in pairs, and a new east-west alley constructed to provide separation between the residential and commercial uses.

An additional property to be considered for redevelopment in the Roosevelt Road corridor is the parcel located on the northwest corner of Roosevelt Road and Desplaines Avenue. Given the community’s past reliance on the sales tax generated by a former car dealership on this site, an expanded or new car dealership should be pursued if at all possible. Alternative uses to be considered include other large-scale retail uses, although a careful analysis of traffic, access, and circulation will be required with any redevelopment on this site.

Consolidation of this property with the adjoining auto repair property to the north may also expand opportunities for larger scaled developments, which may support the types of stores that generate retail sales that are currently leaking out of the community. Uses that should not be considered at this location include convenience stores, gas stations, and stand-alone non-retail uses.

### *Redevelopment of the United States Postal Service (USPS) Bulk Mail Facility/Forest Park Army Reserve Center*

The Village should explore further opportunities for continuing discussions with the federal government to explore the redevelopment of the 7.5 acre Army Reserve Center and/or the USPS Bulk Mail Facility. Alternatives for redevelopment of the Army Reserve Center are outlined in the Forest Park Army Site Redevelopment Planning Study and can be further refined to create a stand-alone development, or to incorporate the Bulk Mail Facility, if conditions warrant. These sites are adjacent to the Forest Park Plaza, which also has potential as a redevelopment site.

If these properties become available, consideration should be made for pedestrian friendly development, along with the potential to generate additional revenue.

Within the Future Land Use Map, these sites are shown as commercial (the Army site) and mixed use (the USPS site).



### HARLEM AVENUE

Except for the segment of Harlem Avenue between Madison Street and Jackson Boulevard, which is recommended to remain available strictly for residential development, the balance of Harlem Avenue has the potential to remain as is or to experience redevelopment as a mix of residential and non-residential uses. A corridor plan will assess this redevelopment potential along the Harlem Avenue Commercial District and will help the Village determine strategies for preservation and enhancement of existing commercial and residential uses, as well as identify groups of properties that should be targeted for future redevelopment.

Results from a planned RTA sponsored developer panel should be considered when evaluating potential redevelopment opportunities. When developing the corridor plan, special attention should be given to the pedestrian environment along this corridor as existing sidewalks are narrow, and no street parking is present to separate pedestrians from moving traffic.

Streetscape improvements, including the expansion of sidewalk widths, should be considered to improve walkability. Sidewalks should be a minimum of ten feet wide when extended to the back of curb. Strategic locations should be identified to accommodate street furniture.

Easements may be needed in order to accommodate the widened sidewalk and should be secured as part of the redevelopment process.

Harlem Avenue is similar to the development pattern on the north side of Roosevelt Road in that property depth is limited to 125' with a rear alley. Properties to the west of these alleys are largely single family residences, so it is important that any proposed corridor plan has a minimal impact on this housing.

Similar to Roosevelt Road, any redevelopment along Harlem Avenue should include groups of properties. The development pattern may be either at the front property line, or slightly stepped back in order to provide increased areas for wider sidewalks, parkways, and other pedestrian amenities that are needed to increase the safety of pedestrians walking along this busy corridor.

Parking should be developed to the rear or sides of buildings, except on intersecting street corners when possible, and lots should be screened with landscaped walls or fences to provide separation between cars and pedestrians. Parking should be oriented to and accessed from the rear alley.

Residential redevelopments should include projects that improve opportunities for seniors, first time buyers, and others that must rely on public transportation. Creative alternatives such as zero lot line, row homes, or cluster developments should be considered. When possible, development plans should incorporate the largest grouping of existing properties on a block to minimize the chance that one or a couple of lots are left out and therefore no longer viable for future redevelopment.

### **Bring Non-Conforming Land Uses and Structures into Compliance**

As required under the current Village Zoning Ordinance, the following regulations are included for non-conforming uses and structures:

- They cannot be expanded, extended, enlarged, or increased in intensity;
- They cannot be relocated to another location on the same lot or parcel, or to any other parcel where the use is not allowed; and
- They cannot be changed to any other use other than those permitted.

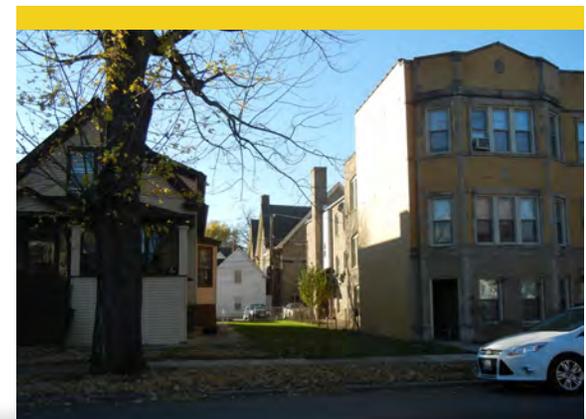
Non-conforming uses that are abandoned for more than 180 days or more (90 days in the Downtown Business District (DBD)) cannot be re-established. In addition, damaged non-conforming use structures for which repair costs exceed 50% can only be restored to a permitted use.

With these policies in place, it is imperative for the Village to evaluate whether a non-conforming use and/or structure is desirable within the present zoning district and can be reestablished even if damaged beyond the acceptable level as outlined in the Zoning Ordinance. If the Village and property owner wish to continue a non-conforming use, measures should be pursued to bring that site or operation into compliance with current zoning regulations.

Non-conforming uses should be reviewed and evaluated on a case by case basis. When appropriate, procedures/processes should be established to address the continued use of the non-conforming structure or operation.

### **SINGLE FAMILY HOME CONVERSIONS**

“Purpose built” single family homes that were previously converted to multiple units should be reduced in density or converted back to their original single family status whenever possible. Improvements to these existing non-conforming multiple uses in the R-1 and R-2 district should only be considered when adequate parking is, or can be made available, and when physical improvements are included that de-emphasize the appearance of a multiple structure, bringing the structure’s appearance back to its original single family structure. This includes improvements, such as the replacement of visible exterior staircases in favor of enclosed staircases and the use of consistent building material for additions. Dormers should be encouraged in lieu of upper level additions that match the foundation footprint.



### COACH HOMES

All coach homes in Forest Park are non-conforming, as they typically represent a second principal structure on a lot. Some non-conforming coach homes are well-constructed and maintained. Their preservation should be considered, particularly when they share their lot with another single family home (as opposed to another multi-unit structure) and when there are no competing needs for the space the coach home occupies for parking.

The continued use of coach homes should not come at the expense of using all of the green space on a lot to construct garages and surface parking pads. Instead, the privilege of owning a lot with a coach home should represent a choice that the owner makes to live with fewer cars and greater dependence on other forms of transportation.

### 25' WIDE LOTS

A significant portion of Forest Park was platted at a time when it was popular to plat lots at 25' in width and then sell one or more lots to individuals for the construction of their homes. As a result, some neighborhoods in Forest Park contain blocks where several homes may be constructed next to each other on 25' wide lots, while other homes in the same block were built when the original owner purchased two or more lots and then either centered their home on all or parts of multiple lots, or the home was placed completely on one of the lots, with the side lots left as open and intended either as open yard or perhaps as a "future investment."

The minimum lot width in the R-1 Zoning District is 50' in width, while the minimum width in the R-2 Zoning District is 40'. The Zoning Ordinance permits the continued use or even reconstruction of homes on lots as narrow as 25' in width as long as the lot was always occupied by a residential structure or if the lot was always completely vacant, with no part of any principal or accessory structure ever present on the lot.

While this ordinance was established to allow development in these instances, it is also intended to discourage the acquisition of one or more properties with an intent to double the density of a neighborhood. This ordinance has met the objective of limiting excessive increases in density. A desire to selectively increase density, however, might be considered in the future; this should only be done as a result of a comprehensive analysis of where and in what instances an increase in density is appropriate.



### MID-RISE RESIDENTIAL PROPERTIES

The Village should amend the Zoning Ordinance to allow for existing mid-rise residential properties within R-3 High Density Residential Districts as conditional uses. This would allow existing mid-rises to seek conditional use approval, if damaged or if seeking approval for expansion or improvement. Existing mid-rise residential properties currently located in other zoning districts could seek rezoning when appropriate or would be subject to the existing regulations, in case of fire or destruction.

New mid-rise developments should be discouraged, except when part of a planned development along Madison Street, Harlem Avenue, Roosevelt Road, or in proximity to one of the Village's transit stations as part of a transit-oriented development project.

## REZONE EXISTING LAND USES

Where possible, areas should be rezoned to a classification that legally permits the desired use(s). To avoid spot zoning, the Village should consider opportunities in which a grouping of contiguous parcels or a number of parcels can be rezoned at one time.

### *Harlem Avenue Residential Areas*

The area along Harlem Avenue between Madison Street and Jackson Boulevard is unique in that it is the only area with frontage on Harlem Avenue that also has frontage on Elgin Avenue, which is characterized by single family development on the west side of the street. All other properties with frontage along Harlem Avenue share an alley with lots that front Elgin Avenue. The area is zoned R-2, which allows for single family, two family, and townhomes.

Historical development patterns have included a variety of residential types, with most being oriented toward Elgin Avenue, with garages, coach homes, and other structures requiring individual curb cuts to Harlem Avenue, which is undesirable. Given the proximity to single family residential properties on the west side of Elgin Avenue, residential uses are preferred and non-residential uses should not be allowed.

Furthermore, the continuation of existing non-conforming coach homes and multiple family units should be discouraged in favor of unified residential developments on assembled multiple properties with buildings that front Elgin Avenue. Limited shared curb cuts from Elgin Avenue that provide access to rear parking for multiple units should be accommodated, while curb cuts on Harlem Avenue should be avoided.

Other Harlem Avenue properties that have rear alleys and have historically been zoned or used for residential uses are likely candidates for redevelopment to mixed uses. Some Harlem Avenue residential properties, particularly those south of Roosevelt Road have been better maintained and may continue their use for some time.

Adherence to property maintenance and code enforcement requirements can continue the success of these properties. When redevelopment is considered, the Village should require consolidation of nearby similar lots to the greatest extent possible and should be open to projects that promote unique residential or mixed use projects that cater to first-time buyers, commuters, and seniors, who could benefit from access to public transportation. Mixed use projects will require access to parking (preferably from the side) from Harlem Avenue or a side street, while residential parking should always be focused toward the rear alley.

### *Residential Developments on Commercially Zoned Lots*

Commercially zoned lots that have “newer” townhome or multiple family residential developments should be rezoned to multi-family residential. Areas include, but may not be limited to, the east side of Desplaines Avenue, between Roosevelt Road and Harrison Street, and in areas in the northern areas of the community including properties at Franklin Street and Elgin Avenue.

### **Develop Chain Link Fence Standards**

The use of chain link fencing in commercial and industrial areas that are visible from residential areas and major arterials should be restricted. A chain link fence removal program may be developed to promote the elimination of chain link fencing along the Village's streets. Where chain link fencing is in place, a shrub screen may be utilized, until a replacement is complete.

### **Identify Adaptive Reuses for Significant Vacant Buildings**

The reuse and recovery of certain types of structures that become vacant, such as churches and certain industrial buildings, should be considered in the Zoning Ordinance update. These efforts should address how parking will be provided and what types of adaptive reuses (such as loft housing) might be appropriate.



## **Residential**

Forest Park is primarily a residential community. As previously noted, neighborhoods within the Village are generally oriented around single family homes; however, a large number of single family home conversions and multi-family dwellings also exist next to single family structures within the Single Family Residential zoning district. The following recommendations are intended to preserve existing single family detached housing; to develop new single family housing that sustains the character of existing neighborhoods; to eliminate conversions of single family residences to multi-family housing in areas zoned for single family detached housing; and to encourage owner-occupied housing.

### **Encourage the Retention and Development of Owner-Occupied Single Family Homes**

Forest Park is essentially built-out; outward expansion is limited, since the Village is surrounded by other suburban communities. Future residential development within existing neighborhoods is somewhat restricted by the lack of large parcels of vacant land. However, vacant land, as well as underutilized and deteriorating properties, may provide opportunities for new single family housing. While infill development can be pursued to revitalize single family neighborhoods, new housing should be compatible with the existing scale and density of neighborhoods.

### DEVELOP A MARKETING CAMPAIGN

The Village should coordinate with the Forest Park Chamber of Commerce and Development, as well as local realtors, to attract and retain residents by developing and implementing a marketing campaign. This effort should highlight the Village's location, transportation facilities, transit services, retail and entertainment amenities, and mixed housing stock.

### DEVELOP THE VILLAGE-OWNED ALTENHEIM PROPERTY AS OPEN SPACE OR AS A MIX OF RESIDENCES/OPEN SPACE

Feedback from public meetings, surveys, and workshops indicated the community's strong desire to redevelop the Village-owned Altenheim property as open space. At the same time, the results of a market analysis of this property suggest that this location would be viable for single family or senior housing development. Each of these options is included herein to allow for the Village to select a development proposal in the future that accounts for public opinion, the residential and commercial market, and Village finances. If an open space alternative cannot be agreed upon or is not financially feasible, providing an alternative ensures that the site must be developed with a significant open space component. The intent is to provide for a variety of options that adhere to the purchase agreement and that allow for flexibility given the potential for a change in the social and economic environment of Forest Park.

#### *Open Space*

Based upon community survey results, the Village may wish to maintain the Altenheim property as open space. This use, however, comes at a cost. The Village pays roughly \$275,000 each year on the purchase of the property and will continue payments until the year 2021. Additional expenses to improve the property as open space would include costs to remove buildings, environmental remediation work, and site improvements, including parking and landscaping.

As mentioned, the Village is deficient in open space and "The Grove" park area to the north has become an identifiable destination for

residents' recreational opportunities. Development of the Altenheim property as open space should capitalize on the success of this existing open space area by providing pedestrian links between the two locations. Gazebos, shelters, seating and picnic areas, water features, and plantings may be built to allow for potential use for public or private events. Parking facilities should be located at the south end of the property, which could potentially be a source of revenue by providing commuters with a parking alternative during times when demand for use of the open space facility is low.



As the “preferred alternative” for this site, but given the insufficiency of information to determine physical and financial feasibility, it is recommended that the Village perform additional detailed analysis of open space alternatives by developing an Altenheim open space master plan. An open space master plan for this area should 1) define what kind of open space is desired by the community (passive, active), 2) define the scope and cost of equipping the open space with identified features and servicing the site with power, water, parking and other public infrastructure improvements, 3) determine costs to demolish abandoned and obsolete buildings, 4) identifying possible partnerships, grants and outside funding alternatives to help pay for the project, 5) establishing a phasing scheduling to spread costs out over time. This process and plan will equip the Village with the information it needs to make decisions about the feasibility of open space on this property and should be completed prior to considering any alternate Residential/Open space plan for this property.

### *Residential/Open Space*

From a strict marketing point of view, the Village may at some point need to consider the redevelopment of its portion of the Altenheim property as a residential mixed use project. While secondary to the preferred option of open space as identified in the survey, the mixed use residential option may become necessary if open space feasibility reports or economic realities warrant otherwise.

If exercised, a residential development option must incorporate open space in a master plan that ties the existing open space located north to a significant amount of new open space within this new project, to the CTA property just south of the Altenheim, which provides access to an open space/pedestrian/bike connection across the DesPlaines River to the west.



Realtor data indicate that the for-sale market is strong for single family detached homes and townhouses in and near Forest Park. This parcel’s proximity to I-290, as well as stores and restaurants on Madison Street, makes it desirable for a variety of residential uses.

A development with single family attached units (townhouses) or zero lot line detached homes would be marketable here. These properties could include small private patios for each home and common open space for residents. This development could be targeted to potential buyers who want a quality home with minimal outdoor maintenance, lower real estate taxes, and a quiet environment, yet be close to shopping, dining, health-care, recreation, and transportation.

Another residential alternative includes small lot, one-story single family detached homes that would appeal to empty nesters, or those over the age of 65, looking for one-level living that offers more privacy than a mid-or high-rise buildings. This housing product would be unique to Forest Park and the surrounding communities. While common in outlying suburbs where land is less expensive, this housing type is not typically found in inner ring suburbs and would be a distinctive marketing tool to attract new residents or “bring back” previous residents who may have left the community to seek educational alternatives for their children.

Age-restricted senior housing in multiple unit structures, similar to those in the adjoining Altenheim, also could be marketable at this location. The future housing demand will be impacted by a growing senior population, requiring additional housing units to accommodate this market. While market rate and affordable senior buildings are located in the vicinity of the site, the only moderately priced property is the Altenheim itself.

An independent living facility with 50-75 units, using the federal Low-Income Housing Tax Credit program administered by the Illinois Housing Development Authority, would also be marketable in this location and serve residents of Forest Park, and the neighboring communities. The housing could be developed as either a mid-rise building or as garden-style buildings. This type of development could complement the existing units at the Altenheim.

Considerable open space features must be provided as part of any residential project on this property and must include greenways, pedestrian and bikeway connections between the Village owned "Grove" property to the north, to open space elements within the new development, which may include, but not be limited to, creative facilities such as pocket parks, seating areas, public art, and "urban gardens", within the new development. These open space features should be located along the west and south sides of the property and should provide connection(s) to the CTA parking lot property located immediately to the south. They could be made available by delineating portions of the property as public land or through the creation of privately owned public spaces (also known as "POPS") through a private developer.

POPS are constructed and provided by a developer and are accessible for public use, typically in exchange for a zoning bonus or variance. One of the advantages of POPS is that the developer or private residential management company is responsible for upkeep and maintenance of the public grounds. Future redevelopment should include requirements and design guidelines to ensure public accessibility, the use of safety and security features, and pedestrian comfort.

#### **DEVELOPMENT ALTERNATIVES FOR 512 DESPLAINES AVENUE**



The 512 Desplaines Avenue site was acquired by the Village as a bank-owned foreclosure, which suffered fire loss, in exchange for paying back real estate taxes. It is across the street from Village Hall and next to the Village's secondary surface parking lot. It has multiple possibilities including an expansion area for the Village parking lot, a pocket park, a single family detached home, or a 2- or 3-flat residential building with on-site parking. The site has many attributes for residential use; it is an easy walk to Madison Street, the CTA Blue Line Station, the Library, Community Center, and Village Hall. The entrance to I-290 is nearby, giving it excellent accessibility to the City of Chicago and other suburbs.

Since the inception of this Plan, the site has been improved as a pocket park with minimal expense and is being enjoyed by nearby residents and employees, as well as Desplaines Avenue pedestrians going to or from public transportation stops. Future open space improvements could include an expanded seating area, public art, and/or plantings. Pedestrian access from both Desplaines Avenue and the alley should be provided.



### **Encourage Maintenance of Residential Properties**

Private property, especially in areas of the Village containing single family homes, should be maintained by individual property owners, so as not to create a visual nuisance and/or safety issues. Examples include mowing lawns, weeding, painting or staining wooden elements, maintaining fences and other accessory structures, and removing litter.

Programs to encourage voluntary adherence to the Village Zoning Ordinance, associated building regulations, and the rehabilitation of properties are discussed below. These efforts may be complemented by providing streetscape improvements.

#### **ADMINISTER A RESIDENTIAL PROPERTY MAINTENANCE AND ENFORCEMENT PROGRAM**

A program to educate residents about basic property maintenance and encourage voluntary compliance may be implemented. To resolve code violations, an enforcement program may be established that incorporates the existing payment plan process.

#### **DEVELOP A RESIDENTIAL REHABILITATION PROGRAM FOR OWNER-OCCUPIED PROPERTIES**

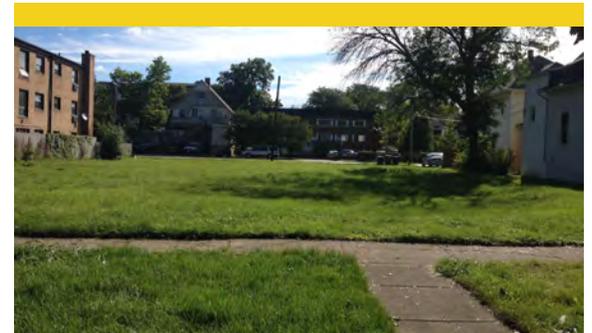
Property owners within the Village should be encouraged to maintain and rehabilitate the exterior of existing residential properties utilizing a cost-share program or other grant programs, when available. This program is intended to assist property owners with needed building improvements. Individual efforts to maintain properties results in an improvement of overall aesthetics within Forest Park residential areas.

Community Block Development Grant (CBDG) Program funds, from the Federal Department of Housing and Urban Development (HUD), can be used for this type of program. Program criteria and income guidelines must be consistent with federal guidelines.

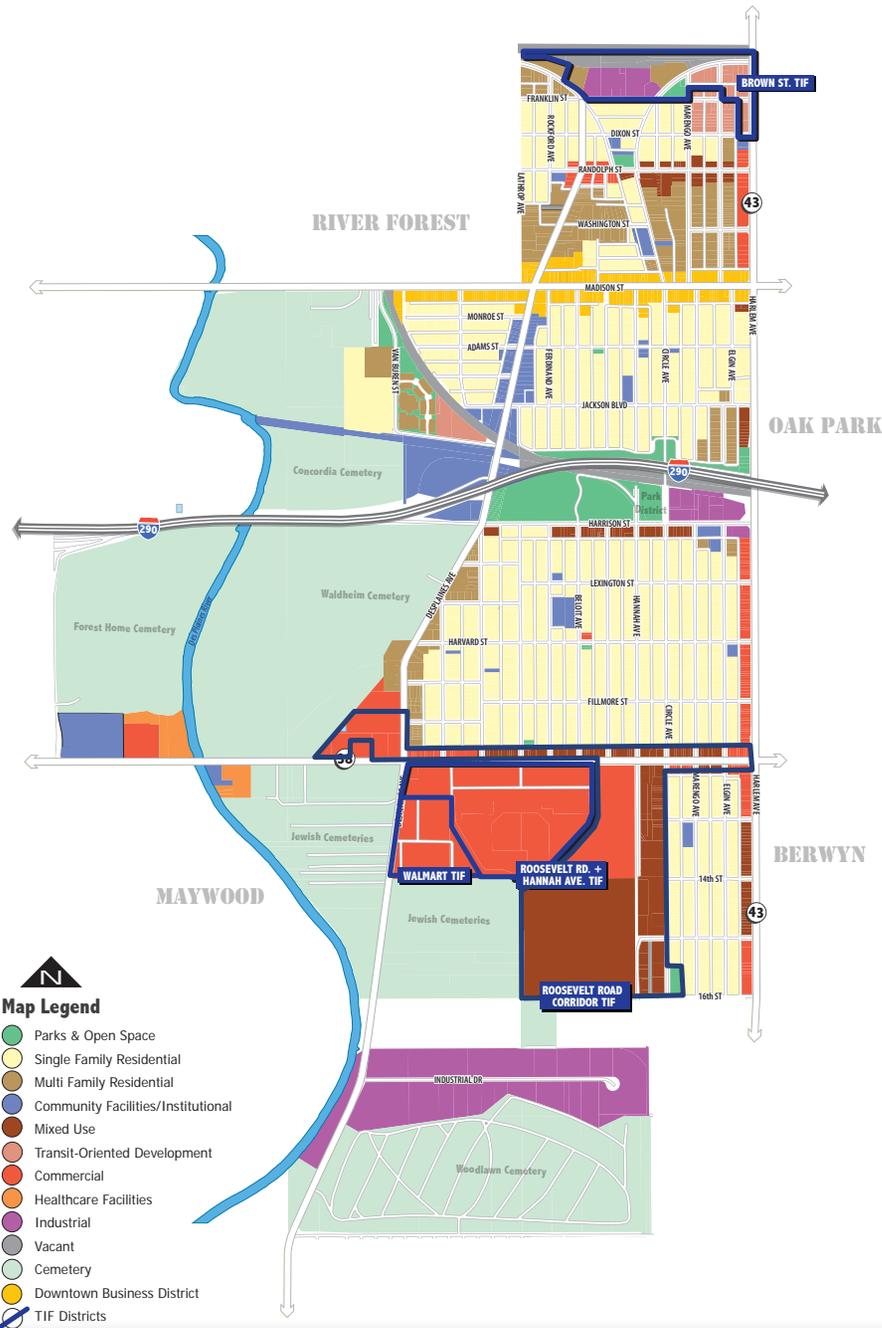
The Village also should continue conducting home inspections upon a property sale. These inspections will help to identify code violations.

#### **DEVELOP VACANCY MITIGATION STRATEGIES**

In coordination with other public agencies and area realtors, the Village may provide forums to educate property owners on strategies to prevent foreclosures and building vacancies, such as renting properties prior to a foreclosure. Existing resources, such as the Oak Park Regional Housing Center, may be utilized. This Center provides advice on homebuyer assistance and foreclosure strategies.



**FIGURE 8: Future Land Use Map**



### Develop Rehabilitation Strategies for Multi-Family Buildings

The development of a revolving loan fund may be considered to help finance the rehabilitation and repair of multi-family buildings. This program is intended to bring properties into compliance with the Village’s Building Code.

### LOBBY STATE OF ILLINOIS TO PROVIDE NON-HOME RULE COMMUNITIES MORE RESOURCES TO WORK WITH RENTAL PROPERTIES

The Village of Forest Park may consider lobbying the State for new property inspection laws, which would “allow non-home rule communities to inspect property for a fee.” The Village may also want to lobby the State to develop a rental license program to regulate multiple-family structures within the community. This program would require yearly license renewal and property inspections to ensure compliance with the Village Zoning Ordinances and associated regulations.

### Support Multi-Family Land Uses North of Madison Street and South of Randolph Street

North of Madison Street and south of Randolph Street, the Village should support the continued use of existing mid- and high-rise units. While consideration should be made to allow for this, the density of other buildings should be maintained or reduced, except when a planned development alternative presents a viable option to address such items as parking.

## Healthcare Facilities

In general, the existing healthcare facilities should be maintained in their current location along the western part of the Roosevelt Road corridor. Efforts to attract new businesses that complement and support existing medical services should be pursued. Complementary uses can include, but are not limited to, the following: professional offices, drug stores/pharmacies, urgent care centers, restaurants, hotels/lodging, banks, business services, and personal services.

### Attract and Retain Complementary Uses

Loyola University and Hines Memorial Hospitals are major regional employers in the area. Efforts should focus on attracting and retaining uses related to their operation, along Roosevelt Road and Harlem Avenue.

## Cemeteries

### Promote the Historic Significance of Cemeteries

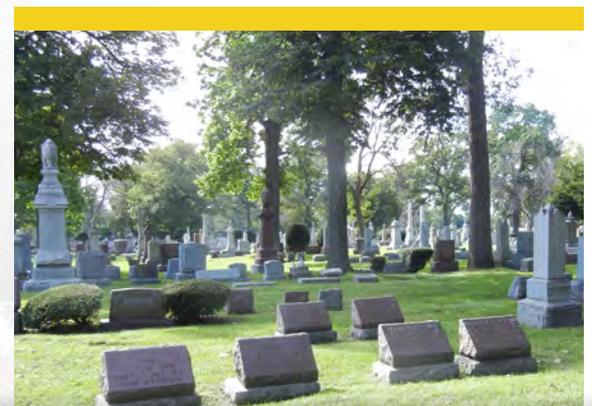
The Village may work with the cemetery operators and Chamber of Commerce to build on and celebrate the historical significance of the cemetery properties within Forest Park. Popular community events, such as the Casket Races and Cemetery Tours, should be continued in order to encourage interaction between these important localities, residents, and visitors to Forest Park.

### Implement an Image Enhancement Program for Cemetery Properties

A program may be designed to improve the perimeter of cemetery properties by promoting uniform fencing, identification and educational signage treatments, improved property access, and landscaping features. The use of chain link fencing around these properties should be eliminated and replaced with decorative fencing.

### Support Cemetery Efforts that Encourage Tourism

Forest Park cemeteries are rich in their history and cultural significance. Cemetery operators should be encouraged to develop and promote seasonal tours or programs that will draw visitors to the area. One example would be to create self-guided tours on audio tapes that could be obtained from the cemetery, from other public places, or local retail shops.



FOREST HOME CEMETERY

## Commercial

The vitality of the business community is important to the overall economic success of the Village. The recommendations that follow are intended to both retain existing businesses and attract new investment. Existing commercial areas within the Village could be substantially improved and upgraded, while also maintaining a cohesive, small town atmosphere that is inherent to Forest Park. Promoting pedestrian friendly environments that build upon the Village's appeal to a variety of lifestyles is the goal of all development and redevelopment efforts. The following provides suggestions for improving and enhancing the Village's business districts:

### Maintain a Business-Friendly Government

Forest Park is known in the area for being prompt to respond to the needs of existing businesses, to prospective developers regarding new projects, and for its no-nonsense approach to processing developments through the entitlement process. These resources are geared to react to issues and new development; however, current resources do not allow the Village to be proactive in its efforts to retain and attract businesses.

Strategies include the identification and/or creation of:

- A central person responsible for identifying and inventorying development opportunities and creating "marketing sheets" that can be shared with investors and developers via direct mail or at local or national business expos.
- Revised processes and forms related to the permitting process, especially in response to Plan and ordinance amendments.
- Partnerships with regional and cross-jurisdictional agencies, such as the Forest Park Chamber of Commerce, Illinois Chamber of Commerce, the Chicagoland Chamber of Commerce, the Cook County Bureau of Economic Development, the Community and Economic Development Association of Cook County, Inc., the Triton College Center for Business and Professional Development, and the Small Business Administration.
- Marketing materials that highlight community assets and business area opportunities (including TIF Districts, transportation access and networks, transit services, higher education and work force development facilities, and financial resources).

### PREPARE AN ECONOMIC DEVELOPMENT OPPORTUNITY PLAN

An Economic Development Opportunity Plan outlines goals, strategies, policies, and actions designed to support existing businesses, while attracting new commercial ventures and promoting growth. The Plan will formalize working relationships with local, regional, state and federal agencies, and organizations and identify business related networking opportunities.

The Plan may also be used to initiate an analysis of the current retail marketplace. This may consist of an evaluation of retail gaps and where demands are being addressed outside of Forest Park. A preliminary assessment of the retail marketplace can be found in Addendum B.

### CREATE A COMMERCIAL DISTRICT IMPROVEMENT PROGRAM

A commercial district improvement program should be created to assist existing businesses with exterior improvements, streetscape enhancements, and accessible entryways into commercial areas. The program may involve one-on-one discussions with Village officials and staff, financial assistance, and Village organized workshops/ seminars to assist with the identification of grants and funding programs.

**PROMOTE VIABLE TAX  
INCREMENT FINANCING DISTRICTS**

Through the use of Tax Increment Financing (TIF) districts, the Village can work to attract and induce new development within these areas. The Village may consider TIF strategies to promote redevelopment along Circle Avenue. The TIF districts will be viable if significant new building development or redevelopment occurs. At the same time, the Village should consider rescinding the Harlem Avenue and Harrison Street TIF due to negative cash flow.

**CONTINUE ADMINISTRATION OF THE CODE  
COMPLIANCE AND ENFORCEMENT PROGRAM**

A formal commercial district code compliance program helps resolve code violations and promote the maintenance of properties. As part of this program, the Village should enforce the recently passed landscaping requirements and maintenance for properties developed after 2007. For properties developed prior to that time, property owners should be encouraged to follow new guidelines.

## Mixed Use

### **Downtown Business District Opportunities**

The Downtown Business District (DBD) has continued to thrive in an otherwise challenging economy due to several factors, including a committed business community and a government responsive to changing conditions. Opportunities for new development exist in a couple of locations, namely the northwest corner of Harlem Avenue and Madison Street, a vacant parcel just west of Elgin Avenue, and a vacant parcel between Park Avenue and Jackson Boulevard. Additional redevelopment and/or reuse opportunities also exist and are discussed as follows:

#### **VACANT PROPERTIES**

Generally, the development of vacant properties in the DBD should continue the “build to the street line with parking in the rear” development pattern. Multi-story development is preferred over single story development, up to four stories in height. Mixed use projects that include residential components should continue to be required to provide on-site or nearby parking for residents. The property located at the northwest corner of Madison Street and Harlem Avenue is an entryway into the downtown, and as such, should capitalize on its corner location by incorporating a unique identity, which may include gateway features.

#### **REDEVELOPMENT/RE-USE OPPORTUNITIES**

Redevelopment opportunities within the DBD could focus on upper level additions to single story structures for residential or office uses, while paying attention to the mass and scale of adjoining structures. Opportunities to expand or improve surface parking on properties located to the rear of the Madison Street properties should be explored whenever possible, but should always incorporate adequate landscape screening between the lot and adjoining residential properties.

When opportunities are available, the alley and parking areas located north of Madison Street, between Desplaines Avenue and Burkhardt Court, should be evaluated and improved to ensure continuous access and to improve both public and private parking areas.

The USPS Office facility located on Desplaines Avenue, just south of Madison Street, should continue to be evaluated as a possible redevelopment or adaptive re-use site, as the federal government continues to consider vacating the site. A parking facility in this location would supplement parking,

which is lacking in the areas west of Desplaines Avenue. Flexibility for re-using and preserving this structure may also be an attractive option that should be explored. Offices, mixed uses, or even residential uses may be considered.

The Village should also continue to work with local businesses to ensure their needs are being met with regard to zoning and land planning issues. Revisions to zoning and/or sign standards may be necessary to respond to changing needs.

### **Consider Opportunities for Transit-Oriented Development**

The Village offers exceptional opportunities for utilizing existing transit services as part of its future development plans. Where feasible, the Village should consider options to redevelop vacant or under-utilized parcels located near the CTA train stations and bus stops utilizing transit-oriented development (TOD) strategies.

Typically, TOD occurs within a half-mile (10 minutes) walking radius of a transit station/stop. Strategies for TOD include mixed land uses and medium-to-high density (residential) development, as well as a safe and comfortable pedestrian environment between the transit station/stop and its surrounding land uses. The diversity of uses and compact densities near the station/stop allow for people to work and live near transit, reducing dependence on the automobile and increasing transit ridership. The following are some strategies that should be considered in the development of TOD guidelines:

- Re-evaluate zoning regulations to allow for mixed land uses around transit stations.
- Promote medium to high density requirements. Densities can be lower around bus stops, but should be higher around train stations.
- Provide safe and comfortable pedestrian circulation around the station through the use of streetscape amenities, including lighting.
- Develop a shared parking plan consistent with parking demand and the TOD vision to account for parking needs at different times of the day and for residential versus commercial uses.
- Promote bicycle use by accommodating bicycle routes.

### **LEVERAGE THE VILLAGE'S CTA STATIONS**

Forest Park should also explore the possibility of concentrating future TOD in the Northeast corner of the Village, near the Harlem Green Line stop (focusing on the area south of Circle, west of Harlem, east of Marengo, and north of Dixon). This area currently houses a number of auto-oriented establishments and surface parking lots. Future development should consist of higher density commercial developments oriented to pedestrians and that share parking facilities; existing right-of-way may be vacated to allow for the assemblage of these types of properties.

Over the long term, the Village may consider re-zoning the triangular parking lot north of Van Buren Street and across from the Forest Park Blue Line Station from its industrial zoning to allow for mixed-use/transit-oriented development. The Future Land Use Map shows this recommendation as "mixed use."

### **Harrison Street**

Zoning should be enforced on the portion of Harrison Street between Desplaines Avenue and Circle Avenue to focus on residential, as well as mixed use residential/commercial. At strategic locations within this corridor, single family homes may be developed or small scale mixed use properties with restaurants on the lower levels and residential uses on the second floor. This will improve the desirability of the area due to the proximity to the Park District.

## Industrial

The goal to maintain a diversified economic base may be accomplished by continuing the promotion of the existing industrial areas within the Village and encouraging the replacement and/or redevelopment of marginal, deteriorated, or obsolete industrial properties. The following provides additional recommendations for improving the industrial areas within the Village:

### Franklin Street

Farmington Foods, a successful meat company, utilizes a substantial portion of the industrial property north of Franklin Street. Any future expansion plans should focus on reducing pavement on the site, increasing landscaping and other screening setbacks, and requiring more decorative fencing along the Franklin Street and Circle Avenue frontages.

### Harrison Street

The existing area on the north side of Harrison Street between Circle Avenue and Harlem Avenue is currently occupied by U-Haul and Ferrara Pan (a Forest Park icon), which occupies a period significant structure with prime access to the interstate and rail. This area is zoned and planned to continue with its industrial classification; however, the reuse of these properties, if one or both of the businesses were to move or close, should be considered very differently.

If possible, the Ferrara Candy Company property would best be utilized, if reused by another business. Improvements would be needed to the adjoining Harrison Street right-of-way to provide for improved pedestrian traffic. Access to the parking lot to the east of the building would need to be better defined, and improved landscaping and screening should be required. Redevelopment of this site (tear down and reconstruction) should incorporate strict adherence to the site plan approval process, performance standards, and landscaping and screening requirements to mitigate the impacts of the use on properties to the south. Creative adaptive reuses or mixed uses as part of any redevelopment may also be considered and may be preferable given the property's proximity to nearby residential properties to the south.

The U-Haul property is a prime candidate for redevelopment and should incorporate guidelines that also minimize traffic impacts on Harlem and negative impacts on properties to the south. Existing parking and vehicle storage areas on the site are not code compliant. Code enforcement efforts and adherence to standards should be utilized whenever possible.



### **Maintain an Appropriate Boundary Between the Industrial Areas of The Village and Residential/Commercial Areas**

The boundaries between residential, commercial, and industrial areas should be clearly defined, and the adjoining areas should be screened and buffered. Landscaping and screening may be used around the perimeter of industrial sites. These types of treatments may also be used to screen parking lots, loading and service areas, and outdoor storage yards as follows:

- Screen larger parking areas from public and private right-of-ways to reduce headlight glare. A fence, wall, landscaped berm, or dense planting can be used. Plantings should reach a minimum of a two and one half-foot height at the time of planting.
- Screen all parking areas adjacent to residential uses. If plantings are used, they should be mature to a minimum six foot height.
- Loading areas should be screened preferably by a masonry wall, but at a minimum by a fence and supplemental plantings to effectively screen activities from public right-of-ways and residential uses.
- Enclose outdoor storage yards to a height that is sufficient to screen storage activities, adjacent properties, and public right-of-way.

In this manner, industrial uses within Forest Park may be limited to the areas where they already exist, while still allowing for additional development to occur in proximity to these areas. One of these areas includes 19th Street (Industrial Drive). In this location, existing buildings may be rehabilitated, while vacant parcels may be developed for new industries.

### **Increase the Aesthetic Appeal of Industrial Areas**

The use of architectural treatments and landscaping may be promoted to add visual interest to industrial buildings located along major streets or on other highly visible sites. The building frontage and major roadways serving the industrial areas should be landscaped. The use of chain link fencing in areas, such as along Hannah and Circle Avenues south of Roosevelt Road, should not be permitted where visible from the street. The removal of this type of fencing should be encouraged in areas fronting a neighborhood street. In addition, all barbed wire should be removed from street view.

### **Promote the Revitalization of Older Industrial Properties and Encourage Mixed Use Development**

In select areas, older industrial properties should be redeveloped with complementary uses and/or new mixed-use development. New light industrial and warehouse operations should be encouraged to complement similar and adjoining land uses. New developments, which consolidate office, warehousing, and parking facilities for multiple industrial and business operations, should be encouraged.

As properties are redeveloped, parking requirements need to be analyzed to address parking demands and requirements of existing and proposed uses. New non-residential development should meet the parking requirements of proposed uses and should not utilize existing residential parking areas for this purpose. To this end, no structures should be constructed or altered, unless the required number of parking spaces for the proposed uses are being provided in accordance with the Village Zoning Ordinance Parking Space Requirements.

When more than one use on a site is present, the total number of parking spaces required should equal the sum of the total parking spaces required for each use. In addition, parking spaces should not be used to satisfy off-street loading requirements. With the exception of residential uses, all required parking should be located off-street and on the same lot as the proposed use, unless a shared parking plan has been approved by the Village.

Any shared parking plans for new construction should be developed in accordance with the Urban Land Institute's (ULI) Shared Parking Manual or similar professionally recognized reference. If a shared parking plan includes existing parking facilities for current site uses, a parking survey should be conducted.

### HANNAH AVENUE

The area between Hannah Avenue and Circle Avenue and between Roosevelt Road and 16th Street should be re-classified as mixed use, with the exception of the west side of Hannah Avenue between Roosevelt Road and 14th Street, which should be commercial. This will allow for future development to consist of a variety of uses and to allow for appropriate transitional uses to be developed near single family homes. This also will be consistent with a planned, future mixed use for the USPS site.

### **Provide Safe and Convenient Access to Industrial Properties**

Safe and convenient access to industrial properties should be provided for trucks, autos, and public transportation. In addition, the needs of pedestrians and bicyclists should be considered. All streets within and along industrial areas should have sidewalks.

## Vacant

The development of vacant properties largely will be dependent upon the zoning, size, location, and current ownership of the property. Infill development and the reuse of existing vacant sites provide opportunities to create park space and additional housing that is consistent with the existing scale and density of surrounding properties, as well as commercial districts and properties.

### **Explore Opportunities for Redevelopment of Vacant Lots**

Create a program to inventory vacant parcels of land and explore opportunities for transforming these properties into community assets. Marketing programs, development incentives, and form-based codes will help to achieve the Village's vision for these properties. Specifically, the need for parks and open space in residential communities should be studied and opportunities for their development should be explored.



## Transportation

To accommodate the Village’s current and future transportation needs, the existing multi-modal transportation system must be maintained and improved to accommodate both current and future uses. Plans should account for not only automobiles, but also non-motorized travel.

The recommendations for transportation elements are designed to guide the enhancement of the Village’s transportation system so that it continues to serve residents, business owners, and visitors. These recommendations are based not only on the existing conditions, but also future projections for transportation needs and traffic.

The following provides a brief description of future traffic projections, as well as the overall recommendations for transportation facilities within Forest Park:

### Traffic Projections Overview

Traffic projections for arterial roadways were obtained from the Chicago Metropolitan Agency for Planning (CMAP). The projections were developed using the CMAP Travel Demand Analysis based on a regional model that incorporates socioeconomic projections and planned transportation projects.

The projected traffic volumes (see Figure 14) indicate a slight traffic increase for Madison Street, Harlem Avenue, and Desplaines Avenue. The only street that is expected to experience a significant increase (approximately 16%) in traffic volumes by 2040 is Roosevelt Road. The projection assumes construction of planned projects, such as improvements for I-290.

**TABLE 14: Traffic Projections**

Arterial	Existing ADT*	2040 Projected ADT*	Percentage Increase
Madison Street	18,800	20,000	6.4
Harlem Avenue	33,600	34,000	1.2
Roosevelt Road	38,700	45,000	16.3
Desplaines Avenue	12,800	13,000	1.6

*\*Based on IDOT and CMAP data*

## Transportation Facilities

### Roadway

For the roadway system within the Forest Park, the following is recommended:

#### CONDUCT A TRAFFIC STUDY FOR DESPLAINES AVENUE, BETWEEN JACKSON BOULEVARD AND CERMAK ROAD

During the public and stakeholder outreach process, interest in reducing the number of travel lanes from four lanes to three lanes was expressed. The Federal Highway Administration (FHWA) has identified road diets as a “Proven Safety Countermeasure” and concluded that at traffic volumes under 20,000 per day, a roadway may be a good candidate for a road diet. According to IDOT, the existing traffic volumes along Desplaines Avenue, a State route, total 12,800 vehicles per day. Both existing and projected traffic volumes are within the FHWA guidelines for a potential road diet.

A study of the existing and future traffic conditions on Desplaines Avenue and the impacts of a road diet on at least part of the roadway segment could be conducted. Opportunities for converting a lane of traffic to a designated or buffered bike lane can be determined. Currently, Desplaines Avenue, in this section, is a signed bicycle route. However, this is not a very comfortable bicycle facility.

**CONTINUE NEIGHBORHOOD TRAFFIC CALMING INITIATIVES**

The Village has implemented curb bump-outs with landscaping on a number of residential streets. These enhance the pedestrian environment and the neighborhood feel of these streets. This program should be continued to bring these amenities to more neighborhood streets.

Curb bump-outs should only be used where they do not interfere with bicycle traffic, such as in locations where on-street parking is present or along neighborhood streets where traffic counts are lower than main thoroughfares. This will allow for a continuous path for bicyclists, while still creating a pedestrian friendly environment.

**DESPLAINES AVENUE AND CIRCLE AVENUE BRIDGES**

The Village should continue to work with IDOT during the reconstruction of I-290 on the potential to widen both the Desplaines Avenue and Circle Avenue bridges that cross over the expressway. Improvements should target overall travel safety and better accommodations for bicyclists and pedestrians.

Pedestrian-related improvements should include widening sidewalks; insuring that sidewalk grades conform to ADA standards; providing pedestrian lighting for safety and security; and enhancing pedestrian crosswalks, especially at and near expressway entry/exit ramps.

The inclusion of bicycle paths or lanes, in any bridge redevelopment plans, should be sought in order to accommodate all modes of transportation. Where possible, the Village may consider working with the appropriate agencies to brand these bridges with the Village logo or place identifiers.



**Parking**

*Parking was indicated as a concern of numerous residents within the Village. Concerns for where residents should park when they have limited or no parking options where they live were expressed. An actual or perceived lack of convenient parking in specific areas, such as the downtown, was indicated. As such, the following provides recommendations for addressing the current and future parking needs within Forest Park:*

**CONSIDER ACQUISITION OF KEY PROPERTIES TO INCREASE SUPPLY OF VILLAGE PARKING**

The Village will continue to consider the acquisition of key properties/sites, when they become available, as possible Village permit parking lots for overnight parking and/or to supplement parking for commercial areas. In particular, the Village may target properties next to, or in proximity to, existing parking facilities for acquisition and re-evaluate parking designs and layouts to maximize efficiency for potential users.

**CREATE FINANCING TOOLS FOR PARKING IMPROVEMENTS**

Residential parking shortages may occur when multi-unit buildings are located on properties that are not wide enough to accommodate sufficient surface parking off the rear alley. Many of these uses and/or structures are non-conforming and do not adhere to current zoning regulations; as a result, in some cases, their presence contributes to the lack of an appropriate number of parking spaces.

As a means to fund parking improvements in key areas, such as the downtown, the Village may consider creating financing tools, such as an additional fee on permits for certain high intensity uses, an “in-lieu-of fee,” the establishment of a statutory Business District, or other tools. The Village may also help to establish or support programs in which residents promote the leasing of their “extra” spaces to each other.

**CONVERT METERED PARKING TO MODERN, “PAY AND DISPLAY” PARKING**

Convert metered parking infrastructure to a system that accepts credit card, pay by phone, or other convenience features that offer better customer service and increase the efficiency of parking. In locations in which parallel parking is present, the Village may remove the markings for specific parking spaces. In this manner, the Village may gain additional parking spaces, as drivers will be able to judge the appropriate space needed for their individual cars. Standards for the parking infrastructure may be incorporated into the Subdivision Regulations as part of the design standards in order to provide consistency throughout the Village.

## Transit

One of the many amenities of Forest Park is the proximity to transit stations and services. The following provides recommendations for both rail and bus services within the Village:

### IMPROVE ACCESS TO THE CTA FOREST PARK BLUE LINE TERMINAL AT DESPLAINES AVENUE

Travel on Desplaines Avenue between Jackson Boulevard and I-290 for vehicles, bicyclists, and pedestrians is confusing and dangerous. With two railroad bridges over Desplaines Avenue, grade level turning movements on both the north and south sides of the CTA station and tracks, and the on-ramp to westbound I-290 all in quick succession, automobiles, buses, cabs, bicyclists, and pedestrians often conflict.

In the short term, the Village should add signage to indicate where to access CTA parking lots and continue to work with IDOT to add enhanced signage to clearly indicate the entrance ramp to I-290. The Village also should work with IDOT to ensure that maintenance is performed along Desplaines Avenue and on the entrance and exit ramps to I-290 to ensure a more attractive and aesthetically pleasing entrance to the CTA facilities.

In the long-term, the Village should work with the CTA to redesign the terminal facility in coordination with a rehabilitation of the Blue Line. A full redesign of the site should be considered, including consolidating access to the station to one side of the facility; evaluating access options for taxis, buses, and automobiles along the north side of the property; providing direct pedestrian connections from both sides of Desplaines Avenue, including a pedestrian overpass; and minimizing the number of drive lanes that pedestrians must cross. The Village may also consider relocating the park-and-ride lot to the west end of Van Buren Street and redeveloping the Village-owned park-and-ride lot north of the station as mixed or commercial uses to serve neighboring residences and to capitalize on the high volumes of commuters. Given its location adjacent to I-290, this is an ideal site for a park-and-ride facility.

### IMPROVE ACCESS TO THE CTA HARLEM/CIRCLE BLUE LINE STATION

Commuters have an option to access the Harlem Blue Line Station via either the Harlem Avenue or the Circle Avenue Bridge. Access to transit stations that are adjacent to the expressways in Forest Park is a challenge. Pedestrians need to cross highway on-ramps and off-ramps with heavy traffic on their way to access the stations.

As part of the IDOT project to widen I-290, the entrance and exit ramp at Harlem Avenue and the Circle Avenue Bridge will be reconstructed. Village officials should continue to work with IDOT and CTA to ensure that pedestrian and bicycle safety and convenience is maximized in the new design and to allow

continued access to these stations. This project is a rare opportunity to make significant changes to the pedestrian environment.

### IMPROVE TRANSIT PROPERTIES

The Village should work with the CTA to improve and maintain transit properties and stations, as well as to provide security at stations. For instance, the CTA Blue Line station at Desplaines Avenue requires continuous attention for the provision and maintenance of safe sidewalks and steps, operational light standards, and refuse removal. Strategic landscaping treatments would also provide multiple benefits to the environment.

Efforts to revitalize the Green Line viaduct over Harlem Avenue should continue with Oak Park and River Forest. Collectively, the Villages may seek state and federal funding for this project. The new viaduct will provide better lighting and have fewer columns, opening up visibility and improving the pedestrian environment at the CTA station entrance.

### ENHANCE BUS STOP AMENITIES

The Village should work with Pace to provide bus shelters at stops with more than 20 boardings and alightings per day. Bus stop shelters provide riders with a safe waiting area, protection during inclement weather, and service information.



Forest Park may work with Pace to initiate a request for new bus shelters that have a consistent design. Once a request is initiated, Pace reviews ridership statistics for the recommended site to determine its viability for a shelter. According to Pace standards, locations with existing concrete pads (or a local partner's willingness to pour a new concrete pad) are easier to accommodate. Pace is also willing to work with local communities to subsidize purchases of non-standard shelters.

The Village should ensure that all Pace shelters have a connection to the sidewalk network. These gaps may be filled where they are missing and at major destinations. Additional or improved bus shelters may be considered as part of future corridor plans, such as for Roosevelt Road and Harlem Avenue.

### **Pedestrian and Bicycle Facilities and Network**

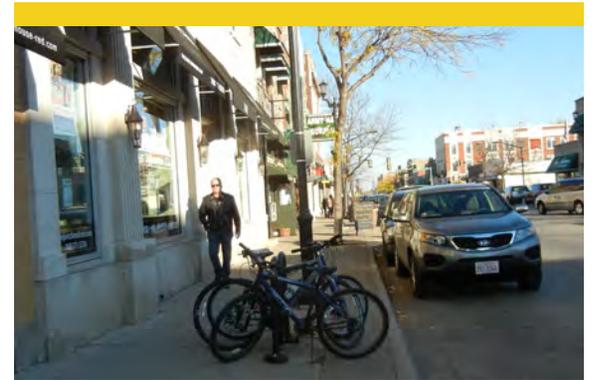
Pedestrian and bicycle facilities are important components of the overall transportation system within Forest Park and the region. The following recommendations are designed to improve the pedestrian and bicycle network within Forest Park, enhance pedestrian/rider safety, and encourage walking and bicycle use as an alternative mode of transportation:

#### **CREATE A FOREST PARK BICYCLE AND PEDESTRIAN PLAN**

To take a multi-modal approach to transportation in Forest Park, the Village's roadways and current bicycle network should be reviewed to identify opportunities to create continuous, marked on-street routes; develop off-street trails where possible; and provide bikeway facilities that link residents to major destinations within the Village. These destinations include the Illinois Prairie Path, transit stations, retail and business districts, and parks. Coordination with neighboring municipalities is needed to ensure connectivity across municipal boundaries and facilitate connections to nearby trails and greenways.

Several signed bike routes are located within the Village, but no marked on-street facilities exist. As part of a Bicycle and Pedestrian Plan, a study of the Village's major streets should be conducted to determine the Bicycle Level of Service, which is the bicycling comfort level based on traffic conditions and roadway design. Marked bike routes should be considered along streets, such as Desplaines Avenue and Circle Avenue for north-south travel. The remainder of the roadway network should be reviewed to identify appropriate east-west routes for marked bicycle facilities and a complete network of signed routes.

Streets with higher traffic volumes and speeds require separated facilities, such as marked, buffered, or protected bike lanes for the majority of residents to be comfortable biking with traffic. The streets with high traffic volumes are also important connections for bicyclists.



Bicycle racks/parking may be placed throughout the Village in commercial areas and locations near transit facilities. These amenities should be considered as part of overall streetscape improvements. Funds for these improvements may be obtained from federal and state sources.

Pedestrian amenities also should be included in this plan as part of any future streetscape improvement program. These amenities may include such items as parkway benches and plantings, multi-use paths, crosswalks and signage, and lighting. In residential areas, pedestrian improvement programs may include enhanced crosswalk surfaces and a continuous sidewalk network.

### COMMERCIAL AREA STREETScape AND PEDESTRIAN IMPROVEMENTS

The Village's commercial corridors should be improved to promote pedestrian safety and comfort. High traffic volumes and narrow sidewalks along commercial corridors, such as Roosevelt Road and Harlem Avenue, are uninviting to pedestrians. In addition, safe pedestrian connections to both CTA stations at Harlem and Desplaines Avenues should be considered.

The Village should pursue streetscape improvements, such as the following:

- Widening of sidewalks
- ADA accessible features
- Protective landscape features, such as bollards, buffers, and decorative fencing
- Reduction of curb-cuts interrupting pedestrian circulation

Grant funds may be utilized to provide these amenities.

**Madison Street:** The Village has created a vibrant and pedestrian-oriented commercial corridor along Madison Street, with streetscape elements and curb bump-outs that both reduce pedestrian crossing distances and provide opportunities for amenities, such as sidewalk cafes.

Along this corridor, the incidence of pedestrian crossing signs and markings indicate that the pedestrian is a priority. However, this message breaks down at the traffic signals, where pedestrians are required to push a button to get a "Walk" signal. While the use of pedestrian signals that are automatic rather than pedestrian-activated is important along all arterials, their use is particularly important along Madison Street's highly-pedestrian oriented environment.

**Roosevelt Road:** Due to its width and the volume and speeds of traffic it carries, Roosevelt Road presents a major barrier for pedestrians. However, the corridor contains many destinations, including bus stops, which attract pedestrians. To increase safety and comfort for pedestrians, the potential to add refuge islands is present to allow pedestrians to cross Roosevelt Road in two stages. In addition, curb bump-outs can be used where on-street parking is permitted and at popular pedestrian crossings. Automatic pedestrian signals will improve pedestrian safety. These improvements may be considered as part of the scheduled re-construction of the corridor in 2016.

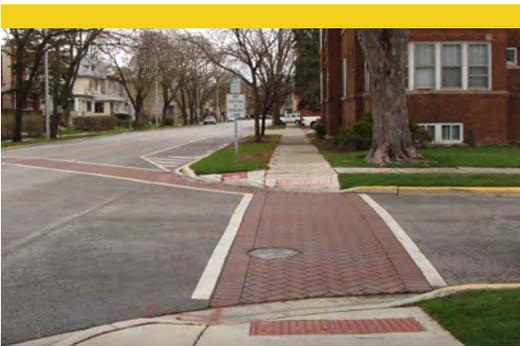
The Village should continue to work with IDOT to allow for the planned roadway improvements and with Pace to coordinate the addition of bus shelters.



**Harlem Avenue:** High speed traffic and congestion makes Harlem Avenue unfriendly to pedestrians. Sidewalks are very narrow, and no pedestrian protection from high-speed traffic is available. Driveways to the many businesses along the corridor do not allow for a continuous walking pattern along the sidewalks.

Implementation of pedestrian improvements will need to be evaluated for each section of Harlem Avenue, as needs change block-by-block along the corridor.

- Where sidewalk widths allow or where easements may be obtained—provide bollards, planting buffers, landscaped areas, and urban-tolerant street trees to increase pedestrian safety and comfort.
- Remove “landscaped” strips within the parkway that make it too narrow for pedestrians or ADA accessibility and replace with sidewalks to back-of-curb.
- Work with private businesses along the corridor to obtain pedestrian easements for wider sidewalks and encourage the installation of landscape buffers and decorative fences to separate parking areas from pedestrians.
- Evaluate the adoption of design guidelines that address shared parking options and the removal of excessive driveways/curb-cuts throughout the corridor.
- Promote the use of landscape elements, such as banners and lighting, to cohesively tie the Harlem Avenue corridor to others within the Village, fostering an improved image and character.
- Capitalize on new development or redevelopment by requiring wider sidewalks with bollards and/or street trees between pedestrian and driving surfaces, utilizing easements as necessary. Parking lots and driving surfaces on private property should be separated from public amenities with a minimum five feet (5') landscape screening, including decorative rail fences or masonry walls to define the separation and provide protection between vehicles and pedestrians.
- Due to the shallow depth of most commercial properties, new construction should encourage the development of buildings closer to the roadway, with parking areas to the side, and access from side streets where possible. The parking lot should be separated from the sidewalk with landscaped buffers.



#### NEIGHBORHOOD PEDESTRIAN CROSSWALKS

Brick paved crosswalks may be installed within residential areas to highlight pedestrian crossings and to produce a consistent theme throughout the neighborhoods on the north and south sections of the Village. The crosswalks can be installed as street renovation or reconstruction projects are occurring.



## Community Facilities and Services

Community facilities and services help to protect the health and safety of Forest Park's residents and businesses. They are integral to the overall health and vitality of the Village. The following includes recommendations for maintaining and enhancing parks, schools, fire and police stations, and other important community facilities.

### Municipal Facilities

The Village of Forest Park's municipal facilities are generally concentrated along Desplaines Avenue. The Village would like to pursue a municipal complex. This land use is shown on the Future Land Use Map as institutional use along Desplaines Avenue between Lehmer Street and Madison Street. However, due to the cost and limitations on available land, the Village will continue to work within the existing facilities.

Recommendations for the current municipal facilities are as follows:

#### Develop a Municipal Campus Environment

Due to the distance between the existing Village Hall/Municipal Building, Mohr Community Center, Forest Park Library, and Park District properties, a physical connection between facilities is not possible. However, use of consistent streetscape standards, on-street improvements, facility signage, and wayfinding signage will highlight Village facilities and services and thereby create a municipal campus environment.

#### Enhance Community Identification

Streetscape enhancements can be constructed to unify the northern and southern sections of the Village. This can be accomplished by providing consistent signage, landscaping, and other amenities to coordinate

#### Promote Cooperation and Interaction Between Agencies

The Village should promote cooperation and interaction with neighboring communities and among the various agencies and organizations that provide services to the community, including the Park District, school districts, and Cook County.

In conjunction with these agencies, the Village should ensure that proper maintenance be performed on non-Forest Park facilities that are located within the Village boundaries (e.g., state roadways and adjacent Forest Preserve facilities).



## Utilities and Municipal Infrastructure

Numerous residents and business owners have cited concerns regarding the Village infrastructure. The most prominent concern was for the lack of infrastructure within the Village to prevent extensive flooding. According to a 2013 Center for Neighborhood Technology Study, urban flooding occurs when “rain overwhelms drainage systems and waterways and makes its way into the basements, backyards, and streets of homes, businesses, and other properties. There are several ways in which stormwater can cause the flooding of a property: overflow from rivers and streams, sewage pipe backup into buildings, seepage through building wall and floors, and the accumulation of stormwater on property and in public rights-of-way.”

### Stormwater Management Plan

An existing conditions assessment of the stormwater and sewage infrastructure was initiated in 2014. This assessment will be the basis for a Stormwater Management Plan for the Village. The Plan will identify strategies to manage stormwater runoff from new development and redevelopment sites so that the capacity of the sewer system can effectively handle the volume.

Stormwater requirements and standards should be created for new development and redevelopment in combined sewer areas. The intent of the standards is to reduce discharges to the Village’s sewer system during rain events. The Village may also require on-site storage of stormwater runoff and the development of a slow release system.

A variety of strategies can be used to reduce the impact of flooding on property owners and local governments. It is recommended that the Village of Forest Park consider participation in the Federal Emergency Management Agency (FEMA’s) Community Rating System (CRS) and their Multi-Hazard Mitigation assistance and grants program.

Likewise, the Village should consider programs that encourage developers and property owners to reduce impervious surface area and that help to retain and manage their stormwater run-off on-site. The Village should also continue to monitor the MWRD on any updates to stormwater control regulations and ordinances.

### Develop a Green Infrastructure Plan

The Village may consider the creation of a Green Infrastructure Plan that will identify locations and opportunities to implement best practices related to on-site stormwater retention. Along arterial roadway corridors, utilize green infrastructure (tree grates, landscaping planters with water retention/stormwater vaults, and/or porous or permeable pavements/surfaces) to help retain and slow the flow of stormwater to the sewer system. When performing infrastructure improvements, use porous/permeable surfaces to

improve rates of absorption and reduce runoff. Municipal parking lots may be replaced with porous/permeable pavements.

As part of this plan, the Village also may consider additional types of green infrastructure to encourage an overall reduction in energy usage, to preserve green space, and to support sustainable initiatives. This may include, but not be limited to, such technologies as solar panels, rain gardens, and green roofs.

### Continue to Secure Financing for the Five-year Capital Improvement Program

The Capital Improvement Plan summarizes the Village’s existing and upcoming infrastructure projects. This programming tool not only prioritizes capital expenditures, but also provides the public with information on the type and location of improvements and the anticipated schedule. This Plan also serves as a public relations and economic development tool. Funding sources may be obtained from federal and state funding, as well as revenue generated from sales and property taxes.



### Develop an Utility Infrastructure Plan

The Village should inventory above-ground utilities—power and telephone lines—and prioritize locations to pursue the underground placement of this infrastructure. In addition, the Village may require the underground placement of utilities when new development and redevelopment occurs, or when not practical, require a fee in lieu of contribution so work can occur at a later time.

### Overall Infrastructure

The condition, operations, distribution system, and aesthetics of the Village’s infrastructure can define the livability of the community. Facilities and services must be maintained in a timely and fiscally responsible manner.

The Specification and Details for the Design and Construction of Public Improvements within the Village of Forest Park were made effective in 1998. These guidelines should be re-evaluated to ensure that the most up-to-date standards are being utilized within the Village for the construction of new items such as sanitary sewage and stormwater collection, water distribution, streets and alleys, and street lighting.

Improvements to the Village infrastructure may be financed through the half percent increase in sales taxes approved as part of a referendum in the spring of 2014.



### Electric

The Village of Forest Park negotiated an initial rate of 4.68¢ per KWh in its municipal aggregation agreement. This rate was increased to 7.652¢ per KWh effective August 2014 through August 2017. This rate should be revisited before the end of this effective period to ensure residents have appropriate choices in the selection of their electricity providers.

### Water

The Village should continue to monitor costs of receiving water via the City of Chicago to ensure residents receive optimal service and supply. The Village may increase service in order to accommodate new development.



### **Refuse and Recycling**

The Village may also consider providing additional educational materials to assist new residents with the recycling program, as well as with other municipal services. The Village should continue to encourage recycling and other green efforts.

In addition, the Village may consider recycling programs targeted at local businesses to educate them on the potential cost savings associated with recycling efforts. Additional totes also may be provided to businesses to further encourage recycling efforts.

### **Waste Container Enclosures**

The Village may develop standards and requirements for waste container enclosures to improve the appearance of business, commercial, and multifamily properties, while also promoting public health. Enclosures should contain both trash and recycling containers



### **Emergency Services**

Emergency services within Forest Park are provided by the Village Fire and Police. The following recommendations are intended to enhance these existing services:

#### **Improve Police and Fire Facilities**

As part of the 2001 Plan, the Village recommended exploring opportunities to expand these facilities. Since that time, the Village commissioned studies for improving the facility space and has acquired additional properties. It is recommended that these studies continue and that locations are identified to provide appropriate access and service space.

#### **Continue to Promote Neighborhood Watch Programs**

Residents within Forest Park may wish to participate in neighborhood watch programs to improve the overall perception of safety within the Village. This may include assisting the police department in citing potential problems and working with the department to determine appropriate solutions.

#### **Continue Community Oriented Policing Services**

This program should be enhanced to promote an environment that makes residents feel the police are tied to the community. This program should utilize officers on foot patrol allowing them to stop and talk with people in parks and on the street.





## Schools

Negative perceptions of the high schools persist within the Forest Park community. A concern has been noted that many long-term residents are leaving the community when their children reach high school age, or they opt to send their children to parochial/private schools.

### Participate in School Planning

The Village has no direct control on the operation of the existing public high school system. Therefore, as part of this Plan, it is recommended that the Village continue to collaborate with, and support other communities vested in the District, to meet educational challenges and overcome perceptions. Ongoing communication and cooperation between public agencies, Forest Park residents, and neighboring communities is strongly encouraged and should be facilitated wherever possible.

As indicated in the 2001 Plan, undertaking positive image reinforcement through celebrating incremental success toward change is an important strategy endorsed by the Plan. Village residents are encouraged to participate in the planning process at Proviso East, as it relates to curriculum, instruction, and extracurricular activities.

The Village should also consider lobbying state legislators to allow for municipalities, such as Forest Park, to more easily create new school districts. Under the current State statutes, the creation of a new district is extremely unlikely within Forest Park.



## Library

The Forest Park Library is a community asset and one of the primary providers of information services. The following recommendations are intended to continue and enhance this important resource:

### Assist the Library in Providing Services for the Residents of Forest Park

Intergovernmental communication and cooperation is key to ensuring that Forest Park residents enjoy the highest quality public services and facilities at a reasonable cost. Therefore, communication channels should be maintained between the Library and Village Administration to ensure information services are provided to residents and business owners, as well as visitors to the community.

### Assess Short-and Long-Term Community Needs

The Village may perform an assessment of the existing Library building and parking supply vs. demand, as well as prepare Library use/visit statistics to determine patron priorities and needs. Population projection data may be used to determine future space needs.

The Village should continue coordination between the Board of Trustees, Library staff, and Village officials to determine short-term and long-term needs of the Library. In conjunction with the Library Board and staff, the Village may also define floor space needs and usage plans for new media, materials, new technology, and community programming to determine the need to improve efficient use of current floor space, expand the existing Library building, or create a branch for specific activities. Decision-making should take future growth statistics into consideration. If additional space is required, the Village may consider assisting with the provision of a satellite facility or expanding the existing building.

In consideration of recognized library standards that suggest minimum space requirements of at least five seats for every 1,000 residents and a minimum of 0.7 sq. ft. of library space per capita, the Village currently exceeds the needed amount of seats and space. However, this resource is utilized by a growing number of Forest Park residents and is regularly at capacity; additional seats/space for specialized programming, such as afterschool activities, may be needed.

The Village also should work with the Library Board and staff to ensure adherence to ADA regulations, for interior and exterior facilities, in any new development or remodeling efforts. Where possible, the Village also should continue to assist the Library in providing information services for the blind, visually impaired, and homebound patrons.

## Parks and Environmental Resources

The recommendations included herein for parks and environmental resources are intended to guide sound decision-making and sustainable practices to preserve the Village's environment and natural resources now and for generations to come.

### Environmental Resources

The Village of Forest Park should work to preserve its existing natural and cultural resources. The following recommendations will assist the Village in this objective:

#### Publicize and Enforce the Duties of the Historic Preservation Commission

One of the duties of the Historic Preservation Commission (HPC) is to conduct a survey of structures, buildings, sites, and areas within the Village to identify potential historic and architectural significance. This task should be initiated to ensure that potential sites may be redeveloped in appropriate ways and that these resources be utilized to promote tourism and other forms of economic development. Specifically, an inventory of cultural sites should be performed during this process. This inventory can be used to develop programs and policies to support and enhance these sites.

#### Tree Replacement Program

The Village currently maintains a tree replacement program. This program allows for the replacement of trees on public parkways in front of residences at no cost. Residents must contact the Public Works Department to have their names placed on a waiting list, as only a limited number of trees are available each year. This program should be continued to ensure that aesthetic qualities of the streets in Forest Park are maintained.

The Village may also consider expanding this program to include a cost-share to allow for additional trees to be purchased and to help eliminate the waiting list.



#### Tree Maintenance Program

The Village may consider the development of an annual program and schedule for periodic maintenance of trees and shrubs within the parkways. This Program will prevent overgrown plantings and eliminate obstructions to pedestrians and motorists.

#### Urban Community Forestry Program

The Village should evaluate the potential to participate in the Illinois Urban and Community State Forestry Program. The purpose of the program is to assist communities in the development or expansion of local urban forestry programs. This would allow the Village to become one of many Tree City USA communities. Grants are available to help establish these programs.

Programs, such as this, provide many benefits to residents and visitors. The addition of an urban forest can allow for places to recreate and enjoy nature; the forests also protect habitat, water, and air quality. They also create sites for environmental and cultural education. The trees also help to increase the soil permeability, which can assist in addressing concerns with urban flooding.

## Park District

The Park District provides facilities and programming to the residents of Forest Park. In order to continue to achieve this mission, the Village will support the Park District by pursuing the following recommendations:

### **Maintain Existing Cooperative Agreements**

Maintain cooperative and/or intergovernmental agreements with the Park District, the school districts, and other organizations to increase the recreational opportunities available to all residents. For example, the Village should continue to assist the Park District in the development of the Roos Property.

### **ROOS PROPERTY AT HARRISON STREET BETWEEN HANNAH AND CIRCLE AVENUES**

The Village also may assist the Park District with the development of the Roos Property. This may include assistance with the administration of the recently announced \$2.5 million Parks and Recreational Facility Construction (PARC) grant. The award of this grant should allow development of this property to proceed quickly.

For this property, the Village should continue to work with the Park District to develop site access and circulation networks for all modes of transportation—pedestrian, bicycle, and vehicles. This includes the following:

- Automobile access to the Roos property should be provided from Harrison Street and Hannah Avenue.
- Access from Circle Avenue should be restricted.
- The Park District's walking and multi-use paths should be linked to the Village's existing sidewalk/bicycle network.
- Coordination efforts should be pursued with the CTA to link multiuse paths to the CTA's Harlem Avenue train station and to develop bicycle parking facilities.

Although the development of this site is on the MWRD exempt list, the Park District may consider plans to reduce the amount of impervious pavement and lessen stormwater runoff from parking facilities through the use of green infrastructure strategies. If needed, the Village may assist with this effort.



## Open and Green Space

### Develop Additional Recreational and Open Space within the Village

The National Park and Recreation Association suggests that a park system, at a minimum, be composed of a total of 6.25 to 10.5 acres of developed open space per 1,000 residents based on a city's geographic and historic characteristics. Using this standard, the Village of Forest Park should maintain approximately 93 to 155 acres. The Village is approximately 75 acres under the recommended amount. Where possible, the Village should consider rezoning vacant parcels as open space, as well as providing for this need in the consideration of development plans.

The Village and the Park District should strive to acquire small or "pocket park" sites in portions of the community currently underserved with recreation and green space.

In addition, the Village may approach the cemeteries to determine the potential use of property along the Des Plaines River for a trail. A canoe launch also may be considered near the Illinois Prairie Path (IPP) connection into Maywood. These actions may require an agreement or a potential easement.

The parcel of land located between the north-south leg of Van Buren Street and the railroad tracks just south of Madison Street may be developed as green space. While this area is currently zoned as industrial, future land use may include green space to allow a connection between the housing at The Grove and Madison Street.

## Forest Preserve Facilities and Access

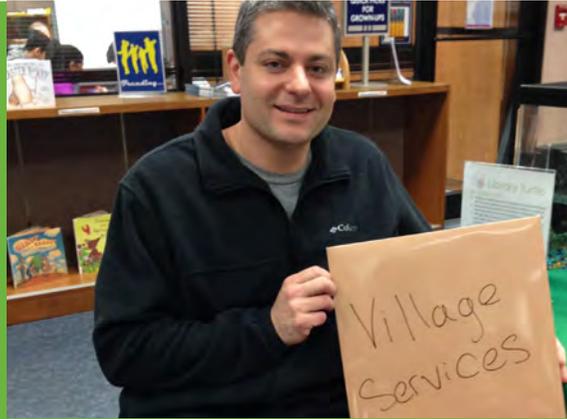
### Maintenance

As noted in community interviews, conditions within the Cook County Forest Preserves, such as Miller Meadow, used by Forest Park residents are deteriorating and are in need of maintenance. For this reason, the Village should coordinate efforts with the Forest Preserve District to improve the overall maintenance of these areas and thereby increase the perception of safety.



### Forest Preserve and Des Plaines River Access

The Village should support and encourage efforts by the Cook County Forest Preserve District to create a canoe launch with parking facilities in Miller Meadow Forest Preserve, as identified in the District's 2013 Recreation Master Plan. In addition, the Village may pursue the implementation of recreational uses identified in the existing Forest Preserve plan, including the development of trails, picnic grove, and other facilities. As previously noted, a trail may be considered along the Des Plaines River.



# Word ON THE Street



The Village of Forest Park Comprehensive Plan sets forth an agreed-upon direction for community improvement and development during the next fifteen to twenty years. It is the product of considerable effort on the part of the Comprehensive Plan Steering Committee, Village staff, the Plan Commission, and the Village Council. The Final Plan represents the consensus of all involved.

Therefore, techniques for implementation prescribe methods that should be taken to achieve the goals, objectives, and recommendations expressed in the Plan. These strategies must be designed so that implementation can begin immediately after the Plan is approved.

## Purpose

Implementation is the stage within the comprehensive planning process that is used to describe the next steps forward after the adoption of the Plan. This stage is used to determine which items to address given budgets, staff resources, market conditions, and time.

## Maintaining and Updating the Plan

The Plan should be relied upon for regular consultation in the review of development proposals, Village budgeting, capital improvement programming, day-to-day administration, and carried out by the general leadership on behalf of Forest Park. While the Plan serves as an official program of the Village, it will be subject to regular review and refinement to ensure it is in tune with the needs of the community or the requirements of state and federal agencies. In this manner, planning is a continuous process; the completion of the Plan presents only a step forward in providing guidelines for future efforts.

## Updates

The Comprehensive Plan should be regularly reviewed and updated to ensure its effectiveness at achieving the desired vision, goals, and objectives of the Village. At times, amendments may be needed. These should be made only after a thorough analysis of immediate needs, as well as consideration of the long-term effects of any proposed amendments.

Annual updates may be needed to provide opportunities for relatively minor changes. These amendments may be submitted as an addendum to the Plan. These types of changes should be approved by the Plan Commission and the Village Council. The process to adopt these changes may include opportunities for public review and/or public hearings.

Major updates should be considered, at a minimum, every ten years. Ten-year updates should incorporate any amendments made during the previous nine years. This effort is often a significant undertaking and may require the utilization of consultant services. The result of this effort will be a new Plan, including the identification of new goals, objectives, and recommendations for the future.



## Action Agenda

As part of the implementation of the Plan, an action agenda is needed. This agenda summarizes the objectives of the Plan and allows for a prioritization of these items. Other sections of the Plan provide more detailed descriptions of the various recommendations.

The Action Agenda consists of several components, which are as follows:

- A listing of the major goals, objectives, and associated action items (recommendations) that should be undertaken to maintain, enhance, and improve the Village. These objectives are further outlined in Section 4 of the Plan.
- The suggested priority of each action item, based upon a 15-year planning horizon and three implementation phases, consist of the following:

**Priority 1** – These action items should be undertaken within the next five years. These actions are designated to occur within a relatively short amount of time due to their importance within the Village. They may also be listed as such if they require minimal study or preparation and can be accomplished with existing staff and financial resources.

**Priority 2** – These action items should be undertaken during the next five to ten years, although some may actually begin immediately. These actions may require some additional study or coordination.

**Priority 3** – These action items should be undertaken during the next ten to fifteen years. These types of actions may require a significant expenditure in resources or need indepth studies.

- An indication of the public and private sector responsibilities for initiating and participating in each objective. Although the Village will assume the leadership role during Plan implementation, other agencies, organizations, and institutions will participate in achieving these objectives. Among these groups are the following:
  - Local and regional agencies and service districts
  - Other governmental and quasi-governmental organizations
  - Chamber of Commerce
  - Local institutions
  - Banks and lending institutions
  - Developers
  - Forest Park residents and merchants
- The Action Agenda, provided as Addendum D, is neither intended to be a definitive prescription or a rigid formula, nor does it preclude certain objectives from being implemented earlier or later than indicated. Rather, the listing is a suggested framework to guide decision-making and allocation of resources in order to ensure steady progress in carrying out the recommendations of the Plan.



## Recommendations

The following provides additional recommendations specifically focused on the implementation of the Plan:

### Form an Implementation Task Force

The purpose of forming a task force is to ensure that the objectives formulated as part of the Plan do not become idle. The task force would help to monitor progress. Membership of the task force may include Village staff, the Plan Commission, members of the business community, residents, and leaders of community organizations.

Members of the task force also may attend local, regional, and state meetings on behalf of the committee to ensure that policies and action items described in the Plan are accounted for and noted in non-Forest Park future development plans.

### Encourage Civic Engagement

Involvement in the Plan's implementation is one of the many ways in which citizens of the community may become involved in local governance. Continued public involvement will help provide support for the Plan. The citizenry may remain involved in this process through advisory committees, public meetings/workshops, open houses, and/or regular updates.

### Coordinate Investments with Other Entities

The Village of Forest Park would benefit from continued working relationships with other nearby communities, such as Oak Park, River Forest, and Maywood. The Village may look to coordinate investments to resolve common issues that extend beyond municipal boundaries, including some described as part of this Plan. An example is the joint effort with River Forest for the streetscape improvements along Madison Street and coordination with Oak Park regarding planning, development, and transportation issues along Harlem Avenue.



### Financing the Plan

As with many efforts, the recommendations included herein may require a financial commitment from the Village to implement. Communities have a number of general sources of revenue to use for community improvement projects. The largest of these is normally the general-purpose property tax; others include tax funds, grants, and various fees, fines, and other receipts. Grants and matching fund sources may be available to assist in these efforts. A potential listing of local and regional funding sources for the various types of improvements recommended as part of this Plan is provided as Addendum E.

In addition, consideration should be made to linking the annual review of the Comprehensive Plan to the budgeting process. Planning activities should be integrated with budgeting functions, as the Plan provides a framework for decision-making throughout the entire government organization.

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The development of a comprehensive plan allows a community to proactively respond to the changing needs of its population and socio-economic conditions. As a guide, the resulting plan ensures a high quality of life for all residents through the responsible management of the municipal resources and services. A comprehensive plan uses public input to establish a vision for the future and then combines data analysis with technical expertise to create recommended action items.

### Accomplishments Following the 2001 Comprehensive Plan

Since the completion of the 2001 Comprehensive Plan, a number of positive changes have occurred in the Village of Forest Park. Some of the most noticeable physical improvements can be seen within the Madison Street Corridor. The following provides a summary of the many achievements by the Village:

#### Land Use and Development

##### Acquisition of Key Properties For Redevelopment

- Acquired Altenheim property
  - Applied for and received a grant from the Illinois Environmental Protection Agency for assistance in the clean-up of this site in 2014
- Acquired 512 Desplaines Avenue property
  - Established a neighborhood park and garden as an interim use

##### Redevelopment Initiatives

- Redeveloped Madison Street commercial area by making streetscape and parking lot improvements
- Applied for and received a grant, in January 2013, from the Illinois Transportation Enhancement Program (ITEP). The grant will fund streetscape improvements within the Madison Street Corridor, between Desplaines Avenue and Van Buren Street.
- Obtained funding for improvements along Madison Street from the Metropolitan Mayor's Caucus. This funding is for improvements between Harlem Avenue and the railroad tracks.

- Applied for and received a \$3,000 grant, in 2014, from the Regional Transportation Authority (RTA) and the Urban Land Institute. The grant will be used to begin the development of a plan for the Harlem Avenue corridor between the CTA Green Line at Circle Avenue and the CTA Blue Line Harlem stop at I-290.
- Applied for and received a \$2.3 million grant from the State of Illinois for streetscape improvements to Roosevelt Road. Improvements will include re-surfacing, lighting, and other pedestrian enhancements.
- Utilized Tax Increment Financing (TIF) Districts for site redevelopment
  - Established the Roosevelt Road and Hannah Avenue TIF District in August of 2002
  - Redefined the Forest Park Plaza (Walmart) TIF in 2014 to focus on the redevelopment of the Roosevelt Road corridor
- Undertook streetscape improvement programs
- Continued the Façade Improvement Program

## Economic Development

- Amended the Forest Park Zoning Ordinance to expand the type and variety of commercial uses that can be considered for establishment within the Village
- Worked with and supported Forest Park Chamber of Commerce and Development initiatives
- Initiated public/private partnerships with area banks and realtors

## Plan Review Process

- Incorporated compliance measures, related to the Comprehensive Plan, into the plan review process

## Zoning Ordinance Updates

- Passed Ordinances to update the Zoning Ordinance in 2001, 2004, 2005, 2006, 2009, 2010, 2011, 2012, and 2013, in accordance with the Comprehensive Plan direction. Adopted changes related to residential and commercial land uses, parking, and discrimination.
  - Zoning Districts
    - Updated zoning district classifications and Zoning Map
    - Regulated existing structures and new construction on a Lot of Record
  - Building Code
    - Adopted 2009 International Building Code

- Non-conforming Uses
  - Regulated buildings and structures existing on October 12, 2010 that do not conform to the yard, height, lot coverage, or other dimensional or bulk provisions
  - Regulated the use of land and uses within a building or structure
- Business District
  - Regulated licensing applications, conditions, inspections and renewals
  - Amended measurement procedure for separations between uses
- Industrial District
  - Amended permitted and conditional uses
  - Amended district restrictions and prohibited uses
- Planned Unit Developments
  - Established standards and procedures
- Site plan
  - Regulated containment of storm water to avoid flooding, runoff and water damage to adjacent properties
  - Regulated signage and the relationship with traffic control
- Parking
  - Amended space requirements according to land use and the approval process

## Transportation and Mobility

### Local Street System

- Initiated conversion of street lighting system to light-emitting diode (LED) system
- Initiated an on-street overnight parking program
- Established a parking permit program

### Public Transportation

- Sponsored Pace Dial-a-Ride Program—senior citizen door-to-door transportation service
- Participated in external agency transportation efforts, including the I-290 and Chicago Transit Authority (CTA) Blue Line projects
- Developed a partnership with neighboring Oak Park and River Forest to reconstruct the Green Line viaduct over Harlem Avenue
- Promoted discounted Pace fare program

### Local Sidewalk System

- Resumed the Sidewalk Replacement Program (50/50) using sales tax proceeds
- Received designation as a bronze level Walk Friendly community due to the Village commitment to Complete Streets and sidewalk policies
- Passed the Village's Complete Streets Resolution in 2011
- Adopted an Active Transportation Plan in 2012 that established policies, programs, and implementation guidelines to reduce the number of crashes between pedestrians and motorists

## Community Facilities and Services

### Parks

- Dedicated Remembrance Park to honor Forest Park Police Officers and Fire fighters, who lost their lives in the line of duty
- Developed the Forest Park Dog Park at the southeast corner of Circle and Lehmer

### Museums and Related Events

- Opened Chicago 16-Inch Softball Hall of Fame Museum
  - Created information and photos displays of inductees at Inductee Park
  - Continued Annual Inductee Dinner
- Reorganized the Forest Park Historical Society
- Applied for and received a \$145,000 grant in 2010 from the Public Health Institute of Metropolitan Chicago for healthy living initiatives. The grant allowed for cold storage vending machines, a refrigerator for the local food pantry, and a program to teach school children about planting and harvesting fruits and vegetables.

### Programs

- Developed additional Youth Programming
  - Initiated/promoted Before and After School Fun Camp Program, Summer Day Camp Program, and Fall Clubhouse
  - Partnered with Illinois Positive Behavior Interventions and Supports Network and the West Suburban Special Recreation Association Program
  - Contributed to Park District programs
- Commissioned a study by the International Center for Leadership in Education (ICLE) in 2001 to identify a minimum of three alternatives for public high school education
- Developed additional Senior Programming
  - Initiated tax help, driver review class, emergency assistance, and safety/law enforcement programs

## Recycling

- Developed partnership with Allied Waste Services in 2006 to launch the 64-gallon recycling container program. The “toter” holds all types of recyclables without requiring residents to divide the items.

## Electrical Service

- Passed a referendum in March 2012, allowing the community to contract with ComEd to reduce electricity costs for its residents. In addition, Forest Park initiated participation in the Electric Municipal Aggregation Program, which initially was supplied by FirstEnergy Solutions.

## Emergency Services

- Adopted a community-oriented policing philosophy, which utilizes community interaction and support to help control crime and reduce fear

## Design and Appearance

### Village’s Regional Image and Identity

- Initiated/continued promotion of special events, such as Movies in the Park, Fall Festival, Kids Triathlon, Annual Camp Out, Holiday festivities and events, Rib Fest, St. Patrick’s Day Parade, and Health Fair
- Re-designed Village website and content offerings
- Participated in electrical aggregation plan
- Hosted community programs, such as Forest Park Art Fest and Progressive Dinner (by Chamber of Commerce and Development)
- Sponsored the Oak Park Area Convention and Visitors Bureau

## Implementation

### Downtown Strategic Plan

- Adopted the “Downtown Strategic Plan”

### 5-Year Capital Improvement Plan

- Passed a referendum in 2014 to increase sales taxes by a half percent. The additional tax revenue is dedicated for infrastructure improvements such as sidewalk installation project, street patching, and seal-coating.

The following provides a summary of the many achievements by coordinating agencies:

## Park District of Forest Park

### Parks and Facilities

- Hosted and ran “No Gloves Nationals” Tournament
- Developed and initiated a five-year Master Capital Improvement Plan
  - Maintained, rehabilitated and constructed addition for the Main Administrative Building
  - Installed sprayground at Aquatic Center
  - Refurbished water features at Aquatic Center
  - Renovated Recreation Building # 4
  - Installed Bud Mohr Skate Park
  - Created Distance Marked Walking Circuit along existing pathway system
  - Renovated softball fields and the synthetic-turf multi-use field
- Serves as home field for Forest Park Little League
  - Maintained six tennis courts and two bocce ball pits
  - Replaced sand volleyball court
  - Maintained state-of-the-art soccer field
- Serves as home field for the Forest Park Youth Soccer Association
- Acquired the Roos Property, located at 7329 Harrison Street, for \$499,000 in May 2013. Demolition of the property started in August 2013. A \$168,520 grant was received from the Illinois Environmental Protection Agency (EPA) to help with site-specific clean-up of hazard substances.
- Applied for and received a grant of \$2.5 million in August 2014 from the Illinois Jobs Now! Program to assist with the construction of a new building. The grant is part of the Parks and Recreational Facility Construction (PARC) Program.

## School District 209

### Educational Facilities

- District 209 opened the Proviso Mathematics and Science Academy (PMSA)
- Improved graduation rates at Proviso East and PMSA

## Cook County Forest Preserve District

- Identified the Miller Meadow preserve as a priority recreation site in the Cook County Forest Preserve 2013 Recreation Master Plan. The site is being considered for new or enhanced recreational activities, including a dog park, disc golf, picnic grove with volleyball courts, walking and fitness trails, and a canoe launch.

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**Summary Demographics**

<b>2013 Population</b>	14,370
<b>2013 Households</b>	7,283
<b>2013 Median Disposable Income</b>	\$38,472
<b>2013 Per Capita Income</b>	\$30,930

**Industry Summary**

	<b>NAICS</b>	<b>Demand</b> (Retail Potential)	<b>Supply</b> (Retail Sales)	<b>Retail Gap</b>	<b>Leakage/Surplus</b> <b>Factor</b>	<b>Number of</b> <b>Businesses</b>
<b>Total Retail Trade and Food &amp; Drink</b>	44-45,722	\$177,312,079	\$502,006,951	-\$324,694,872	-47.8	134
<b>Total Retail Trade</b>	44-45	159140416	465476187	-\$306,335,771	-49.0	91
<b>Total Food &amp; Drink</b>	722	18171663	36530764	-\$18,359,101	-33.6	43

Industry Group						
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
<b>Motor Vehicle &amp; Parts Dealers</b>	441	\$29,398,164	\$126,342,271	-\$96,944,107	-62.2	4
<b>Automobile Dealers</b>	4411	\$25,405,750	\$98,333,852	-\$72,928,102	-58.9	2
<b>Other Motor Vehicle Dealers</b>	4412	\$1,638,706	\$221,100	\$1,417,606	76	1
<b>Auto Parts, Accessories &amp; Tire Stores</b>	4413	\$2,353,708	\$27,787,319	-\$25,433,611	-84.4	1
<b>Furniture &amp; Home Furnishings Stores</b>	442	\$3,384,471	\$8,840,680	-\$5,456,209	-44.6	2
<b>Furniture Stores</b>	4421	\$2,022,479	\$0	\$2,022,479	100.0	0
<b>Home Furnishings Stores</b>	4422	\$1,361,992	\$8,840,680	-\$7,478,688	-73.3	2
<b>Electronics &amp; Appliance Stores</b>	443	\$4,260,882	\$3,567,398	\$693,484	8.9	6
<b>Bldg Materials, Garden Equip. &amp; Supply Stores</b>	444	\$4,978,039	\$616,647	\$4,361,392	78.0	3
<b>Bldg Material &amp; Supplies Dealers</b>	4441	\$4,145,446	\$616,647	\$3,528,799	74.1	3
<b>Lawn &amp; Garden Equip &amp; Supply Stores</b>	4442	\$832,593	\$0	\$832,593	100.0	0
<b>Food &amp; Beverage Stores</b>	445	\$26,427,984	\$48,894,564	-\$22,466,580	-29.8	16
<b>Grocery Stores</b>	4451	\$23,535,740	\$40,126,123	-\$16,590,383	-26.1	5
<b>Specialty Food Stores</b>	4452	\$790,771	\$1,360,407	-\$569,636	-26.5	5
<b>Beer, Wine &amp; Liquor Stores</b>	4453	\$2,101,473	\$7,408,034	-\$5,306,561	-55.8	6
<b>Health &amp; Personal Care Stores</b>	446,4461	\$13,415,218	\$29,517,439	-\$16,102,221	-37.5	3
<b>Gasoline Stations</b>	447,4471	\$16,440,005	\$3,030,440	\$13,409,565	68.9	3
<b>Clothing &amp; Clothing Accessories Stores</b>	448	\$10,206,794	\$2,783,555	\$7,423,239	57.1	9
<b>Clothing Stores</b>	4481	\$7,367,792	\$2,077,964	\$5,289,828	56.0	7
<b>Shoe Stores</b>	4482	\$1,545,406	\$151,511	\$1,393,895	82.1	1
<b>Jewelry, Luggage &amp; Leather Goods Stores</b>	4483	\$1,293,596	\$554,080	\$739,516	40.0	1
<b>Sporting Goods, Hobby, Book &amp; Music Stores</b>	451	\$4,190,670	\$11,478,904	-\$7,288,234	-46.5	15
<b>Sporting Goods/Hobby/Musical Instr Stores</b>	4511	\$3,213,004	\$10,944,955	-\$7,731,951	-54.6	7

Industry Group						
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Book, Periodical & Music Stores	4512	\$977,666	\$533,949	\$443,717	29.4	8
General Merchandise Stores	452	\$28,792,615	\$55,760,181	-\$26,967,566	-31.9	4
Department Stores Excluding Leased Depts.	4521	\$10,900,775	\$55,292,646	-\$44,391,871	-67.1	2
Other General Merchandise Stores	4529	\$17,891,840	\$467,535	\$17,424,305	94.9	2
Miscellaneous Store Retailers	453	\$3,371,667	\$2,884,541	\$487,126	7.8	22
Florists	4531	\$177,992	\$0	\$177,992	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$571,137	\$371,926	\$199,211	21.1	4
Used Merchandise Stores	4533	\$335,670	\$1,380,306	-\$1,044,636	-60.9	5
Other Miscellaneous Store Retailers	4539	\$2,286,868	\$1,132,309	\$1,154,559	33.8	13
Nonstore Retailers	454	\$14,273,907	\$171,759,567	-\$157,485,660	-84.7	4
Electronic Shopping & Mail-Order Houses	4541	\$12,424,538	\$168,102,233	-\$155,677,695	-86.2	2
Vending Machine Operators	4542	\$456,193	\$109,445	\$346,748	61.3	1
Direct Selling Establishments	4543	\$1,393,176	\$3,547,889	-\$2,154,713	-43.6	1
Food Services & Drinking Places	722	\$18,171,663	\$36,530,764	-\$18,359,101	-33.6	43
Full-Service Restaurants	7221	\$8,054,376	\$8,920,430	-\$866,054	-5.1	12
Limited-Service Eating Places	7222	\$8,344,982	\$20,956,597	-\$12,611,615	-43.0	15
Special Food Services	7223	\$809,959	\$0	\$809,959	100.0	0
Drinking Places – Alcoholic Beverages	7224	\$962,346	\$6,653,737	-\$5,691,391	-74.7	16

**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

**Source:** Esri and Dun & Bradstreet. Copyright 2013 Dun & Bradstreet, Inc. All rights reserved.

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# ADDENDUM C – FUTURE LAND USE MAP



### Map Legend

- Parks & Open Space
- Single Family Residential
- Multi Family Residential
- Community Facilities/Institutional
- Mixed Use
- Transit-Oriented Development
- Commercial
- Healthcare Facilities
- Industrial
- Vacant
- Cemetery
- Downtown Business District

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**LAND USE GOALS AND OBJECTIVES**



**LAND USE GOAL #1:**

*Promote innovative development initiatives that enhance community livability*

Forest Park is an attractive community located within proximity to numerous transit options, expressways, and points of cultural and recreational interest. These important amenities may be utilized to further attract new residents and visitors to the Village and at the same time enhance the existing quality of life.

<b>Objectives:</b>	<ul style="list-style-type: none"> <li>Evaluate and adopt updated zoning regulations that promote larger scaled redevelopment opportunities along Roosevelt Road, Harlem or other "high-traffic" areas and encourage a mix of compatible land uses.</li> <li>Promote mixed use centers and transit-oriented developments in areas near the CTA Blue Line and Green Line Stations, with residential components focusing on senior and owner-occupied condominiums</li> </ul>																						
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>Update the Zoning Ordinance to maintain consistency with the new Comprehensive Plan</li> <li>Conduct review of properties and amend zoning as necessary and appropriate</li> <li>Consider comprehensive corridor plans and Zoning Ordinance updates for Roosevelt Road and Harlem Avenue to achieve land use potential</li> <li>Bring non-conforming land uses and structures into compliance</li> <li>Develop a marketing campaign</li> <li>Maintain a business friendly government</li> <li>Create a commercial district improvement program</li> <li>Promote viable TIF Districts</li> <li>Enhance community identification</li> </ul>	<table border="1"> <thead> <tr> <th>Priority 1</th> <th>Priority 2</th> </tr> </thead> <tbody> <tr><td>✓</td><td></td></tr> <tr><td>✓</td><td></td></tr> <tr><td></td><td>✓</td></tr> <tr><td></td><td>✓</td></tr> <tr><td>✓</td><td></td></tr> <tr><td>✓</td><td></td></tr> <tr><td>✓</td><td></td></tr> <tr><td>✓</td><td></td></tr> <tr><td>✓</td><td></td></tr> </tbody> </table>	Priority 1	Priority 2	✓		✓			✓		✓	✓		✓		✓		✓		✓		
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<b>Participants:</b>	Property owners; developers; real estate brokers; local banks and lending institutions; merchants; Forest Park Chamber of Commerce; regional transit agencies; IL Department of Transportation; neighboring municipalities.																						
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; consistent code enforcement; working with neighborhood associations; business and community participation; Façade Improvement Program; 50/50 Sidewalk Replacement Program.																						

**LAND USE GOAL #2:**

*Preserve the character of established neighborhoods*

Residents and visitors of Forest Park frequently cite the importance of the community-feel and neighborhood charm associated with areas of the Village. These same qualities are associated with feelings of safety, security, and connectivity to one another and to the government. Maintaining these qualities are essential to the future of Forest Park.

**Objectives:**

- Encourage the restoration and rehabilitation of existing properties. Efforts can include historic preservation and other improvements such as façade, signage, lighting and other physical improvements.
- Dedicate resources to property maintenance and management programs.
- Enhance enforcement of municipal codes and ordinances related to all properties.
- Promote the conversion of non-conforming multi-family properties back to original single family uses in R-1 Low Density Residential Districts.
- Ensure that housing enhancements and additions honor the material and character of the original construction.
- Consider opportunities to provide pocket parks and public open spaces when underutilized and/or vacant land become available.
- In compliance with the adopted Complete Streets policy, continue to provide a streetscape program to improve pedestrian safety and comfort that is consistent with recent improvements on Harvard and Jackson. Improvements should include additional streetscape amenities (such as plantings, benches, lighting, etc.) and creating better crosswalk connections.
- Evaluate and consider improved transitional measures between incompatible land uses located next to or across the street from each other, and incorporate into the Zoning requirements, as approved. These can include the establishment of increased yard buffers and/or landscaping or other screening measures between residential and non-residential uses. Avoid the use of chain link fence when possible.
- Follow through on the removal of incompatible non-conforming uses and/or structures when supported by the Zoning Ordinance.
- When possible, encourage the improvement or re-establishment of compatible non-conforming uses and structures only when it honors the architectural style and quality that made it compatible when compared to its surroundings.
- Continue to regulate businesses along Madison Street and consider new programs and policies when necessary to reduce negative impacts on adjoining residential areas.

**Recommendations:**

	Priority 1	Priority 2
• Update the Zoning Ordinance to maintain consistency with the new Comprehensive Plan	✓	
• Conduct review of properties and amend zoning as necessary and appropriate	✓	
• Bring non-conforming land uses and structures into compliance		✓
• Purpose-built single family homes that were previously converted to multiple units should be reduced in density or converted back to their original single family status whenever possible	✓	
• Consider the preservation of well-constructed and maintained coach homes when they share their lot with another single family home and when there are no competing needs for the space the coach home occupies for parking	✓	
• Consider the potential to increase density of 25' wide lots as a result of a comprehensive analysis		✓
• Allow for existing mid-rise residential properties within R-3 High Density Residential Districts as conditional uses	✓	
• Rezone existing land uses, including properties along Harlem Avenue and commercially zoned lots with newer townhome or multiple family residential development	✓	
• Develop chain link fence standards	✓	
• Encourage the retention and development of owner-occupied single family homes	✓	
• Encourage maintenance of residential properties	✓	

		Priority 1	Priority 2
<b>Recommendations:</b> (continued)	• Administer a residential property maintenance and enforcement program	✓	
	• Develop a residential rehabilitation program for owner-occupied properties	✓	
	• Develop vacancy mitigation strategies	✓	
	• Develop rehabilitation strategies for multi-family buildings	✓	
	• Lobby State of Illinois to provide non-home rule communities more resources to work with rental properties	✓	
	• Support multi-family land uses north of Madison Street and south of Randolph Street	✓	
<b>Participants:</b>	Property owners; developers; real estate brokers; local banks and lending institutions; merchants; Forest Park Chamber of Commerce.		
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; consistent code enforcement; working with neighborhood associations; business and community participation; Façade Improvement Program; 50/50 Sidewalk Replacement Program.		

**LAND USE GOAL #3:**

*Maintain a balanced and diverse housing mix that meets the current and future needs of Forest Park residents*

A balanced and diverse housing mix is an integral component of the Forest Park urban fabric. Strong and resilient residential communities provide the Village with a robust financial base, while at the same time providing a variety of housing options for residents. An appropriate mix of housing will contribute to the long-term stability of future land use patterns within the Village.

<b>Objectives:</b>	<ul style="list-style-type: none"> <li>• New residential construction or reconstruction on lots zoned R-1 and R-2 should favor single family development over two-flats, townhomes, or other multi-family developments.</li> <li>• Preserve existing single family residential dwelling units and encourage the de-conversion of “purpose-built” single family homes that have been converted to multiple units back to single units in the R-1 Low Density Residential District, and back to no more than two unit structures in the R-2 Medium Density Residential Districts.</li> <li>• Give preference to the preservation and enhancement of “purpose built” multi-family structures over “purpose built” single family structures that were converted to multi-family units.</li> <li>• New townhome construction, where appropriate, should not exceed zoning ordinance setback and density standards and should always be oriented so the front of all units in a townhome row face the front lot line, not a side lot line or corner side lot line unless approved as part of a Planned Unit Development (PUD). Accommodations for visitor parking should be incorporated into all townhome developments.</li> <li>• Promote improved maintenance of existing multi-family mid-rise buildings.</li> <li>• New multi-family construction should favor senior living housing or be incorporated into mixed use or transit-oriented developments.</li> <li>• Continue to participate in the West Cook County Housing Collaborative to identify opportunities that support affordable housing for disadvantaged groups.</li> </ul>		
<b>Recommendations:</b>		<b>Priority 1</b>	<b>Priority 2</b>
	• Update the Zoning Ordinance to maintain consistency with the new Comprehensive Plan	✓	
	• Conduct review of properties and amend zoning as necessary and appropriate	✓	
	• Bring non-conforming land uses and structures into compliance		✓
	• Purpose-built single family homes that were previously converted to multiple units should be reduced in density or converted back to their original single family status whenever possible	✓	

Recommendations:		Priority 1	Priority 2
(continued)	<ul style="list-style-type: none"> <li>Consider the preservation of well-constructed and maintained coach homes when they share their lot with another single family home and when there are no competing needs for the space the coach home occupies for parking</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Consider the potential to increase density of 25' wide lots as a result of a comprehensive analysis</li> </ul>		✓
	<ul style="list-style-type: none"> <li>Allow for existing mid-rise residential properties within R-3 High Density Residential Districts as conditional uses</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Rezone existing land uses, including properties along Harlem Avenue and commercially zoned lots with newer townhome or multiple family residential development</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Encourage the retention and development of owner-occupied single family homes</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Administer a residential property maintenance and enforcement program</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Develop a residential rehabilitation program for owner-occupied properties</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Develop vacancy mitigation strategies</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Develop rehabilitation strategies for multi-family buildings</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Lobby State of Illinois to provide non-home rule communities more resources to work with rental properties</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>Support multi-family land uses north of Madison Street and south of Randolph Street</li> </ul>	✓	
<b>Participants:</b>	Property owners; developers; real estate brokers; local banks and lending institutions; merchants; Forest Park Chamber of Commerce.		
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; consistent code enforcement; working with neighborhood associations; business and community participation.		

## ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES



### ECONOMIC DEVELOPMENT GOAL #1:

#### *Retain, expand, and attract a diverse mix of businesses and industries, thereby fostering investment and creating new jobs*

The importance of a diverse mix of economic enterprises cannot be understated; a solid mixture provides stability in an economic climate that may fluctuate, especially as Forest Park and its surrounding communities recover from the economic recession of the recent decade. In the long-term, this mix will enable the Village to benefit from economic upswings and withstand its downturns.

Objectives:	<ul style="list-style-type: none"> <li>• When appropriate, consider incentives to attract and retain commercial enterprises.</li> <li>• Prioritize existing areas within commercial corridors and encourage responsible redevelopment.</li> <li>• Revitalize existing commercial corridors by encouraging redevelopment.</li> <li>• Structure land use and zoning regulations to encourage mixed use development and redevelopment.</li> <li>• Develop and implement corridor plans to enhance and promote the Village’s major transportation corridors.</li> <li>• Maintain a business-friendly environment by providing resources, services, and assistance to the business community.</li> <li>• Increase economic vitality by promoting tourism and local visitor experiences.</li> <li>• Maintain a diverse economic base.</li> </ul>		
Recommendations:		Priority 1	Priority 2
	• Consider comprehensive corridor plans and Zoning Ordinance updates for Roosevelt Road and Harlem Avenue to achieve land use potential		✓
	• Conduct review of properties and amend zoning as necessary and appropriate	✓	
	• Develop a marketing campaign	✓	
	• Develop vacancy mitigation strategies	✓	
	• Attract and retain complementary healthcare uses	✓	
	• Maintain a business friendly government	✓	
	• Prepare an economic development opportunity plan		✓
	• Create a commercial district improvement program	✓	
	• Promote viable TIF Districts	✓	
	• Continue administration of the code compliance and enforcement program	✓	
	• Evaluate new development (or redevelopment) opportunities for vacant properties and the re-use of existing properties within the DBD	✓	
	• Consider opportunities for TOD	✓	
	• Enforce zoning on the portion of Harrison Street between Desplaines Avenue and Circle Avenue	✓	
	• Provide for reduction in pavement, an increase in landscaping, and decorative fencing for any future expansion north of Franklin Street		✓
	• Consider the re-use of existing industrial sites along Harrison Street		✓

<b>Recommendations:</b>		<b>Priority 1</b>	<b>Priority 2</b>
(continued)	<ul style="list-style-type: none"> <li>• Maintain an appropriate boundary between the industrial areas of the Village and residential/commercial areas</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>• Increase the aesthetic appeal of industrial areas</li> </ul>	✓	
	<ul style="list-style-type: none"> <li>• Enhance community identification</li> </ul>	✓	
<b>Participants:</b>	Property owners; developers; real estate brokers; merchants; Forest Park Chamber of Commerce; regional transit agencies; neighboring municipalities.		
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; business and community participation; Village staff resources; TIF funds.		

**ECONOMIC DEVELOPMENT GOAL #2:**

*Develop underutilized properties to expand the tax base*

The Village currently owns a number of vacant parcels. The redevelopment potential for these properties may allow for opportunities to eliminate debt and potentially increase Village revenue. Non-Village owned vacant parcels also can be found throughout the Village.

<b>Objectives:</b>	<ul style="list-style-type: none"> <li>• Identify and promote vacant or underutilized parcels advertised on the Village’s website.</li> <li>• Market available properties to the investment community.</li> </ul>			
<b>Recommendations:</b>		<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>
	<ul style="list-style-type: none"> <li>• Consider comprehensive corridor plans and Zoning Ordinance updates for Roosevelt Road and Harlem Avenue to achieve land use potential</li> </ul>		✓	
	<ul style="list-style-type: none"> <li>• Redevelop the USPS Bulk Mail Facility/Forest Park Army Reserve Center</li> </ul>			✓
	<ul style="list-style-type: none"> <li>• Identify adaptive reuses for significant vacant buildings</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>• Develop the Village-owned Altenheim property as open space or as a mix of residences/open space</li> </ul>		✓	
	<ul style="list-style-type: none"> <li>• Develop 512 Desplaines Avenue as an expansion of the Village parking lot, as a pocket park, or as residential uses</li> </ul>		✓	
	<ul style="list-style-type: none"> <li>• Develop vacancy mitigation strategies</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>• Maintain a business friendly government</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>• Prepare an economic development opportunity plan</li> </ul>		✓	
	<ul style="list-style-type: none"> <li>• Create a commercial district improvement program</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>• Promote viable TIF Districts</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>• Continue administration of the code compliance and enforcement program</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>• Evaluate new development (or redevelopment) opportunities for vacant properties and the re-use of existing properties within the DBD</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>• Consider opportunities for TOD</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>• Leverage the Village’s CTA Stations</li> </ul>	✓		

<b>Recommendations:</b>		<b>Priority 1</b>	<b>Priority 2</b>	<b>Priority 3</b>
(continued)	<ul style="list-style-type: none"> <li>Promote the revitalization of older industrial properties and encourage mixed use development</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>Re-classify portions of Hannah Avenue as mixed use</li> </ul>			✓
	<ul style="list-style-type: none"> <li>Provide safe and convenient access to industrial properties</li> </ul>	✓		
	<ul style="list-style-type: none"> <li>Explore opportunities for redevelopment of vacant lots</li> </ul>	✓		
<b>Participants:</b>	Property owners; developers; real estate brokers; merchants; Forest Park Chamber of Commerce.			
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; business and community participation; Village staff resources.			

## TRANSPORTATION GOALS AND OBJECTIVES



### TRANSPORTATION GOAL #1:

#### *Encourage residents and visitors to take advantage of the Village's multi-modal transportation opportunities in Forest Park and promote safe and efficient travel*

Safety is the number one priority of any operating transportation system and is closely followed by the need for efficiency. To achieve both, a system must be designed to integrate and balance all modes of transportation, including both public and private vehicles. Attention also must be paid to connections with neighboring communities, along with the integration of motorized and non-motorized modes of travel.

#### Objectives:

- Evaluate existing multi-modal transportation networks and coordinate with responsible parties to establish capital and operational needs, priorities, and timing.
- Improve transportation efficiency by encouraging multi-modal usage.
- Enhance the safe and efficient pedestrian-oriented environment within the Village that includes, but is not limited to, an interconnected network of sidewalks, crosswalks, and signage.
- Implement measures to reduce high speed and cut-through traffic in neighborhoods.
- Continue plans for an interconnected bike path system that offers access to local and regional destinations.
- Continue discussions with the regional transit agencies to provide safe, accessible, and well-maintained transit facilities in an effort to encourage use.
- Improve safety and access to the Desplaines Avenue CTA station.
- Where applicable, continue to provide additional way-finding signage to major attractions, services, and destinations.

#### Recommendations:

	Priority 1	Priority 2
• Leverage the Village's CTA Stations	✓	
• Provide safe and convenient access to industrial properties	✓	
• Conduct a traffic study for Desplaines Avenue, between Jackson Boulevard and Cermak Road	✓	
• Continue neighborhood traffic calming initiatives	✓	
• Continue to work with IDOT to widen both the Desplaines Avenue and Circle Avenue bridges	✓	
• Consider acquisition of key properties to increase the supply of Village parking		✓
• Create financing tools for parking improvements	✓	
• Convert metered parking to modern, pay and display parking		✓
• Improve access to the CTA Forest Park Blue Line Terminal at Desplaines Avenue	✓	
• Improve access to the CTA Harlem/Circle Blue Line Station	✓	
• Improve transit properties	✓	
• Create a Forest Park Bicycle and Pedestrian Plan		✓
• Provide commercial area streetscape and pedestrian improvements, including areas along Madison Street, Roosevelt Road, and Harlem Avenue	✓	
• Install neighborhood pedestrian crosswalks	✓	

<b>Participants:</b>	Property owners; developers; merchants; Forest Park Chamber of Commerce; regional transit agencies; IL Department of Transportation; neighboring municipalities.
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; business and community participation; Façade Improvement Program; 50/50 Sidewalk Replacement Program; Village staff resources.

**TRANSPORTATION GOAL #2:**

*Strengthen the land use and transportation relationship in Forest Park*

The coordination of transportation and land use planning is a tenement of smart growth planning. In this manner, transportation decisions may influence land use patterns and development and vice versa. For this reason, decisions impacting the transportation system should be evaluated in order to ensure that they support other land use and economic goals established for the Village.

<b>Objectives:</b>	<ul style="list-style-type: none"> <li>Promote the Complete Streets policy to develop a comprehensive network of roadway, pedestrian and bikeway, and transit facilities. Implement this policy in coordination with the development/redevelopment of properties and roadways.</li> <li>Integrate transportation projects and land use development/plans to support and strengthen each other.</li> <li>Encourage mixed use and transit-oriented development near transit stations and stops.</li> <li>Evaluate parking as necessary to respond to changing needs for new business and residential developments.</li> <li>Consider parking impacts and zoning or other creative requirements (including but not limited to “in-lieu-of” fees) in the Downtown Business District (DBD), if necessary to support new planned projects or the establishment of certain Conditional Uses in locations not well-served by existing parking.</li> </ul>		
<b>Recommendations:</b>		<b>Priority 1</b>	<b>Priority 2</b>
	• Conduct review of properties and amend zoning as necessary and appropriate	✓	
	• Consider comprehensive corridor plans and Zoning Ordinance updates for Roosevelt Road and Harlem		✓
	• Leverage the Village’s CTA Stations	✓	
	• Provide safe and convenient access to industrial properties	✓	
	• Improve access to the CTA Forest Park Blue Line Terminal at Desplaines Avenue	✓	
	• Improve access to the CTA Harlem/Circle Blue Line Station	✓	
	• Improve transit properties	✓	
	• Create a Forest Park Bicycle and Pedestrian Plan		✓
	• Provide commercial area streetscape and pedestrian improvements, including areas along Madison Street, Roosevelt Road, and Harlem Avenue	✓	
	• Promote cooperation and interaction between agencies	✓	
<b>Participants:</b>	Property owners; developers; merchants; Forest Park Chamber of Commerce; regional transit agencies; IL Department of Transportation.		
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; business and community participation; Village staff resources.		

**TRANSPORTATION GOAL #3:**

*Continue to promote transit services that meet the needs of the Forest Park residents and workers*

Public transportation provides mobility and access for people to places of employment, community facilities, medical offices, and recreational opportunities, among other locations. It allows for a convenient mode of transportation for riders who elect the service, as well as those who have no other available means.

**Objectives:**

- Work with the regional transit agencies—Pace, Chicago Transit Authority (CTA), and Metra—to provide needed services for Forest Park residents and businesses.
- Monitor existing crosswalks, signals, and lighting infrastructure to ensure walking environments to and from transit facilities continue to feel safe for pedestrians.
- Monitor and advise the CTA when safety features, such as lighting and crosswalks, around the CTA Blue and Green Line Stations need attention.

**Recommendations:**

	Priority 1	Priority 2
• Improve access to the CTA Forest Park Blue Line Terminal at Desplaines Avenue	✓	
• Improve access to the CTA Harlem/Circle Blue Line Station	✓	
• Improve transit properties	✓	
• Enhance bus stop amenities	✓	
• Create a Forest Park Bicycle and Pedestrian Plan		✓
• Provide commercial area streetscape and pedestrian improvements, including areas along Madison Street, Roosevelt Road, and Harlem Avenue	✓	
• Install neighborhood pedestrian crosswalks	✓	
• Promote cooperation and interaction between agencies	✓	

**Participants:**

Property owners; developers; merchants; Forest Park Chamber of Commerce; regional transit agencies; IL Department of Transportation.

**Tools, Techniques, and Resources:**

Updates to existing zoning code; business and community participation; Village staff resources.

## COMMUNITY FACILITIES GOALS AND OBJECTIVES



### COMMUNITY FACILITIES GOAL #1:

#### *Continue to provide and enhance efficient and effective public services and facilities to improve the quality of life in Forest Park*

Community facilities can serve as the backbone of a Village. They provide for formal and informal gathering places and thereby opportunities for people to acquaint themselves with neighbors and with Village services. The strength of these facilities and services can be an attraction to a community, although if in disrepair, a deterrent.

Objectives:	<ul style="list-style-type: none"> <li>• Develop programs and amenities to improve the perception of safety, in Forest Park’s neighborhoods and business districts.</li> <li>• Evaluate recycling options and opportunities for businesses.</li> <li>• Maximize collaborative working relationships with public officials and agencies within Forest Park as well as neighboring communities.</li> <li>• Improve coordination between public agencies and businesses in the community.</li> </ul>			
Recommendations:		Priority 1	Priority 2	Priority 3
• Pursue the development of a municipal complex				✓
• Develop a municipal campus environment		✓		
• Enhance community identification		✓		
• Promote cooperation and interaction between agencies		✓		
• Develop a green infrastructure plan		✓		
• Continue to secure financing for the five-year Capital Improvement Program		✓		
• Develop a utility infrastructure plan		✓		
• Re-evaluate the Specifications and Details for the Design and Construction of Public Improvements		✓		
• Continue to re-visit the electric supply rate			✓	
• Continue to monitor the costs of receiving water from the City of Chicago		✓		
• Consider the provision of educational materials for the Village recycling program		✓		
• Develop standards and requirements for waste container enclosures		✓		
• Improve the police and fire facilities		✓		
• Continue to promote the neighborhood watch programs		✓		
• Continue community oriented policing services		✓		
• Participate in school planning		✓		
• Lobby state legislators to allow for the creation of new school districts		✓		
• Assist the library in providing services for the residents of Forest Park		✓		
• Assess the short- and long-term community needs for the Library		✓		
• Maintain existing cooperative agreements		✓		

<b>Participants:</b>	Property owners; merchants; local emergency service providers; local hospitals; Forest Park Chamber of Commerce; IL Department of Transportation; utility companies; School Boards; Library District; neighboring municipalities, City of Chicago.
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; business and community participation; Village staff resources.

**COMMUNITY FACILITIES GOAL #2:**

*Provide effective stormwater and sewer systems that handle current and future capacity needs*

Residents within Forest Park have often cited the need to address the aging infrastructure within the Village. Among the top concerns is the stormwater and sewer system. In recent years, urban flooding has been a substantial, and costly, concern within the region.

<b>Objectives:</b>	<ul style="list-style-type: none"> <li>• Prioritize and construct improvements needed for the stormwater and sewer systems to prevent area flooding.</li> <li>• Promote the use of green infrastructure to manage stormwater and create healthy environments.</li> <li>• For new development, follow current MWRD regulations.</li> </ul>	
<b>Recommendations:</b>		<b>Priority 1</b>
	• Create a stormwater management plan	✓
	• Develop requirements and standards for new development and redevelopment in combined sewer areas	✓
	• Consider participation in FEMA's CRS and their Multi-Hazard Mitigation assistance and grant programs	✓
	• Develop a green infrastructure plan	✓
	• Continue to secure financing for the five-year Capital Improvement Program	✓
<b>Participants:</b>	Property owners; MWRD; IL Department of Transportation.	
<b>Tools, Techniques, and Resources:</b>	Updates to existing zoning code; business and community participation; funds from other public agencies/service providers; Village staff resources.	

## PARKS, RECREATION, AND ENVIRONMENTAL GOALS AND OBJECTIVES



### PARKS, RECREATION, AND ENVIRONMENTAL GOAL #1:

#### *Identify, preserve, and revitalize the community's cultural, historic, and natural resources*

Cultural, historic, and natural resources are vital to the identity of a community. They help to enhance the overall quality of life within the Village by collectively creating a sense of place, a connection to the past, and to nature. When planned in concert, these resources can be used to attract tourism and future residents to Forest Park.

<b>Objectives:</b>	<ul style="list-style-type: none"> <li>• Promote policies and develop plans that focus on the preservation, sustainability, and revitalization of natural, cultural, and historic resources.</li> <li>• Expand upon existing arts and cultural programs in Forest Park to enhance social and educational opportunities.</li> <li>• Protect open spaces and preserve natural areas, including the Des Plaines River watershed.</li> <li>• Promote streetscape improvements and maintenance throughout the Village.</li> </ul>																	
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>• Promote the historic significance of cemeteries</li> <li>• Implement an image enhancement program for cemetery properties</li> <li>• Support cemetery efforts that encourage tourism visits</li> <li>• Develop a green infrastructure plan</li> <li>• Assist the library in providing services for the residents of Forest Park</li> <li>• Assess the short- and long-term community needs for the Library</li> <li>• Publicize and enforce the duties of the Historic Preservation Commission</li> <li>• Maintain the tree replacement program</li> <li>• Consider the development of an annual program and schedule for the maintenance of trees and shrubs</li> <li>• Participate in the Illinois Urban and Community State Forestry Program</li> <li>• Maintain existing cooperative agreements</li> <li>• Assist the Park District with the development of the Roos Property</li> <li>• Develop additional recreational and open space within the Village</li> <li>• Develop new pocket and neighborhood parks</li> <li>• Support and encourage efforts by the Cook County Forest Preserve District</li> </ul>	<table border="1"> <thead> <tr> <th data-bbox="1766 505 1953 545">Priority 1</th> </tr> </thead> <tbody> <tr><td>✓</td></tr> </tbody> </table>	Priority 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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<b>Participants:</b>	Property owners; Park District; Cook County Forest Preserve District; Forest Park Chamber of Commerce.																	
<b>Tools, Techniques, and Resources:</b>	Land dedication; open space grants; Park District cooperation; Village staff resources.																	

**PARKS, RECREATION, AND ENVIRONMENTAL GOAL #2:**

*Create, preserve, and maintain parks, open space, and recreational facilities to meet community and neighborhood needs*

Recreation and open space provide direct benefits to the Village, such as economic and environmental growth. Open space and parks help to increase property values, attract and retain businesses/workforce, boost tourism, and increase tax revenues. Indirect benefits include a positive impact on the quality of life and residents' health and wellness within a community.

<b>Objectives:</b>	<ul style="list-style-type: none"> <li>• Work with the Park District to create a system of parks, open space, and natural resources that meets the needs of all Forest Park residents.</li> <li>• Provide recreational programs and facilities that promote healthy lifestyles.</li> <li>• Evaluate the promotion of sustainable development initiatives and guidelines.</li> </ul>												
<b>Recommendations:</b>	<ul style="list-style-type: none"> <li>• Develop a green infrastructure plan</li> <li>• Continue to secure financing for the five-year Capital Improvement Program</li> <li>• Maintain the tree replacement program</li> <li>• Consider the development of an annual program and schedule for the maintenance of trees and shrubs</li> <li>• Participate in the Illinois Urban and Community State Forestry Program</li> <li>• Maintain existing cooperative agreements</li> <li>• Assist the Park District with the development of the Roos Property</li> <li>• Develop additional recreational and open space within the Village</li> <li>• Develop new pocket and neighborhood parks</li> <li>• Support and encourage efforts by the Cook County Forest Preserve District</li> </ul>	<table border="1"> <thead> <tr> <th data-bbox="1713 410 1904 451">Priority 1</th> </tr> </thead> <tbody> <tr><td data-bbox="1713 451 1904 492">✓</td></tr> <tr><td data-bbox="1713 492 1904 532">✓</td></tr> <tr><td data-bbox="1713 532 1904 573">✓</td></tr> <tr><td data-bbox="1713 573 1904 613">✓</td></tr> <tr><td data-bbox="1713 613 1904 654">✓</td></tr> <tr><td data-bbox="1713 654 1904 695">✓</td></tr> <tr><td data-bbox="1713 695 1904 735">✓</td></tr> <tr><td data-bbox="1713 735 1904 776">✓</td></tr> <tr><td data-bbox="1713 776 1904 816">✓</td></tr> <tr><td data-bbox="1713 816 1904 846">✓</td></tr> </tbody> </table>	Priority 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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<b>Participants:</b>	Property owners; Park District; Cook County Forest Preserve District; Forest Park Chamber of Commerce.												
<b>Tools, Techniques, and Resources:</b>	Land dedication; open space grants; Park District cooperation; Village staff resources.												

*The following provides a listing of potential sources of funding opportunities to be used by Forest Park to provide for suggested improvements outlined in the Plan:*

**Residential and Commercial Development**

**SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT PROGRAM – DEPARTMENT OF DEFENSE**

The Sustainable Communities Regional Planning Grant Program supports metropolitan and multi-jurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments. The intent is to empower these organizations to consider the interdependent challenges of: (1) economic competitiveness and revitalization; (2) social equity, inclusion, and access to opportunity; (3) energy use and climate change; and (4) public health and environmental impact.

<https://www.cfda.gov/index?s=program&mode=form&tab=step1&id=072306952dfc7d159e4a040efb0be10>

**PLANNING AND LOCAL TECHNICAL ASSISTANCE PROGRAMS – ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)**

These grants are typically administered through the Chicago Metropolitan Agency for Planning (CMAP), the regional metropolitan planning council for the area in which Forest Park is located. These programs help communities develop the planning and technical expertise to create economic development plans.

<http://www.eda.gov/ffo.htm>

## Transportation

### **ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP) – ILLINOIS DEPARTMENT OF TRANSPORTATION**

The ITEP is a federally-funded, competitive program that encourages transportation-related enhancement projects in a variety of categories. Individual projects vary in size and costs depending upon the funding category.

<http://www.dot.state.il.us/opp/itep.html>

### **SURFACE TRANSPORTATION PROGRAM (STP) FUNDS**

The Surface Transportation Program (STP) funds can be used by municipalities to preserve and improve the conditions and performance on public roads and pedestrian and bicycle facilities. A portion of this funding is designated by the Illinois Department of Transportation (IDOT) and then distributed to communities within the State.

<http://www.fhwa.dot.gov/map21/factsheets/stp.cfm>

### **CONGESTION MITIGATION & AIR QUALITY (CMAQ) PROGRAM – DEPARTMENT OF TRANSPORTATION (DOT)**

Funds for this program typically are administered through the State Department of Transportation. These funds can be used to support the development of capital transportation investments and pedestrian/bicycle facilities and programs.

[www.cmap.illinois.gov/cmaq/default.aspx](http://www.cmap.illinois.gov/cmaq/default.aspx).

### **SAFE ROUTES TO SCHOOLS (DOT)**

Funds for this program typically are administered through the State Department of Transportation. Funding may be used to improve sidewalks, crosswalks, bicycle infrastructure, and street improvements near elementary and middle schools.

<http://www.saferoutesinfo.org/funding-portal>

### **REGIONAL TRANSPORTATION AUTHORITY – COMMUNITY PLANNING PROGRAM**

The Community Planning program provides funding and planning assistance to applicants for planning projects that benefit the community and the regional transportation system. It will allow applicants an opportunity to participate in planning projects that will help maximize the use of the transit system. Eligible projects include the creation of transit-oriented development plans, transit access improvement plans, corridor plans, and plan implementation efforts.

<http://rtachicago.com/initiatives/funding-programs.html>

## Community Facilities

### **THE HERITAGE PROGRAM AT FIREMAN'S FUND INSURANCE COMPANY**

Grants received from this organization can be used for equipment, firefighter training, and community education programs. However, departments must be nominated by participating insurance agencies to be eligible for this program.

<http://www.firemansfund.com/heritage/Pages/heritage.aspx>

### **ILLINOIS GREEN INFRASTRUCTURE GRANT PROGRAM FOR STORMWATER MANAGEMENT (IGIG) – ILLINOIS ENVIRONMENTAL PROTECTION AGENCY**

Grants through this program are available to local units of government and other organizations. They can be used to demonstrate green infrastructure best management practices to control stormwater runoff for water quality protection in Illinois. Projects will be located within a Municipal Separate Storm Sewer System (MS4) or Combined Sewer Overflow (CSO) area.

<http://www.epa.state.il.us/water/financial-assistance/igig.html>

### **EXISTING BUILDING ENERGY EFFICIENCY IMPROVEMENTS – ILLINOIS CLEAN ENERGY COMMUNITY FOUNDATION**

This grant is provided to community centers and community care providers. Incentives are available for upgrades to lighting, space conditioning (heating and cooling) and other energy saving measures.

<http://www.illinoiscleanenergy.org/existing-building/>

## **Parks and Environmental Resources**

### **PARK AND RECREATIONAL FACILITY CONSTRUCTION (PARC) GRANTS – ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

Units of local government that are authorized by Illinois law to expend public funds for the acquisition and development of land for public indoor/outdoor park, recreation, or conservation purposes are eligible to apply for this type of funding assistance. The program allows for construction of facilities and land acquisition. School districts are not eligible.

<http://dnr.state.il.us/ocd/newPARC1.htm>

### **ILLINOIS BICYCLE PATH PROGRAM – ILLINOIS DEPARTMENT OF NATURAL RESOURCES**

The Illinois Bicycle Path Grant Program assists eligible units of government with the acquisition, construction and rehabilitation of public, non-motorized bicycle paths and directly related support facilities. Grants are available to any local government agency having statutory authority to acquire and develop land for public bicycle path purposes.

<http://dnr.state.il.us/ocd/newbike2.htm>

### **SMART GROWTH TECHNICAL ASSISTANCE GRANTS – ENVIRONMENTAL PROTECTION AGENCY (EPA)**

These grants are available to local governments as an annual, competitive solicitation. The award of this grant would help a community to incorporate smart growth techniques into their future development.

<http://www.epa.gov/smartgrowth/sgia.htm#apply>

### **THE OPEN SPACE LANDS ACQUISITION AND DEVELOPMENT (OSLAD) PROGRAM**

The OSLAD Program is a state-financed grant program that provides funding assistance to local government agencies for acquisition and/or development of land for public parks and open space. Written applications must be submitted to the Illinois Department of Natural Resources.

<http://dnr.state.il.us/OCD/newoslad1.htm>

### **LOWE'S CHARITABLE AND EDUCATIONAL FOUNDATION**

The Lowe's foundation supports nonprofit organizations and public institutions that support public education and community improvement. It has grant funds available for playground projects (\$5,000-\$25,000).

<http://responsibility.lowes.com/community/our-programs/lowes-charitable-and-educational-foundation/?pageType=cr>

**NATIONAL PARK SERVICE (NPS) LAND & WATER CONSERVATION FUND (LWCF)**

States and local governments are eligible to apply for matching grants to fund public outdoor recreation and areas and facilities. Examples may include the use of playing fields for baseball, softball, soccer, football, and more.

<http://www.nps.gov/lwcf/>

**LET'S PLAY INITIATIVE**

This grant is available through the Dr. Pepper Snapple Group to help construct and improve playground areas. Municipalities with a playground or outdoor recreational space that is currently unsafe for children can apply for construction grants. In addition, opportunities are available for communities to partner with school districts to apply for Joint Use Grants to open school recreation facilities to the public during non-school hours.

[http://kaboom.org/about\\_kaboom/programs/grants](http://kaboom.org/about_kaboom/programs/grants)

**COMED GREEN REGION PROGRAM – OPENLANDS AND COMED**

The grants from these organizations can be used to support existing open space projects that focus on conservation, preservation, and improvements to local parks and recreation resources. Grant recipients can use Green Region grants in combination with other funding sources to cover a portion of the expenses associated with developing and/or supporting their open space programs.

<http://www.openlands.org/greenregion>

