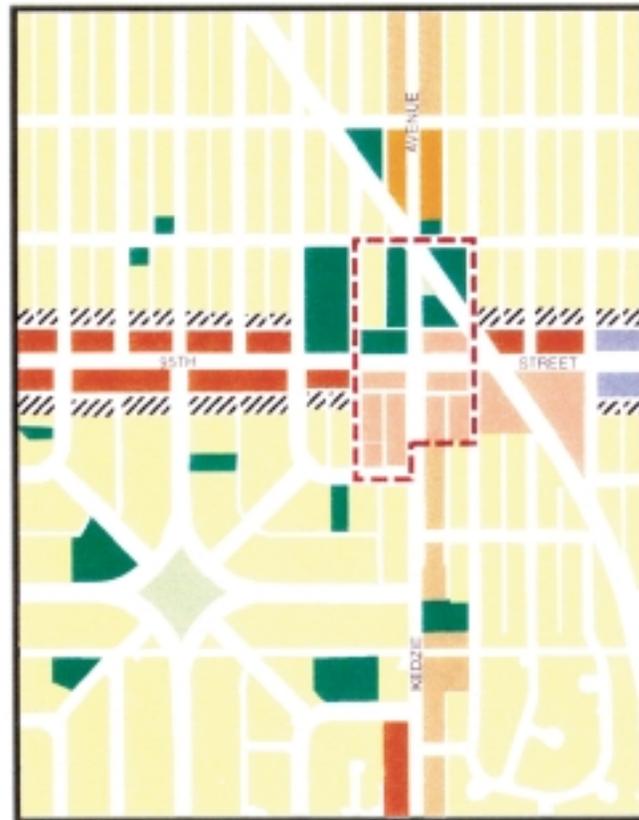


Village of

**EVERGREEN
PARK**

COMPREHENSIVE PLAN



June 21, 1999

Assisted by Trkla, Pettigrew, Allen & Payne, Inc.

ACKNOWLEDGMENTS

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Special thanks is due, as well, to many other Village staff members, governmental jurisdictions, other organizations, and interested citizens who spent time assisting with various facets of this project.

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The Comprehensive Plan

The Comprehensive Plan is the Village of Evergreen Park's official policy guide for future growth and development. It includes goals, objectives and policies for the future of the community; long-range recommendations for land use, transportation, and community facilities; and a variety of recommendations for Plan implementation. The benefits of the planning program extend to all Evergreen Park residents. The comprehensive planning program was initiated in February, 1998 and consisted of a three-phase planning process. This document serves as the Comprehensive Plan for the Village of Evergreen Park, Illinois.

This Plan represents the Village's first Comprehensive Plan and has been prepared and organized in a manner which encourages ease of use and reference. Because of the nature of the Village's needs and objectives, the Plan is action oriented and describes specific improvement projects required to advance the interests of the Village.

The Community

The Village of Evergreen Park was settled as a farmstead in 1828, and was incorporated in 1893 with a population of 500. The community remained primarily rural and agricultural for several decades. In the 1920's, the Village's population was 800. The 1930's brought a renaissance of change - land development and building activity increased significantly. Following the end of World War II through 1953, the Village grew to a population of 15,746. During the 1950's and 1960's the Village developed many of its community facilities and institutions to support this rapid population growth. This included parks, recreation, schools, and other institutions. Evergreen Plaza opened in 1952. By this time, the physical size and overall land-use patterns of the Village had been set. Continued residential growth led to the conduct of a special census in 1971 which determined the Village's population to be 25,981.

Today, Evergreen Park is slightly over 3.5 square miles in area with a stable population of approximately 20,458. Located adjacent to the City of Chicago, and within easy reach of the expressway system, Evergreen Park maintains itself as a strong and desirable residential community. The Comprehensive Plan seeks to maintain this historical balance of land-use.

The Long-Range Plan

The Comprehensive Plan report summarizes the results of the entire planning process, and presents recommendations for key aspects of the Evergreen Park community. The report is divided into three parts:

Part 1: Evergreen Park - A Prosperous Future presents key elements of the new Comprehensive Plan and an overview explanation of major policy initiatives.

Part 2: Prepared for the Future - Our Long-Range Plan provides recommendations for future improvement, growth, development and preservation within the community. The Long-Range Plan has three sections: a) Land-Use Plan; b) Transportation Plan; and c) Community Facilities Plan.

Part 3: Realizing Our Aspirations - Implementation sets forth specific actions required to implement the Plan, including follow-up studies and projects, a development controls update, a capital improvements program, and review and amendment.

Part 1

Evergreen Park - A Prosperous Future

Evergreen Park has long been known as a strong residential community. It is associated with high quality municipal services and established institutions. *Evergreen Park* also maintains a balance of quality regional and community commercial land-uses. This balance of stable and viable land-use areas has been the basis for the community's success in the past. The Comprehensive Plan acknowledges and builds upon these assets as a cornerstone to continued prosperity and high quality community life in the future.

This vision is to be realized in a number of ways which are described briefly below. Our vision for the year 2020 and the Long-Range Plan policies and recommendations build upon these guiding principles.

AN ECONOMIC AND COMMUNITY DEVELOPMENT EMPHASIS

In order to maintain long-term financial stability and community “economic health” the Comprehensive Plan places strong emphasis on economic and community development initiatives. These focus on improving both the physical and economic vitality of 95th Street and other major community commercial corridors. Emphasis is also placed on continued support for strong public facilities and services to meet the service needs of a largely residential community.

A COMMITMENT TO QUALITY

Improvement, development and redevelopment recommendations under the Plan emphasize quality in both the physical and organizational context. Quality physical development, particularly along the Village’s major street corridors, will enhance the overall image and appearance of the community and will work to the Village’s advantage in the marketplace for both business and residential attraction.

SUPERB COMMUNITY AND CULTURAL FACILITIES AND SERVICES

The Village's reputation for high quality community services and facilities is secure under the policies and direction of the Plan. The Plan recognizes that while the emphasis of these services will continue to be "family" oriented, other needs may arise over time. The Plan is necessarily flexible in this regard to permit response to unforeseen future needs. A hallmark of a "full service" community is the variety of cultural and recreational facilities available to its citizens. The Plan encourages the development of a diverse array of cultural and recreational facilities.

COMMUNITY COHESIVENESS

The Village continues to undergo demographic changes which will result in greater community diversity as well as an increase in both family households and senior citizens. The Village of Evergreen Park embraces these changes, and the Plan seeks to meet the variety of lifestyle needs implicit in these trends.

The Road Ahead - Our Long-Range Plan

Part 2

2.1 LAND-USE PLAN

*This Part describes the recommended Land-Use Plan for Evergreen Park. It includes a general description of the overall long-range development pattern for the Village and a summary of recommended policies and actions for residential, commercial, employment and public land-use areas. It is specific enough to guide day-to-day development decisions, yet flexible enough to allow for modification and continual refinement. Figure 1 illustrates the *Long-Range Land-Use Plan*. Goals and Objectives relevant to land-use, growth and development are included within each subsection as appropriate.*

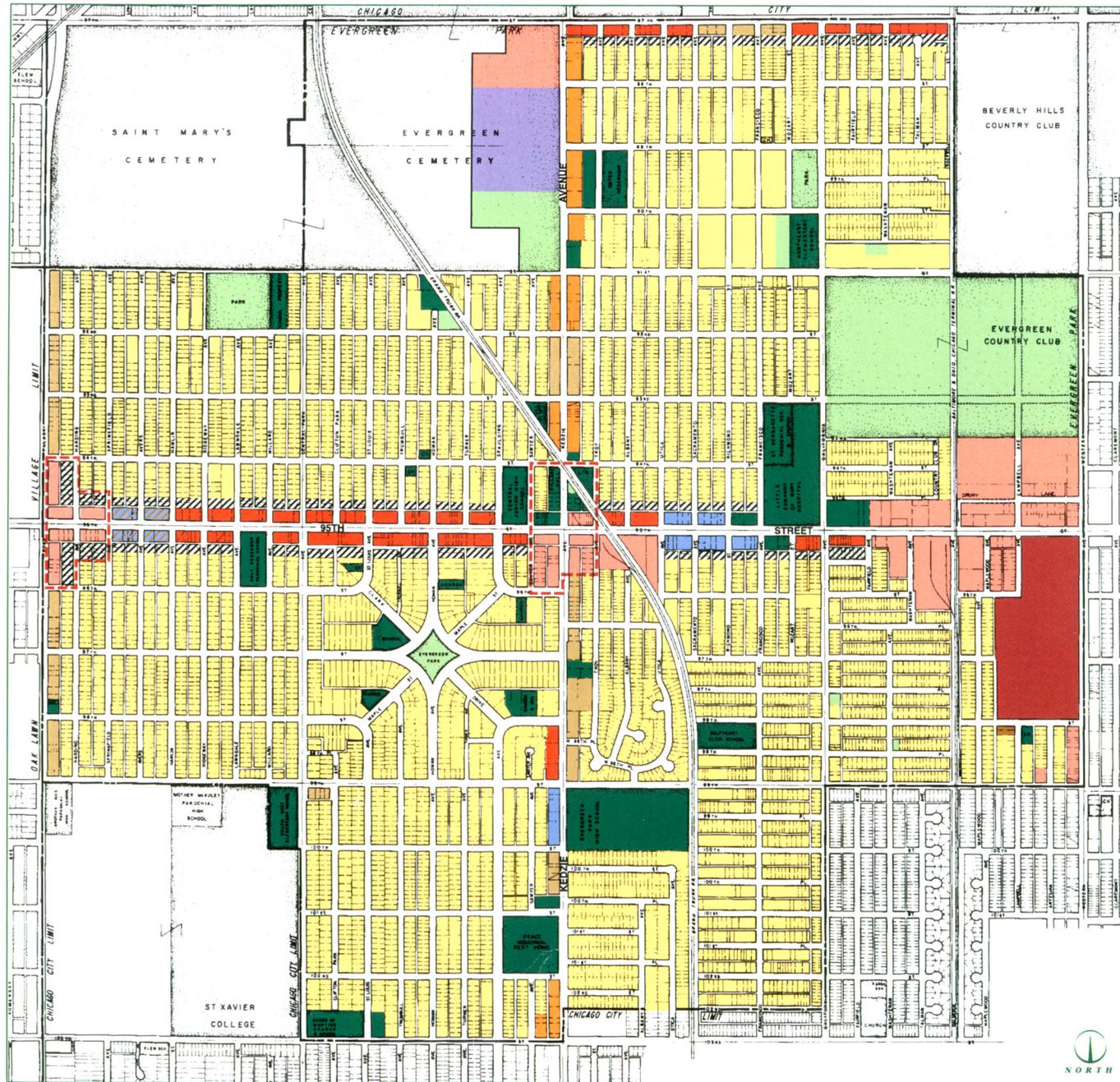
A - Overall Development Pattern

The Land-Use Plan provides a guide for future land development decisions within the community. It identifies which lands should be utilized for residential, commercial, business, light industrial, and public land-use activities. The Plan also describes interrelationships between various land-use areas, and the types of projects and improvements desirable within each area. Future land-use recommendations are strongly based on the pattern of existing development. The pattern of existing land-uses is illustrated in Figure 2.

Overall Planning Goals and Objectives

Goal 1

Achieve a balanced pattern of development in the community that provides for well designed, compatible and economically sustainable business, employment, and residential areas.



**LONG RANGE
LAND-USE PLAN**

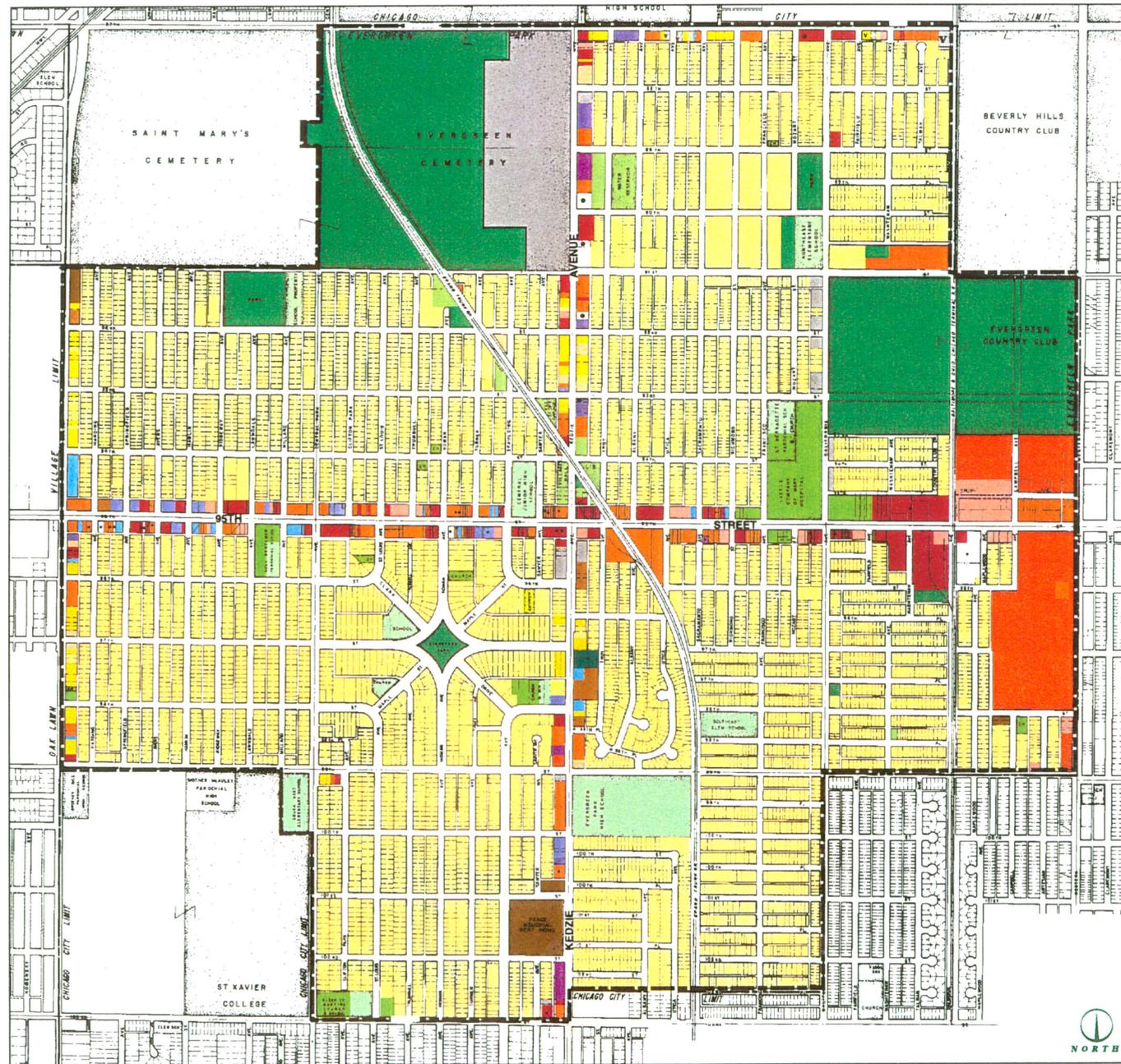
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corridor Commercial
- Community Commercial
- Regional Commercial
- Service Commercial
- Office
- Office/High Density Residential Mixed-Use
- Planned Business Park
- Public/Institutional
- Park/Open Space
- Intersection Improvement Area
- Parking/Commercial Transitional Area

Figure 1: Long-Range Land-Use Plan

COMPREHENSIVE PLAN



Village of
**EVERGREEN
PARK**



EXISTING LAND-USE

- Residential:**
- Single Family
 - 2-3 Multi-Family
 - 4-8 Multi-Family
 - 9-16 Multi-Family
 - 17 or more Multi-Family
 - Care Facility Housing
- Commercial:**
- Planned Shopping Centers/Strip Stores
 - General Retail Sales
 - Restaurant
 - General Service
 - Contracting Service
 - General Office
 - Medical Office
- Public/Semi-Public:**
- Public and Private Schools
 - Municipal/Governmental Services
 - Institutional (Churches, Hospital)
 - Parks and Open Space
 - Other (Legion Hall, etc.)
- Light Industry:**
- Manufacturing, Distribution
- Other:**
- V Vacant Land/Parcels
 - Vacant Building/Floor Area
 - U/C Under Construction

Figure 2: Existing Land-Use

COMPREHENSIVE PLAN

Village of
**EVERGREEN
PARK**

Key features of the recommended Land-Use Plan are listed below.

- ◇ ***Low Density Residential Development.*** While new residential development will be located in portions of the Village's unincorporated Planning Area, the Land-Use Plan recommends that the major portion of Evergreen Park's Planning Area be preserved for high-quality low density residential development.
- ◇ ***Park and Open Space Enhancement.*** The introduction of any new residential development should be accompanied by the dedication of park land for active recreational use. The Village neighborhoods would benefit from additional neighborhood parks, ballfields, playgrounds and related uses.
- ◇ ***Revitalization and Improvement of the Village's Major Street Corridors.*** The long term stability and improvement of the Village rests with maintaining attractive and economically viable business and commercial areas in the Village. This will require long term commitments and active participation on behalf of both the Village and the Evergreen Park business community.
- ◇ ***The Provision of High Quality Community Facilities.*** Because Evergreen Park is substantially a residential community, it is essential that newly developed and existing developed areas be served with high quality community facilities and services.
- ◇ ***Enhance and Improve the Light Industrial and Service Areas.*** No new light industrial uses are suggested to be introduced in the Village. However, improvement and enhancement of the existing light industrial use areas are recommended. Landscaping and fencing improvements are encouraged to provide better screening from public right-of-ways. The Plan also provides flexibility in the future use of the area. In the event of change, the future land use of the area should be subject to review and discussion by the Village.

Rationale

There is a high level of consensus in the community on the need to develop and redevelop sites in a manner which has long-term economic stability and meets the educational, social, employment and lifestyle needs of the residents.

Goal 2

Continue to create a physically distinctive and high-quality community environment through efforts that preserve the existing quality of life, character, and heritage of the Village, while anticipating change and progress in the future.

Rationale

To enhance a sense of community and pride, there is a need to physically enhance and improve areas of the Village, particularly its major street corridors. We expect to accomplish this through the design of land-use areas as well as in the coordination and improvement of public facilities and services. In support of Evergreen Park's identity as a strong residential community, the Village is committed to providing community facilities and services that meet citizens' expectations.

- ◇ **Community Appearance.** The Plan recommends the establishment of an Architectural Review Board to set standards of design quality and aesthetics. These standards should be established as part of the formation of the Board and should guide the review process. The Architectural Review Board should serve as an advisory body which provides recommendations for consideration by the Village Board.
- ◇ **Planned Unit Development (PUD) Technique.** The Land-Use Plan recommends that the Village consider utilizing the planned unit development technique for all major development projects in the future.

These overall development guidelines provide the basic framework for the specific land-use recommendations which follow. For each type of land-use area, the Long-Range Land-Use Plan includes policies and plan recommendations to be used in combination with the Land-Use Plan map and the goals and objectives identified throughout the Plan.

Goal 3

Forge and maintain strong public and private partnerships to capitalize upon and coordinate all resources and assets the community has to offer in carrying out plans, policies and programs.

Rationale

The Village of Evergreen Park seeks to continue meaningful and productive relationships with local organizations, civic groups, institutions, and individuals to create awareness and understanding of community needs and potentials, as well as to mobilize these organizations into action for change. This participatory philosophy is a central element in the strategic approach to community involvement and change.

B- Residential Land-Use

Evergreen Park has traditionally been a high quality and desirable residential community. The Land-Use Plan strives to strengthen and reinforce residential land use patterns and promote compatible new residential development in select portions of the Planning Area. The Plan includes general development policies for guiding improvement, development, and control within these residential areas and specific recommendations for the type and location of new residential development.

Residential Maintenance and Development Policies

In addition to the accompanying Goals and Objectives, the following policies should be used to guide improvement and development within residential areas:

- ◇ ***Preserve the essentially low density character of the Village.*** New residential areas should be developed consistent with the character of existing homes.
- ◇ ***Discourage non-residential traffic in residential areas.*** Residential areas should be served by a safe and convenient circulation system with streets and roadways relating to and connecting with existing streets in adjacent areas. However, residential traffic should be separated from non-residential traffic wherever possible. New residential streets should generally follow the contour of the land and seek to highlight the natural features of the area. Access to residential properties should be limited to local streets wherever possible.
- ◇ ***Seek the dedication of open land and recreation space in all new developments.*** The Plan encourages the use of park land dedication and other features which would contribute to the Village's local park and open space inventory.

Residential Goals and Objectives

Goal

Provide a housing inventory and living environment which supports the local population and maintains the overall quality and character of the Village.

Objectives

1. Maintain the predominant single-family character of the Village.
2. Protect residential areas from encroachment by incompatible land uses and the adverse impacts of adjacent activities.
3. Expand and encourage senior citizen housing options through new development or re-development.
4. Seek to provide a variety of housing types that meet the lifestyles and needs of the community by working with property owners and developers.

- ◇ ***Ensure appropriate landscaping in multi-family developments. New multiple family residential development should include distinctive landscaping and open space systems as an integral part of the overall site design.*** Landscaping or other buffering techniques should be used to screen residential areas from adjacent non-residential uses.
- ◇ ***Continue active property maintenance programs.*** Existing residential neighborhoods should continue to be improved and upgraded as required. As Evergreen Park continues to mature, the maintenance of all housing areas will become an increasingly important factor in community quality and image. This requires the community to continue to place special emphasis on capital improvements as well as code enforcement to actively encourage residents to maintain property.
- ◇ ***Regularly examine and review building and other municipal codes.*** It is important to ensure building, housing and other codes are effectively meeting the needs of the community and are responsive to acceptable technological changes in material and construction practices. However, the highest quality construction possible is sought for the future.

Residential Land-Use Areas

The Land-Use Plan promotes a balanced mix of housing within the Planning Area which allows for a wide range of housing types and residential densities. The Plan includes three residential area classifications. These include:

- ***Low Density Residential*** - a residential area occupied by detached single-family residential dwellings (up to 6 dwelling units per acre).
- ***Medium Density Residential*** - a residential area occupied by duplex or attached single-family dwelling units (up to 12 dwelling units per acre).

5. Express the economic importance of the diversity in the Village's housing stock and work to ensure neighborhood stability in all areas of the Village.
6. Encourage new development and infill development which is complementary to the scale and character of surrounding residential uses.
7. Preserve sound existing housing through regular and active code enforcement and preventative maintenance.
8. Promote the improvement and rehabilitation of deteriorating housing properties.
9. Work to keep local financial and lending institutions committed and involved in meeting all housing needs of the Village.
10. Consider the implementation of Neighborhood Watch Programs and encourage efforts to increase community awareness of public safety.
11. Seek funding sources which assist in the maintenance and improvement of housing conditions and meet the diversity of housing needs in the Village.

- ❑ *High Density Residential* - a residential area occupied by multiple-family dwellings including apartments and condominiums, often 2-3 story buildings (13-20 dwelling units per acre).

A few select residential land-use areas are planned for development in the future. Each of these areas are briefly described below.

Low Density Residential

Existing Residential Areas

Low density residential uses occupy the vast majority of land within the Village. The Comprehensive Plan emphasizes the importance of protecting and enhancing the single-family detached residential neighborhoods of the Village. There are, however, areas which adjoin residential areas that may be subject to change and which may impact the existing single-family residential neighborhoods. Areas identified as being subject to change must be viewed as opportunities to enhance and strengthen the residential neighborhoods of the community.

In select locations, as described in the Commercial Corridors section of the Plan, some residential properties along the Village's major street corridors may be subject to change as adjacent commercial properties are redeveloped or improved. Limited off-street parking improvements are anticipated in these locations. The Plan emphasizes the importance of establishing strong and effective screening and buffering in the transitional areas between residential and non-residential uses.

Potential New Residential Areas

While single-family neighborhoods are essentially built-up, a few vacant parcels are scattered throughout the existing community. In general, new residential development, whether a single infill home or large development, should be of a scale and character similar to existing residences in the immediate area. Although preferred for

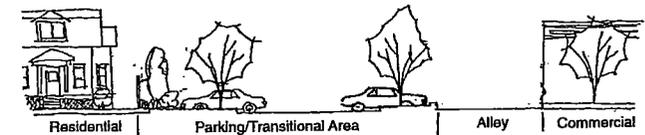
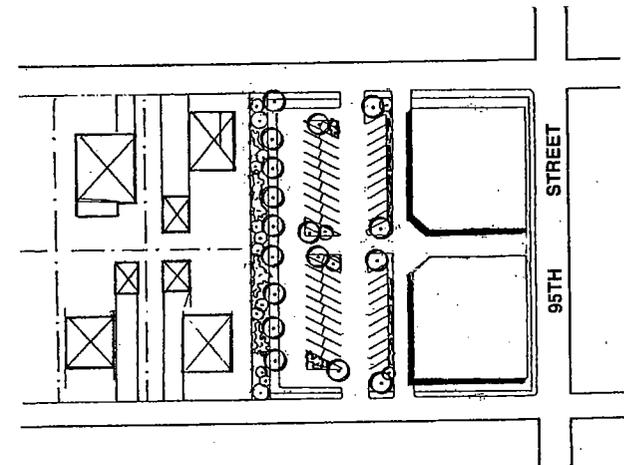


Illustration of Transitional Yard Improvement

Park/Open Space use, a portion of the western half of the Evergreen Cemetery property may be proposed for new single-family residential development in the future. Redevelopment of the Evergreen Country Club should be permitted only as part of an overall planned development. A clear demonstration of the need for residential use should be established as part of any application for planned development.

Medium-Density Residential Areas

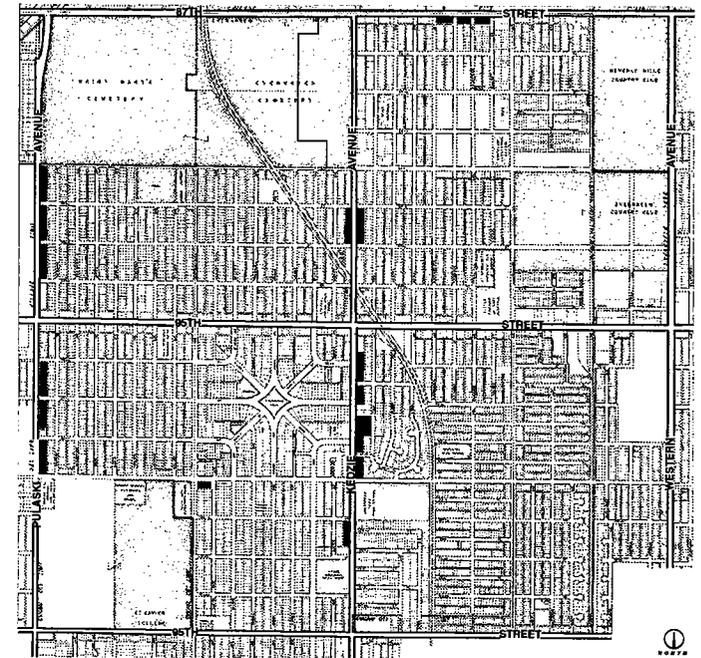
The Comprehensive Plan reinforces the existing pattern of existing medium density residential development within the community, and encourages these uses to be improved in the future. The Plan recommends the continued presence of three main areas of medium density residential land-use: 1) the Pulaski Road corridor; 2) the 87th Street corridor; and 3) the Kedzie Avenue corridor. Medium density residential uses will remain in their general configuration along these major traffic corridors within the Village. Ideally, new development and redevelopment would be undertaken for an entire block frontage to ensure a compatible land-use arrangement and convey a unified image along the corridor frontage.

Pulaski Road

With the exception of the commercial uses at the intersection of Pulaski Road and 95th Street, the Plan establishes the east side of Pulaski Road primarily for medium density residential uses. Most existing medium density residential uses are in sound condition, but building and parking improvements would help stabilize the area. Any redevelopment of properties along the corridor, except for the area at the intersection of 95th Street, should result in high quality medium density residential dwellings, compatible in scale and density to surrounding medium density residential uses.

87th Street

87th Street, which forms the northern edge of the Village, is a mix of commercial and residential uses between Kedzie Avenue and the Beverly Hills Country Club. The



■ General Locations of Medium Density Residential Areas

majority of this area is designated for commercial use, however, the three blocks fronts lying between Sacramento Street and Mozart Street are designated for medium density residential use. Existing residential uses within this area are in reasonable condition, but parking has been identified as a problem. Building maintenance improvements should be encouraged in this area in the future.

Kedzie Avenue

The Land-Use Plan reinforces the presence of medium density residential areas along Kedzie Avenue. North of 95th Street, between 93rd Street and 92nd Street, medium density residential uses are planned for both sides of Kedzie Avenue. Given the area's proximity to retail, commercial, municipal, and residential uses, this medium density residential section of the corridor provides a centrally located area for new housing opportunities. Any new residential development in the area should be carefully coordinated to enhance appearance, parking, and overall quality.

Kedzie Avenue south of 95th Street includes several medium density residential areas. The east side of the Kedzie Avenue is medium density residential from the 95th Street commercial area to the high school on the southeast corner of Kedzie Avenue and 99th Street.

High Density Residential Areas

The Comprehensive Plan encourages only a few areas of high density residential land-use in the future. A new high density residential/office mixed-use area is encouraged under the Plan for the area along both sides of 95th Street, between Springfield Avenue and Hamlin Avenue. This area is intended to accommodate development which provides ground floor office uses with high density residential dwelling units above the first floor. This area is intended to provide a separation between adjoining commercial use areas, and increase the range of housing opportunities available in the Village. Redevelopment of the area should be planned on a coordinated basis, utilizing an entire block front for a unified development. Necessary provisions

must be made to ensure adequate off-street parking and an attractive and coordinated appearance. High quality construction and amenities are an essential pre-requisite to Village support.

In addition to areas specifically identified by the Plan as appropriate for high density residential uses, opportunities for senior housing should be identified in the future. Senior housing should be located and developed as needed and desired by the Village. Such senior housing may be arranged under of a variety of densities and at various locations to ensure compatibility with surrounding land-uses.

C - Commercial Land-Use

The Land-Use Plan strives to strengthen and reinforce the role and function of existing commercial areas within Evergreen Park and promote high-quality new commercial development in selected locations. Particular sensitivity is given to the Village's major arterial streets as they are the site of the retail and commercial development.

Commercial Development and Improvement Policies

The following policies should be used to guide improvement and development within all commercial and retail areas.

- ◇ ***Differentiate function and role for future commercial land-use areas.*** High-quality new commercial development should occur at selected locations in the future. While many commercial areas could include a mix of uses, the Land-Use Plan recommends that most new commercial areas be characterized by a dominant function, such as retail, office or service uses. New commercial areas should be sized and located to serve specific needs within the community.
- ◇ ***Continue to work with the ownership of Evergreen Plaza to help ensure its market position in the larger metropolitan area.*** While the future of Evergreen Plaza will be guided by the larger regional market in which it competes, the Village can serve as an important role in the stewardship of facilities and services to support the Plaza. Revitalization improvements along 95th Street in general will also help support the future success of the Plaza.
- ◇ ***Aggressively pursue the revitalization of commercial and employment areas along the Village's major street corridors.*** Improvement and revitalization of commercial and employment areas along the Village's major street corridors is necessary to ensure stable commercial and residential land-use areas. The

Commercial Goals and Objectives

Goal 1

Achieve a compatible and market supportable system of commercial development that is organized to provide various goods and services within the community and the greater region which Evergreen Park serves.

Objectives

1. Maintain a range of retail and service commercial activities within the Village.
2. Define and designate more specific functional roles for the various commercial areas within the Village distinguished by local, community, and regional serving developments.
3. Ensure that all retail, office, and service commercial activities are organized by uses and concentrated within or near areas of similar or compatible uses.

Village may need to provide technical and financial incentives to facilitate this change.

- ◇ ***Enhance the functional design of commercial space and increase available off-street parking.*** For retail and commercial space to remain competitive within the community, updated space and increased off-street parking will be necessary.
- ◇ ***Ensure that the design of commercial development reinforces the function of the adjoining street system.*** Since most commercial areas are located along the Village's major thoroughfares, access to commercial properties should be designed to minimize conflicts with through traffic movement. The consolidation of access drives should be encouraged. Commercial areas should be designed so that limited vehicular access is provided between them and abutting residential areas.
- ◇ ***Improve and upgrade the image and appeal of commercial areas along commercial street corridors.*** The overall image and appearance of existing commercial and office areas should continue to be upgraded and improved. Much could be done to improve commercial area lighting, landscaping, signage, and pedestrian conveniences. These improvements would help upgrade property, but more importantly would unify the overall appearance of the Village's commercial areas.
- ◇ ***Ensure the highest quality of new construction and design.*** The design and appearance of buildings, site development, landscaping, signage and graphics, and street furniture should all be of special concern. New commercial construction should promote a distinct image and identity for individual development areas.
- ◇ ***Commercial areas should not adversely impact adjacent residential areas.*** Screening/buffering should be provided, including landscaped setbacks and open space areas, as appropriate. Commercial operations, including traffic and parking, should not be allowed to adversely affect neighborhood quality. Noise,

4. Support the role of Evergreen Plaza Mall as the Village's regional shopping facility.
5. Promote new commercial development and redevelopment within select locations.
6. Initiate programs to encourage the improvement of older commercial buildings and areas which are, or are becoming, functionally obsolete.
7. Implement regular and active property maintenance and code enforcement in commercial areas of the Village.

Goal 2

Enhance the economic viability and productivity of the Village's arterial street corridors as the primary commercial activity areas.

Objectives

1. Promote a healthy and mutually reinforcing mix of commercial, retail, institutional, municipal, and transportation related uses along 95th Street.
2. Identify and prioritize economic strategies in conjunction with commercial property owners and managers to ensure economic vitality and stability in all commercial shopping areas of the Village.
3. Identify specific actions and strategies to be undertaken which will enhance the economic health of the Village's commercial areas.

safety, and overall maintenance of commercial properties should also be carefully controlled.

- ◇ *Assess the adequacy of the Zoning Ordinance and other regulations to carry out the policies of the new Plan.* The development regulations of the community should be assessed periodically to ensure that development and redevelopment of new and existing commercial areas are meeting the intent of the Comprehensive Plan. Off-street parking regulations will likely need to be re-evaluated for the Village's commercial areas.

Commercial Land-Use Areas

The Land-Use Plan focuses on the improvement and enhancement of existing commercial areas. The Comprehensive Plan also establishes the function and role for each of these areas, creating an overall system of commercial development. This classification system is described below.

- *Corridor Commercial* - a commercial area which provides products and services to meet daily living needs as well as comparison shopping goods.
- *Community Commercial* - a commercial area which provides a wide range of commercial and retail products and services on a community-wide scale, including larger planned shopping locations. Community commercial areas tend to concentrate on retail activity and often include comparison shopping goods.
- *Service Commercial* - a commercial area which emphasizes general commercial use including light manufacturing and assembly, storage, warehousing and distribution, contracting services, and related land-uses compatible with retail use and residential land use.
- *Regional Commercial* - a mixed-use retail commercial development under unified control which is large in scale and draws its market share from areas well beyond the limits of the community.

4. Establish and implement consistent code enforcement standards for business areas.

Goal 3

Develop aesthetically pleasing and functionally well-designed retail and commercial shopping area environments.

Objectives

1. Encourage high-quality site development and amenities in commercial areas.
2. Identify potential locations where additional private off-street parking and loading improvements may be appropriate and desirable along the commercial corridors.
3. Provide additional off-street parking along 95th Street.
4. Encourage the design of new commercial development to facilitate a system of pedestrian access.
5. Encourage coordinated and shared vehicle access wherever possible.
6. Establish a program that reasonably and uniformly regulates signage while providing for the identification of Village businesses.
7. Ensure that new development and redevelopment of private property is designed in scale with, and complementary to, existing development.
8. Establish special design standards for commercial areas, particularly for development along the community's major corridors.

- ❑ *Office* - a commercial area primarily including business and professional offices.

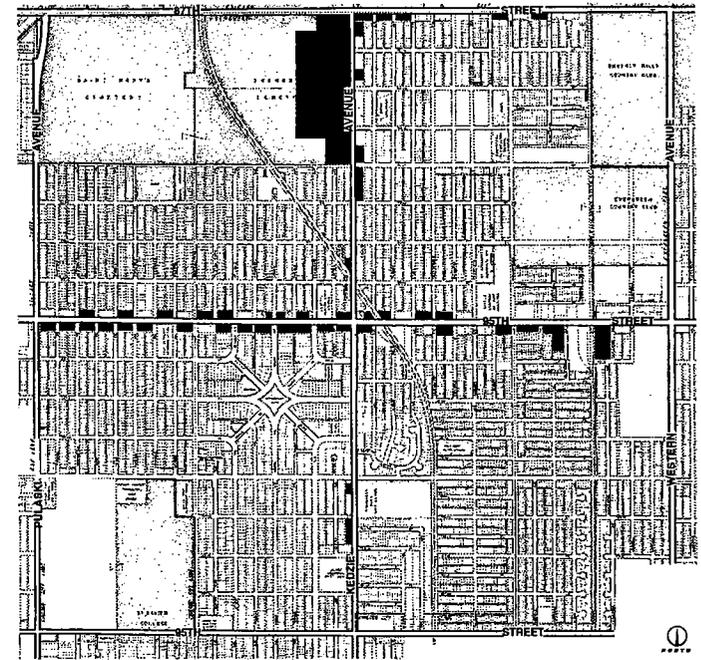
The Village's major street corridors are a focus of the new Plan, as they are the location of the vast majority of the existing retail and commercial development. The Plan strives to strengthen and reinforce the role and function of existing commercial areas within Evergreen Park and create opportunities for high-quality development in select locations.

Corridor Commercial Areas

The Village's *Corridor Commercial* areas are planned along two major street corridors - 95th Street and 87th Street. A portion of Kedzie Avenue is also designated for *Corridor Commercial*. The greatest concentration of *Corridor Commercial* is along 95th Street between Hamlin Avenue and Sawyer Avenue, with a couple of smaller areas designated for *Corridor Commercial* west of Kedzie Avenue. With the exception of three block frontages, 87th Street is designated for *Corridor Commercial* from Kedzie Avenue to the Beverly Hills Country Club. The only block of *Corridor Commercial* on Kedzie Avenue is between 98th Street and 99th Street, northwest of the Evergreen Park High School.

While generally stable and viable today, these locations will continue to require special attention from the Village and collaboration with the property owners and business community. This is due to the need for contemporary and functional building spaces, convenient and adequate off-street parking, improved commercial area access and circulation patterns, and enhanced image and appeal.

This on-going revitalization is expected to occur in a number of ways including: property maintenance, facade renovation, parking and circulation improvements, and where appropriate, land assembly and redevelopment. The figure to the right identifies locations which may be subject to change and which are suitable for redevelopment in the future. The *Commercial Corridor Improvements* section, describes in more detail the means by which commercial area improvements could occur.



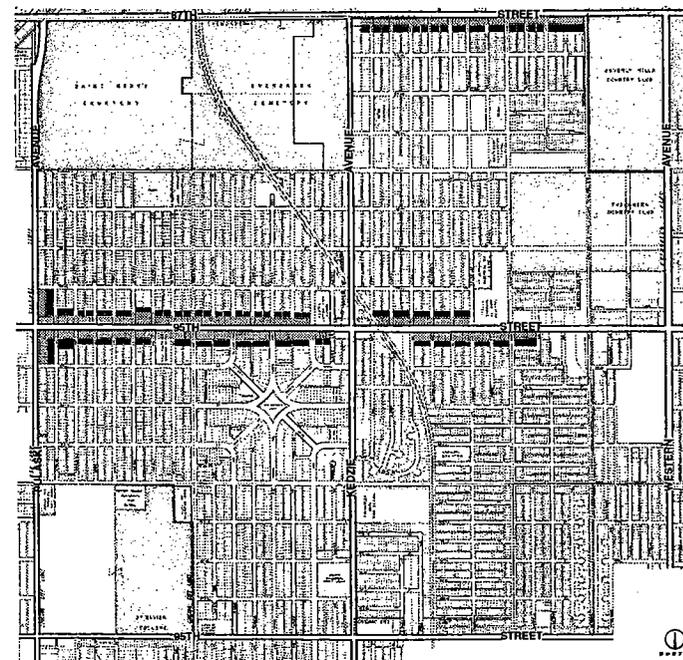
■ Areas Potentially Subject to Change

Improvements within the majority of the *Corridor Commercial* areas will likely occur within the limits of existing commercial development areas. However, some improvement and redevelopment efforts may extend beyond the current commercial boundaries, with parking permitted up to 100 feet, or two lots beyond the current commercial area boundary. The Village may also consider the expansion of commercial uses within 100 feet or two lots beyond current commercial areas, under conditions deemed appropriate.

The locations where commercial land-use areas may be considered for expansion are identified as “parking/commercial transitional areas” in Figure 1, *Long-Range Land-Use Plan Map*. This concept is illustrated in the figure to the right and is explained in greater detail in the *Commercial Corridor Improvements* section of this chapter. This approach will permit adequate space for development and redevelopment in the future and continue to protect adjoining residential land-uses. Where this configuration is permitted, parking should extend a uniform distance into the adjoining residential area, as illustrated to the right. Along 95th Street and 87th Street, the “parking/commercial transitional area” is proposed for other uses in addition to *Corridor Commercial*, including *Community Commercial*, *Office*, *Office/High Density Residential Mixed-Use*, and *Medium Density Residential*.

Community Commercial

The Comprehensive Plan emphasizes the continued protection and reinforcement of its existing *Community Commercial* areas, and the establishment and strengthening of some new *Community Commercial* areas. The Plan designates four *Community Commercial* areas at, or near, key street intersections. These areas include: the Pulaski Road and 95th Street intersection area; the Kedzie Avenue and 95th Street intersection area; the Kedzie Avenue and 87th Street intersection area; and the larger commercial area at the eastern end of 95th Street near the intersection of 95th Street and Western Avenue.



■ Parking/Commercial Transitional Areas

Each of these locations, as depicted in Figure 1, is intended to include large scale, unified shopping center developments that help to create an identity and character for the area in which it is located. The Pulaski Road and 95th Street intersection area is the western entrance into the Village, and incorporates both Pulaski Road frontage as well as 95th Street frontage with parking/commercial transitional areas in the rear. The area surrounding the Kedzie Road and 95th Street intersection is the center of the Village and the *Community Commercial* component is enlarged on the south side of the street to accommodate larger scale commercial redevelopment. The southwest corner of Kedzie Avenue and 87th Street, is a new *Community Commercial* area at the north end of the Village-owned portion of the Evergreen Cemetery property. Lastly, the largest concentration of *Community Commercial* is at the eastern end of 95th Street, running along both 95th Street and Western Avenue.

For the future, the Plan emphasizes the following policies with specific regard to the *Community Commercial* locations described above:

- ◇ Any future redevelopment should maintain an integrated internal vehicle access and circulation system serving the area as a whole.
- ◇ The Village and property owners should continue to work together to improve the landscape and appearance of the overall site and improve transition areas where these areas adjoin residential properties.
- ◇ Signage should maintain a unified “theme” for each location, as opposed to individual and unrelated signage.
- ◇ Drive-in and drive through facilities should be directed away from, or be concealed from, the view along public streets.

- ◇ Off-street loading and refuse enclosure areas should be concealed from view of public street right-of-way.

Regional Commercial

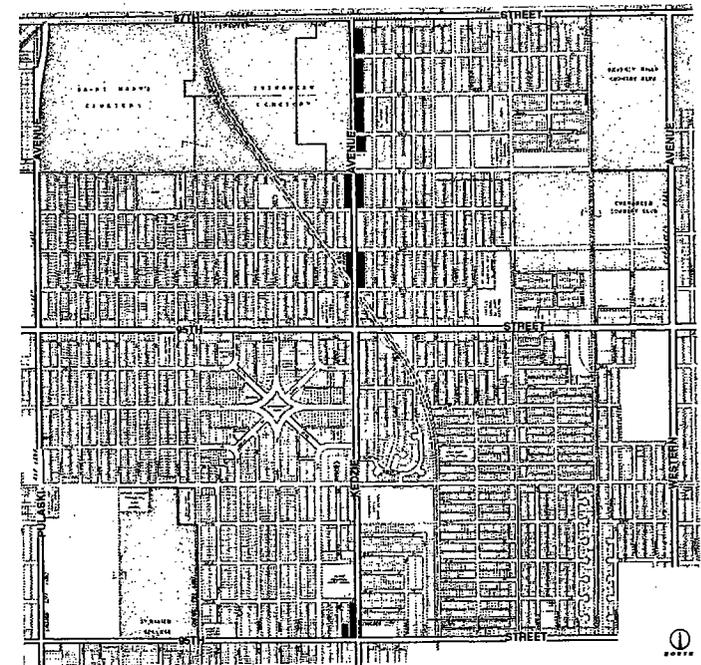
The Evergreen Plaza represents the single *Regional Commercial* use area of the Village of Evergreen Park. The Comprehensive Plan recognizes the value and importance of Evergreen Plaza as a unique regional attraction, drawing its market share from areas well beyond the limits of the community. The Plan emphasizes the protection and enhancement of the mall and encourages the Village to cooperate with mall management to improve Evergreen Plaza's overall quality and strengthen its performance and competitiveness in the regional market.

Service Commercial

Two *Service Commercial* areas are established as part of the new Comprehensive Plan. Both areas are located on Kedzie Avenue; one at the north end of the corridor, and other at the south end. Both areas build upon the presence of existing service commercial uses.

The first *Service Commercial* area occupies several blocks along Kedzie Avenue at the north end of the corridor. This *Service Commercial* area will accommodate many of the uses that exist today, as well as other uses such as light manufacturing and assembly, storage, warehousing and distribution, and contracting services. Because physical conditions within this area have been somewhat unstable in recent years, the Village should encourage investment and improvement of properties. Some properties would benefit from demolition and clearance to permit re-establishment of contemporary space. To the extent possible, outdoor storage of products and equipment should be precluded.

The second *Service Commercial* area, at the south end of Kedzie Avenue, is the lo-



■ Kedzie Avenue Service Commercial

cation of the existing Keyser Industries facility. This area is somewhat more stable than the *Service Commercial* area to the north, but may be subject to change in the future. The likelihood is that the existing industrial use will remain on the site for quite some time. In the event that the site is redeveloped in the future, the *Service Commercial* designation will allow a variety of uses. Any redevelopment plan should not allow further encroachment into the residential area and assurances must be taken to provide adequate transitional screening between service commercial and residential uses.

In general, *Service Commercial* redevelopment should occur on a planned and coordinated basis. To the extent possible, the Village should encourage plans for redevelopment or improvement of an entire block frontage, rather than just a portion of a block. Any redevelopment of the area should provide coordinated access, parking, loading, and circulation, as well as an improved appearance and overall compatibility with the surrounding residential neighborhoods.

Office

The Comprehensive Plan recommends three new office locations. The first area includes a concentration of office uses along 95th Street between Springfield Avenue and Lawndale Avenue. This area is designated as *Office/High Density Residential Mixed-Use*, and is intended to provide ground floor office space with residential dwelling units on the floors above. The Plan encourages compatible infill office/residential mixed-use redevelopment on parcels which may currently be occupied with commercial corridor uses.

A second office area is recommended along 95th Street between Utica Avenue and Francisco Avenue. This area lies immediately west of the Little Company of Mary Hospital and is intended to be primarily developed as a concentration of medical and professional offices, which may be ancillary to the hospital. As this area redevelops in the future, the Village should encourage new office development that provides adequate parking and a coordinated appearance, defining this section of the corridor

as a medical/professional office area.

Finally, the Plan recommends an area for office uses near the south end of Kedzie Avenue, between 100th Street and 99th Street, across from Evergreen Park High School. This office area is in a much more residential setting, and should therefore maintain residentially scaled office uses. Any office use or redevelopment of the area should ensure that related parking does not spillover into the nearby residential neighborhoods.

95th Street - Key Intersection Redevelopment Areas

As shown on the Long-Range Land-Use Plan Map (Figure 1), the 95th Street Corridor incorporates two locations for potential expanded redevelopment: the 95th Street & Kedzie Avenue intersection and at the 95th Street & Pulaski Road intersection. These two intersections represent key redevelopment possibilities along the 95th Street Corridor. The 95th Street & Kedzie Avenue intersection is located centrally along the corridor and centrally within the community, maintains a mix of public and private uses, and could benefit from improvements that would create a "Village Center" character. The 95th Street & Pulaski Road intersection is located at the west end of the corridor at the edge of the Village, and could be improved to provide a "gateway" feature. Both intersections should incorporate streetscape improvements, parking improvements, and site improvements that together would improve the quality of the corridor and the intersections.

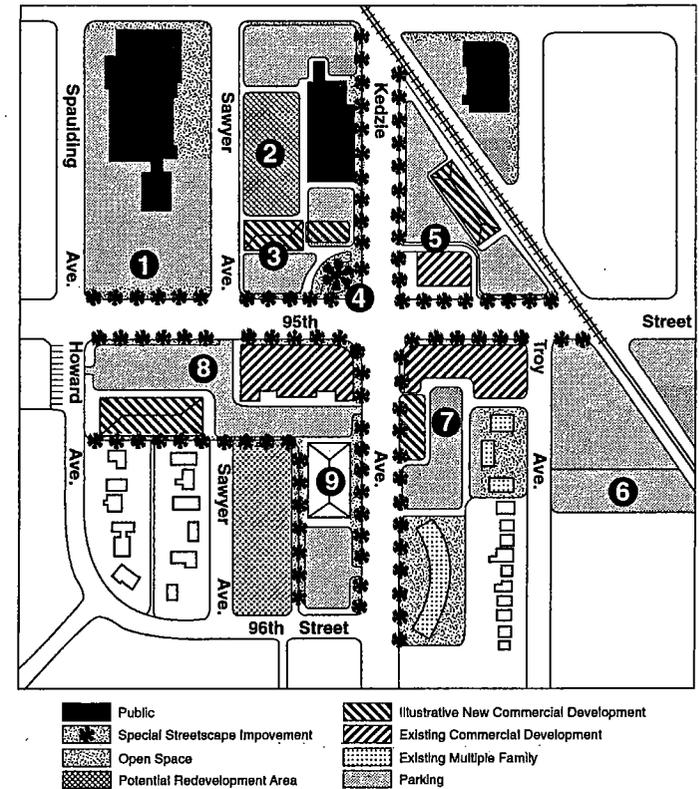
95th Street & Kedzie Avenue Village Center Concept

The 95th Street & Kedzie Avenue intersection contains two primary land-uses: *Community Commercial* and *Public/Institutional*. The Long-Range Land-Use Plan establishes municipal facilities on the northwest corner of the intersection and *Community Commercial* on the other three corners of the intersection. On the north side, the Village Center area extends to 94th Street to incorporate the Village Hall and other municipal facilities. On the south side, the *Community Commercial* area extends south approximately five lots south of the commercial area alley.

On both the north and south sides of 95th Street, but more so on the south, parking is a need that must be addressed. By incorporating some of the residential properties, adjacent to the alley on the south side of 95th Street, a larger commercial site can be assembled and developed in a more comprehensive manner than is now possible with small, shallow lots. This comprehensive development approach will enable the improvement of the relationship between the commercial properties and the adjacent residential areas. Issues including parking, appearance of the rear of the buildings, loading, and general circulation can be improved in this manner.

The Village Center area should incorporate streetscape improvements to create a "unified" design scheme and appearance. An improvement program should be developed to visually "link" the different components surrounding the intersection and help create a "Village Center". An appearance program could utilize such elements as coordinated street lights, benches, and trash receptacles; landscaping and planters; banners and signage; brick pavers and sidewalk treatments; and public art to improve the public areas.

The Village Center can be further enhanced and established by increasing the municipal presence along the 95th Street Corridor. The northwest corner of the intersection, from Kedzie Avenue to Sawyer Avenue is shown in the Long-Range Land-Use Plan map as *Public/Institutional* use. This block of municipal frontage could be improved with a special feature or unique building or facility design.



- 1) Continue to emphasize the landscaped open space along the 95th Street corridor. Explore joint use of parking facilities.
- 2) Consider the redevelopment of this area for high quality multiple family, off-street parking or expanded municipal use.
- 3) Reconfigure and expand existing commercial area for functional improvement. If adequate parking exists, consider extending commercial space into existing municipal parking area.
- 4) Establish a strong and prominent visual feature at the 95th Street and Kedzie Avenue intersection.

95th Street & Pulaski Road Entryway

The 95th Street & Pulaski Road intersection emphasizes *Community Commercial* land-use. The Land-Use Plan recommends *Community Commercial* use extending one block north and one block south of 95th Street, and from Pulaski Road east to Springfield Avenue. The possibility of transitional areas for parking to the rear of commercial properties within this area is suggested.

Inadequate parcel size and configurations along with inadequate off-street parking reduce the likelihood of successful improvement or redevelopment within the confines of the existing commercial area. Alleys to the rear of commercial property and the residential properties adjoining the alleys can be consolidated into larger commercial sites to allow for more comprehensive redevelopment. This transitional area will improve the relationship between the commercial properties and the adjacent residential areas.

Similar to the 95th Street and Kedzie Avenue intersection, the Pulaski intersection area should incorporate streetscape improvements to create a "unified" design scheme and appearance. Streetscape improvements could utilize such elements as coordinated street lights, benches, and refuse receptacles; landscaping; signage; sidewalk treatments; and public art to improve the public areas.

Commercial and Corridor Area Improvements

This section presents a number of physical and design improvement considerations which would be applicable to the Village's commercial and employment areas. In Evergreen Park, the community's major street corridors are the location of its retail, commercial and employment land-use and development. Because of the age of the buildings along the corridors and the overall pattern of development, there are a number of conditions and needs common to all corridors which could be improved to enhance long term land-use stability. This section provides preliminary ideas and

5) Consolidate and redevelop properties for coordinated commercial development. It may be desirable to include the existing gas station, if economically feasible.

6) Expand the parking area south of the bank lot for employee parking to free spaces for shopper parking.

7, 8 and 9) Existing buildings should be updated within each of these areas along with the possibility for new or expanded commercial structures. As illustrated for area 8, this could include street vacations. Increasing the number of off-street parking spaces will be critical for revitalization success.

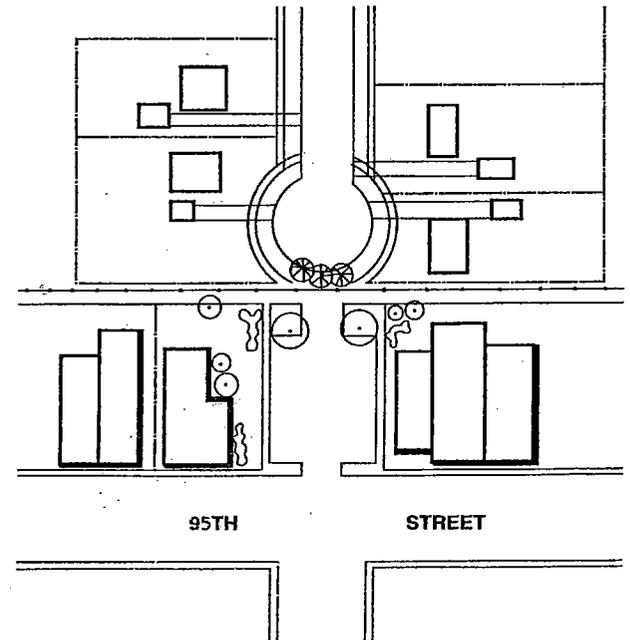
improvement recommendations for: 1) Commercial Corridor Parking and Access Considerations; and 2) Corridor Appearance.

The potential for successful retail and commercial development is enhanced when a structured and cooperative management strategy exists among businesses and the community.

Commercial Corridor Parking and Access Considerations

Along many of the Village's major street corridors, parking, access and circulation improvements will be critical to the long-term health and viability of these areas. Actions may include improvements undertaken by both the public and private sectors.

Issues relating to parking and circulation focus on 95th Street, 87th Street, and portions of Kedzie Avenue, although other areas of the Village are involved. Correcting parking deficiencies in older developed areas involves trade-offs. Where space is made available for additional off-street parking, other areas of the corridor may be affected such as the reduction in the overall scale and amount of commercial development. The long-term stability of the Village's commercial corridors directly affects the health of the community as a whole. It will be important to ensure the maintenance and improvement of healthy retail and commercial areas in a manner which encourages sound and stable land-use relationships with adjoining residential areas. To accomplish this necessary balance, the Village will consider a limited extension of off-street parking into adjoining residential areas in those locations identified as "Parking/Commercial Transition Areas" in the *Long-Range Land-Use Plan Map*, and generally in accord with the policies described below.



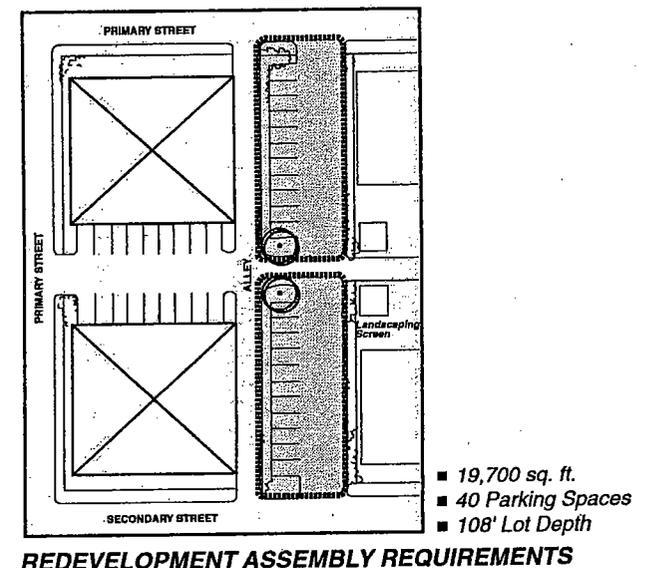
Example of utilization of vacated right-of-way for parking

Parking Improvement Policies

- ◇ **On-Street Parking.** On-street parking fulfills an important function in meeting the parking needs of commercial area businesses. Parking is provided along many of the Village's minor streets at intersections with major streets. These areas should be maintained, improved and expanded wherever possible to increase parking supply.
- ◇ **Improvement and Establishment of Off-Street Parking.** In association with redevelopment, and wherever possible, the Village should first encourage property owners and developers to provide as much parking as practical within existing commercial areas. This may include the reconfiguration, resurfacing or restriping of off-street parking locations to increase the number of available spaces, as well as the possible acquisition of additional land (within existing commercial areas) for parking.
- ◇ **Development of Municipal Lots.** The Village has not yet taken an active role in the provision of off-street parking within the corridor area. The approach can often help support and serve key existing land-uses which might not otherwise be able to provide additional parking. The Village could also develop new parking lots on a strategic basis to help induce desired private redevelopment initiatives in preferred locations.

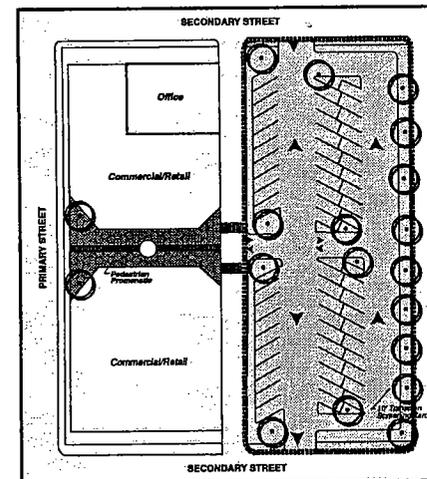
It may also be possible to vacate minor street intersections with major streets. Vacated street entrances (as illustrated to the figure to the right) may be converted to off-street parking courts to serve business needs. Because circulation, security, and access needs vary from street to street, the decision to vacate streets should be undertaken on a case-by-case basis in consultation with affected neighborhoods.

- ◇ **Include Residential Properties in Commercial Redevelopment.** Permitting a limited number of residential lots to be redeveloped in association with com-



the Village's major street corridors. An illustration of the concept to the right is described in more detail below.

- ❑ Development extension into residential areas would be for off-street parking purposes only. Areas currently zoned for residential use will not be permitted for building development. Areas which may be considered for conversion are designated in the Long-Range Land-Use Plan map as "Parking/Commercial Transitional Areas".
- ❑ Residential redevelopment would include only one or two residential properties in depth adjoining commercial areas (no greater in depth than approximately 100 feet). As illustrated in the figure to the right, the depth of acquisition should be uniform along both sides of the block (whether for one or two lots) for neighborhood stability. It should first be demonstrated that the project could not otherwise be developed within the limits of existing commercial development.
- ❑ The Village should establish a special zoning mechanism (such as a special use permit) to review the merits of each proposal and maintain the right to establish conditions to the land-use change, as appropriate.
- ❑ Alleys should be maintained and improved as part of any expanded parking lot.
- ❑ A screening and transition yard should be established between the off-street parking area and adjoining residential land-uses. This could include fencing, landscaping, a wall, or a combination of any of these methods. The purpose is to ensure proper screening from vehicle noise and headlights, and other commercial activity.
- ❑ Acquisition of residential property for this purpose would be undertaken by private interests.



REDEVELOPMENT ASSEMBLY REQUIREMENTS

- ❑ Acquisition of residential property for this purpose would be undertaken by private interests.

In addition to these policies, the Village should also modify and update its off-street parking regulations as described in the *Implementation Section* of this Plan.

Commercial Corridor Appearance Considerations

Signage Improvements

A well coordinated and attractive signage system can help facilitate consumer understanding and convenience along the Village's commercial corridor areas. Because traffic moves at relatively high speeds, motorists, particularly those with little familiarity with the corridors, would benefit from a more organized signage system. Improved signage will also have marked affect on the appearance and image of the Village's major street corridors.

The Plan recommends the following considerations:

- ✦ Whenever possible, signage should be limited to wall signs and free-standing signs. Projecting signs and roof signs are often unattractive, out of scale with buildings and sites and compete for motorists attention. These signs should be discouraged. Where possible, block fronts maintaining "in-line" store fronts should seek to develop a signage "band" across the front of the structures for ease of motorist and pedestrian understanding. Working with the business community, the Village should seek ways to improve signage in this regard.
- ✦ Often, businesses will provide direction to customers based upon their proximity to local street intersections. Village street signs at these intersections could be made slightly larger in size for increased visibility to motorists in Evergreen Park.

Landscaping and Site Improvements

- ◆ In general, site and parkway landscaping improvements should be emphasized along the corridor to “soften” the appearance of extensive “hard surface” building materials.
- ◆ Continued property maintenance should be emphasized along the corridors to improve the “housekeeping” appearance of non-residential use areas.
- ◆ The Village should conduct site plan and landscape development plan review to ensure proper building, parking and site access.

D - Employment Land-Use

The Comprehensive Plan establishes a new land-use category for employment land-use areas; *Planned Business Park*. Together, with the uses allowed in the *Service Commercial* areas which are discussed in the previous section, designated *Planned Business Park* areas provide an opportunity for the Village to expand its employment base.

Employment Land-Use Area Policies

The following policies should be used to guide all improvement and development within planned business and employment land-use areas.

- ◇ ***Amend the zoning ordinance to reflect the policies and objectives of the new Land-Use Plan.*** In particular, the Village's zoning ordinance must be amended to include Planned Business Park as an official zoning district. Appropriate amendments should provide for permitted and special uses under the new district, ensuring that allowed uses are sensitive to the predominant residential character of the Village.
- ◇ ***Review and update development performance standards.*** Uniform performance standards should be enforced to protect adjacent property and surrounding land uses from noise, dust, odor, air and water pollution. Evergreen Park should monitor industrial uses to ensure that they meet these performance standards, or those that can eliminate objectionable negative impacts.
- ◇ ***Encourage high-quality site and urban design improvements.*** Site improvements within employment land-use areas such as lighting, signage and landscaping should be encouraged, well designed, maintained and coordinated in order to help create a positive identity and visual image.

Employment Land-Use Goals and Objectives

Goal

Provide a system of light industrial and business development which maintains a diversified economic base and complements other types of local development.

Objectives

1. Encourage diversification of employment opportunities within the community.
2. Encourage the development of new industry that maximizes use of the local labor force.
3. Ensure that new or expanded industrial development is concentrated in areas of similar or compatible use.
4. Maintain and enhance local efforts for employment retention and facilitate the expansion and development plans of local industrialists.

Employment Land-Use Areas

The employment land-use focus of the Plan concentrates on one area that is likely to be redeveloped in the future. The Comprehensive Plan establishes the function and role of the new land-use designation, creating an area for the Village to improve its employment base. This classification is described below.

- *Planned Business Park* - includes areas for light manufacturing, assembly, production, storage, distribution, and warehousing included as part of an overall, large scale and coordinated development.

Planned Business Park

The Comprehensive Plan establishes a new land-use designation for the Village and suggests a new potential employment land-use area for the future. A new *Planned Business Park* area is situated in the central portion of the Village owned Evergreen Cemetery property.

The area of the Evergreen Cemetery property that is designated for *Planned Business Park* is large enough to accommodate substantial development, and the use will be compatible with the *Service Commercial* area located across the street along the east side of Kedzie Avenue.

The location is large enough that the site could be improved with attractive buildings, sufficient off-street parking and loading, appropriate landscaping, and an overall coordinated design. New development should provide market competitive space that meets the size and layout requirements of modern business park uses.

5. Minimize the negative impact of industrial activities on neighboring land-uses.
6. Require all new employment development to meet performance standards for noise, air, odor and other forms of environmental pollution.
7. Establish special design and development standards to ensure that new industrial development complements the overall character of the Village.

2.2 TRANSPORTATION PLAN

Evergreen Park's basic street system is substantially in place. There are, however, a variety of important transportation improvements planned within the Village that are proposed to maintain the basic street system and provide transportation alternatives available to Evergreen Park residents. This section of the Plan includes: A) Transportation Policies; B) Functional Street Classification; C) Street System Improvements; D) Bicycle and Pedestrian Access; and F) Public Transportation.

A - Transportation Policies

Transportation policies are used to guide the overall use, maintenance, and improvement of the Village transportation systems. Policies are intended to be used in combination with all other elements of the Plan including, but not limited to, the Land-Use Plan.

- ◇ ***Maintain and improve the street network in accord with the Transportation Plan.*** The Plan has established an overall hierarchy to the community's street system, which includes arterial, collector, and minor streets. The hierarchy is intended to determine the function of local streets, thus permitting the assessment of access control policies and land-use patterns along various corridors. The Village should review the potential traffic impacts of all public and private development proposals and projects, in order to ensure the integrity of the hierarchy.
- ◇ ***Ensure that new development and redevelopment projects are in compliance with the subdivision regulations.*** The Village should review and update the subdivision regulations to ensure consistency with the new Comprehensive Plan.

Transportation Goals and Objectives

Goal

Provide a balanced transportation system which ensures the safe and efficient movement of vehicles, pedestrians, and cyclists.

Objectives

1. Protect the function of the overall street hierarchy within the community through effective access and land-use controls.
2. Implement traffic management strategies which will minimize the impact of peak traffic flows in the Village.
3. Enforce consistent street development criteria for each class of street within the Village.
4. Correct localized traffic operational problems.



TRANSPORTATION PLAN

LEGEND:

-  Principal Arterial
-  Minor Arterial
-  Collector

Figure 12: Transportation Plan

COMPREHENSIVE PLAN

Village of
EVERGREEN PARK

- ◇ ***Improve and develop bicycle access.*** The Plan emphasizes the continued development of bicycle and pedestrian facilities within and around the community. The system should provide recreational opportunities for residents while working to eliminate or overcome natural and man-made barriers to subareas of the community.
 - ◇ ***The design of the overall street system should continue to discourage cut-through traffic in residential areas.*** The design of the local street system should support the neighborhood concept described in the residential policies of the Land-Use Plan. This will require careful monitoring of traffic circulation patterns along the Village's major street arterials, to ensure that non-residential traffic does not unnecessarily penetrate and disturb local neighborhoods.
 - ◇ ***Access control standards should be established for collector and arterial streets.*** Criteria should be established for the design of access points and the separation between streets and driveways. Shared access should always be encouraged and curb cuts should be consolidated and minimized along non residential streets.
 - ◇ ***Seek to maximize the contributions by state, federal and other agencies toward the costs of the major roadway system of the Village.*** Wherever possible, local improvement projects should be coordinated with county and state projects to maximize the development of the local street, bicycle and pedestrian access systems.
 - ◇ ***Provide parkway trees along both sides of all streets.*** Special median tree planting and landscaping may also be desired where appropriate.
 - ◇ ***Provide adequate off-street parking in commercial development areas.*** As described in the Land-Use Plan and the Corridor Improvement Principles, off-street
5. Ensure safe design of street intersections, street lighting, and surface conditions in all portions of the Village.
 6. Minimize nonlocal traffic within residential neighborhoods.
 7. Ensure adequate resources for maintenance of streets and public rights-of-way in the Village.

parking should be made available in commercial areas in a manner which does not negatively impact adjoining residential uses.

- ◇ ***Require traffic impact analysis for all individual development projects, as appropriate.*** Emphasis should be placed on operational safety, capacity along the Village's major street corridors, and reasonable property access.
- ◇ ***Encourage the expansion of bus service to meet the needs of Evergreen Park residents.*** Future needs should more carefully consider the requirements of senior citizens.

B - Functional Street Classification

A functional classification of all streets within the Village is a necessary first step in prescribing required transportation improvements. A functional classification identifies the purpose of the street, such as whether it is to provide local access in residential neighborhoods or move traffic through the community to other parts of the region. Several factors were considered in identifying the future functional classification of Evergreen Park streets. These include:

- the type and density of land uses abutting the street;
- whether the street permits direct parcel access;
- the distance to which the street extends beyond the Village boundaries;
- the number of traffic lanes, types of intersection and access control; and
- spacing, relative to the network of streets in and surrounding the community.

Four separate functional street classifications are listed below. The titles given these classifications describe the orientation of traffic expected to use the street. The categories defined are intended to be consistent with current regional and community transportation plans for the area. Figure 12, *Transportation Plan*, depicts the location and relationship of these various types of streets.

Principal Arterial

Principal arterials are intended to serve all types of trips, with a significant portion representing trips destined beyond the boundaries of the community and neighboring communities. The principal arterial typically serves a significant number of trips generated within the community; however, access is carefully controlled. This type of street has regional importance because of its alignment, continuity, capacity, and connections with other regional traffic carriers.

Minor Arterial

A *minor arterial* is intended to serve all types of trips, with more emphasis on trips within and between the community and areas adjacent to the community. This type of street should not serve trips longer than five miles. The range of traffic volumes that can be expected on community arterial streets will vary significantly depending on the density of development, spacing of regional routes, and the continuity of the street.

Collector Streets

A *collector street* is intended to serve only vehicle trips generated to and from neighborhoods within which it is located. The function of this street is to collect and distribute traffic between neighborhoods in the community and to provide access to the arterial street system. A collector street may include a number of streets, with different roadway names, that provide a continuous roadway through a neighborhood to other streets. Neighborhood collector streets should not have continuity beyond 1½ miles.

Local Streets

All other streets in the Village are classified as *local streets*. A local street is intended to serve only those vehicle trips generated by land uses abutting the street.

The function of this type of street is to provide access to and from individual properties within the neighborhood. Local streets should be designed to discourage through traffic.

C - Street Improvements

The Village's street system is largely developed and the Plan does not anticipate major changes to the basic design and improvement of the system. However, there are a number of changes which the Village should plan for over the next several years. These improvements are described below. This section is not intended to identify all improvements under consideration by the Village, but rather highlight those that will significantly impact the local street system and land-use and development. A number of improvement principles highlighted in this section are discussed under the Commercial Development section of the Land-Use Plan.

Protecting Neighborhoods

Because the Village's local street system is laid out in a traditional "grid", there are many opportunities for local cut through traffic particularly along the 95th Street, Kedzie Avenue, and 87th Street corridors. At certain locations, the Village could consider a number of techniques to deter neighborhood cut through traffic. These include: right-in and right-out restrictions, one-way streets, traffic diverters, and related approaches. However, any solution should be developed in association with affected neighborhood and business areas to ensure that solutions consider all needs.

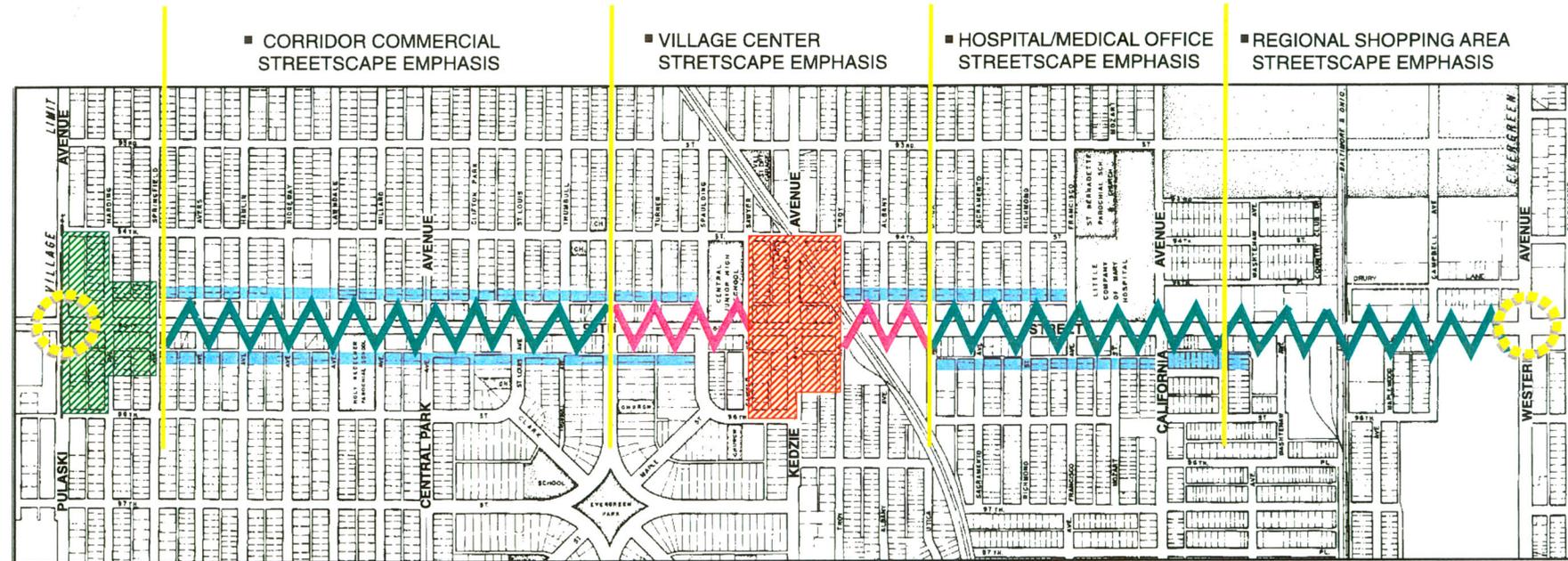
The 95th Street Corridor

The 95th Street Corridor has been designated as a Strategic Regional Arterial by the Illinois Department of Transportation. Specific additional improvements should be sought along the corridor, including the installation of signalized pedestrian crosswalks at key pedestrian crossing locations, and right-of-way and streetscape improvements throughout the corridor with a focus on the key redevelopment intersec-

95TH AVENUE IMPROVEMENT IDEAS

Legend:

-  Village Center Improvement Area
-  Village Entryway Improvement Area
-  General Streetscape Improvement - coordinated improvement including signage, banners, landscaping, benches, trash receptacles, etc.
-  Village Center Streetscape Improvement - coordinated streetscape improvements with a village center/pedestrian emphasis.
-  Commercial/Parking Transitional Improvement Area
-  Entry Feature



■ CORRIDOR COMMERCIAL STREETScape EMPHASIS

■ VILLAGE CENTER STREETScape EMPHASIS

■ HOSPITAL/MEDICAL OFFICE STREETScape EMPHASIS

■ REGIONAL SHOPPING AREA STREETScape EMPHASIS

Figure 13: 95th Avenue Improvement Ideas

tions including 95th Street and Kedzie Avenue and the 95th Street and Pulaski Road intersection.

Commercial Area Parking

In a number of locations along the Village's major street corridors, off-street parking and circulation is in need of improvement. To maintain the continued health and viability of the Village's commercial areas, the Plan recommends the Village continue to provide parking in accord with the commercial area improvement policies of the Plan.

D - Bicycle Improvements

Currently, there are limited bicycle facilities available to citizens of Evergreen Park. The Comprehensive Plan recognizes the need for future facilities for Evergreen Park. The Southwest Council of Mayors and Managers has developed a Regional Bikeway Plan. This framework plan is illustrated in Figure 14, *Bikeway Plan*. These improvements reflect the basic program sought for establishing a unified and connected system in relation to surrounding communities. Over the planning period, and as opportunities arise, other bicycle connections and improvements should be encouraged to expand this basic system. These improvements can be identified through the plan review process of the Village.

F - Public Transportation

Public transportation in Evergreen Park principally consists of services provided by the Pace Bus System and the Chicago Transit Authority (CTA) Bus System. Citizens of Evergreen Park and the Comprehensive Plan emphasize the need to continue these services. The Village should also continue to encourage and support the transportation services provided to senior citizens by other agencies.



BIKEWAY PLAN

LEGEND:

- Proposed On-Road Improvement
- Suitable Local Street

Figure 14: Bikeway Plan

COMPREHENSIVE PLAN

Village of
**EVERGREEN
PARK**

2.3 COMMUNITY FACILITIES PLAN

Evergreen Park community facilities and services have special emphasis in the Comprehensive Plan. They provide for the day-to-day needs of residents and businesses, and help define the quality of community life. In Evergreen Park, the services and facilities which support and enhance the quality of life are of great importance. They include activities traditionally provided by local governments and include: education, public recreation, police and fire protection, and library services. Some public facilities and services are absolutely necessary, while others are highly desirable. In either case, it is essential that the Village makes plans for their provision in the future.

This section summarizes future needs and long-range recommendations for the following facilities: parks and recreation, public schools, fire protection, police, library, municipal offices and public works. While the Plan focuses on physical facilities, such as land and buildings, the Background Studies analysis prepared in Phase I of the planning process documents several personnel, equipment and service delivery needs as identified by respective agencies and organizations.

It is important to emphasize that the Comprehensive Plan presents general policies and guidelines for community facilities throughout Evergreen Park's Planning Area. It is not intended to pre-empt or substitute for the more detailed planning and programming which should be undertaken in the future by various municipal departments and other public agencies and organizations. For example, even though the Plan sets forth general guidelines for the quantity and distribution of park land within the community, it does not preclude the need for the more detailed planning, programming and site selection process. The same holds true for schools, and other community facilities.

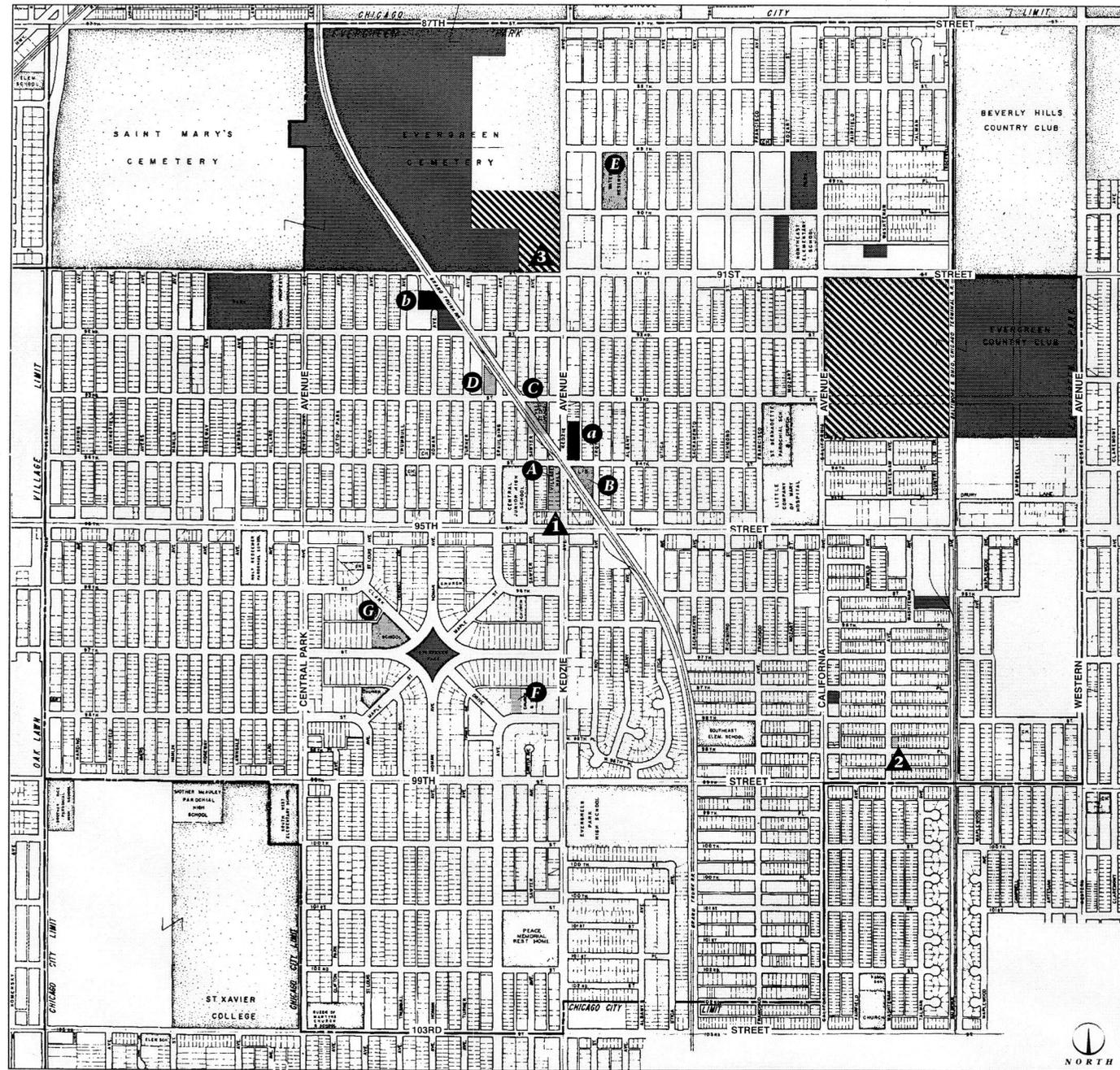
Community Facilities Goals and Objectives

Goal 1

Ensure the effective and efficient delivery of public utilities required by Village residents.

Objectives

1. Complete all studies and correct any deficiencies in the water distribution system in an orderly and timely manner.
2. Maintain sufficient water pressure and storage to ensure quality fire protection services in all areas of the Village.
3. Provide for adequate waste water collection and disposal services to all areas of the Village.
4. Ensure adequate resources for and maintenance of Village utilities and facilities.



COMMUNITIES FACILITIES

LEGEND:

Municipal Facilities

- A. Village Hall**
 - Village Administration
 - Police Department
 - Fire Department
 - Finance Department
- B. Evergreen Park Library**
- C. Streets & Parks Division Bldg.**
- D. Public Works Storage Bldg.**
- E. Sewer & Water Division Bldg./Reservoir**
- F. Activity Center**
- G. Community Center**

Department Facilities

- 1. Main Fire Station
- 2. Fire Station #2
- 3. Future Fire Station

Public Park

Future Park Location

Other

- a. U.S Post Office
- b. Commonwealth Edison

Figure 15: Communities Facilities Plan
COMPREHENSIVE PLAN

Village of
**EVERGREEN
 PARK**

A - Overall Community Facilities Policies

Community facilities policies should be used to guide the overall maintenance and improvement of community facilities and services. The following policies are supplemental to the policies contained in the subsequent sections of the *Community Facilities Plan*.

- ◇ ***The Village will strive for the highest quality public services and facilities.*** The Village will support the library, recreation and school systems, and other governmental service agencies which seek to contribute to maintain and improve the quality of life as envisioned in the Comprehensive Plan.
- ◇ ***The Village should consider the provision of new facilities and services which respond to the special needs and desires of local residents and businesses.*** Community needs will continue to change in the years ahead. For example, the increasing number of older residents may lead to new facilities and services for senior citizens. New services might also be considered for young children, the physically challenged, or other special needs groups. The Village should also continue to explore the future need for, and interest in, new public buildings and facilities not currently available in the community, perhaps including cultural facilities.
- ◇ ***The Village should capitalize on the visual and image potentials which are presented by community facilities.*** Evergreen Park's overall image and identity can be significantly enhanced by its system of public sites and buildings. At a minimum, all facilities should be in good repair, and be located on attractively landscaped sites. New public buildings represent unique opportunities to develop new civic landmarks and focal points, opportunities which are rare within any community.

5. Ensure adequate resources for and maintenance of Village utilities and facilities.

Goal 2

Ensure high-quality public services, including municipal, educational, and library facilities to all residents of the Village of Evergreen Park.

Objectives

1. Ensure an adequate level of fire and police protection throughout the Village.
2. Generate interest in, and communicate the value of, the public school system in the Village.
3. Ensure the provision of high-quality public elementary and high school educational services.
4. Improve and expand specialized facilities and services for senior citizens and youths.
5. Maintain adequate sites for the library, public works, and other Village facilities.
6. Provide the proper mix of governmental and community facilities in appropriate locations.
7. Ensure that adequate municipal services and facilities can be provided in new development areas within the community.

- ◇ *The Village should continue to promote cooperation and interaction between various agencies and organizations within and around Evergreen Park in the provision of community facilities and services.* There are many ways in which the various service agencies coordinate to minimize duplication of services and improve service delivery. An example is joint use of facilities between school and recreation programs. Dialogue should continue for improvement and further exploration among the various agencies providing services to Evergreen Park.
- ◇ *Existing community facilities should be maintained and upgraded as required.* These include schools, municipal buildings and other institutions. Maintenance should be undertaken in a timely manner before significant problems arise. Replacement facilities should be constructed for existing facilities which become inadequate or obsolete. Special care should be taken to ensure that these new facilities are well located and compatible with surrounding land uses.

B - Parks and Recreation

The parks and recreation system consists of sites, facilities, and programs which perform several important functions within Evergreen Park. The most basic function is the provision of recreational services to local residents. An effective system can create opportunities for a wide range of leisure time experiences. The system can also help protect sensitive environmental resources, define and delineate neighborhood areas, and be an important visual feature in the community. An effective parks and recreation system is particularly important in a traditionally strong residential community like Evergreen Park.

Parks and Recreation Standards

Evergreen Park currently provides 1.13 acres of park land per 1,000 population. The National Recreation and Park Association recommends an average of approximately 10 acres per 1,000 population. It is clear that due to the developed character of the community, this standard is not appropriate. However, despite the standards, resi-

Goal 3

Provide an adequate park and open space system which satisfies the recreational, social and leisure-time needs of Evergreen Park residents.

Objectives

1. Maintain a local public park system that complements the private recreational opportunities available in the community.
2. Establish locations for open space which contribute to a pleasing and economically viable community-wide development pattern.
3. Develop new recreational facilities and programs which respond to the specific desires of Village residents.
4. Ensure adequate resources for and maintenance of Village parks and recreational facilities.
5. Monitor local community needs and perceptions and develop new recreational facilities and services which respond to specific desires of Village residents.
6. Promote continued cooperation between park and school districts in the provision of recreational services.
7. Establish a minimum standard for the amount of open space available to residents.

dents of Evergreen Park feel very strongly about the quality of services and facilities provided, frequently citing the parks as one of the community's greatest assets. Yet, consistent with Village policy, there is a need to expand the park land inventory wherever possible.

Parks and Recreation Policies

The Comprehensive Plan recommends the following policies and guidelines regarding parks and recreation within the community.

- ◇ *Utilize existing park and school recreation sites and facilities to their fullest.* Because opportunities for acquiring new park sites in the Village will be limited, existing park sites should continue to be used effectively. New facilities should be added at selected parks; and recreational programs and services could be expanded at existing sites.

- ◇ *The design and improvement of existing and new park and recreation facilities should consider and plan for the new bicycle system.* Park improvements should provide an appropriate right-of-way through the park for use by cyclists; restroom locations; potable water; and other facilities of convenience to both cyclists and nearby residents.

The vacant Evergreen Cemetery property owned by the Village, and the Evergreen Country Club property, are large sites that may provide future recreation opportunities for the Village. The Land-Use Plan Map recognizes these sites as possible future additions to the park and recreation system. The Comprehensive Plan designates a portion of the Evergreen Cemetery property for park/recreation, and also designates the entire Evergreen Country Club site for park/recreation.

C - Public Schools

Schools and educational facilities are among the most important community facilities. They provide educational services, and play important cultural, recreational and social roles as well. The public school system operates entirely within the Evergreen Park boundary and consists of Elementary School District 124 and Evergreen Park Community High School.

Public Schools Policies

- ◇ *Continue a close and cooperative working relationship with local elementary and high school districts.* The success of the Village's joint use of school parks has resulted from a strong relationship with the local school districts. The Village should continue to pursue projects of mutual interest in the future.
- ◇ *The Village should keep abreast of developments within the school district and high school and work closely with the district to ensure continuing high-quality educational services in the future.* In addition, local school sites and facilities play important roles in satisfying future community needs for recreational and cultural services, and continued cooperation and support is encouraged.

Educational Facilities Improvements

At this time, no new school sites are planned within the Village's Planning Area. Virtually all District 124 buildings and grounds attended by Evergreen Park students are in excellent condition. Evergreen Park High School is also in sound condition. Periodic maintenance and improvement projects are undertaken on an on-going basis. Though no building improvements are anticipated over the planning period, district 124 is operating near its maximum capacity while the high school is operating well under capacity. Significant enrollment in the high school would require major building renovation.

D - Municipal Facilities

The Village of Evergreen Park provides a full range of municipal facilities and services. The Comprehensive Plan anticipates the maintenance of existing facilities and the development of a number of new facilities to accommodate growth and development in the future.

Evergreen Park Municipal Facilities Policies

- ◇ ***Conduct a municipal complex space needs analysis to determine the scale and types of space required to meet the long-range needs for Village Hall facilities.*** While the existing *site* is deemed adequate in size, the study would serve as a basis for pre-planning and space needs related to the Village Hall.
- ◇ ***Continue to emphasize a strong and personal consumer service orientation to service delivery programs, emphasizing programs which respond to the needs of local residents.*** This personalized approach to delivering community services will continue to help build Evergreen Park's reputation as a responsive, quality residential community.
- ◇ ***Coordinate the review of new development and redevelopment projects with fire and police departments to ensure adequate fire and police protection facilities and services.*** Through site plan and development review processes seek input and recommendations from the fire and police departments to ensure that projects incorporate fire and police protection needs.
- ◇ ***Monitor Village services and programs and ensure they are responsive to local needs.*** Because community needs and the services provided for them will change over time, the Village should continually monitor its programs and services, and wherever possible, adjust them to meet these needs.

The Evergreen Park Village Hall is a multi-purpose municipal facility providing for the functions of executive, administrative, building, finance and park departments. An additional building on the Village Hall site is anticipated in the next few years which will accommodate administrative offices and police services. The Plan encourages thoughtful design and orientation of the new improvements to ensure a complementary mix of buildings, adequate parking facilities, and the preservation of open space. Plans might include the introduction of a public “plaza” or some other more formal gathering space for use in key community activities and events.

E - Library Facilities

The Evergreen Park Library has been in existence since 1944 providing library services to the community. The existing facility was constructed in 1958, and will require renovation of the basement to accommodate improvement of children's services. The Comprehensive Plan encourages and supports the presence and expansion of library programs and services. Wherever possible, the functions of the Village, Recreation Department, library and schools should continue to collaborate in the provision of creative education and life-long learning opportunities for all residents.

Library Policies

- ◇ ***The Village should continue to cooperate with, and encourage growth of, the services offered by the Evergreen Park Library.*** As a residential community, high-quality library services will be important to sustain a strong family environment in Evergreen Park and serve as an element in maintaining quality educational programs for Village residents.
- ◇ ***The Village of Evergreen Park should work with the Evergreen Park Library to coordinate future development plans.*** The Village should carefully coordinate any future public facilities development or improvement plans with the Library to maximize parking facilities and enhance the physical connection between community facilities.

F - Utilities

Utilities for Evergreen Park residents are maintained, provided for, or managed by the Public Works Department of the Village. Lake Michigan water is supplied through a contract with the City of Chicago and wastewater treatment is provided by the Metropolitan Water Reclamation District. It is essential that the Plan make provision for the future maintenance and improvement of local utilities.

Utilities Policies

- ◇ *The Village will continue to coordinate with utility agencies and contracting municipalities to facilitate reliable, low cost services to Village residents and businesses.* Expansion of water services should be carefully reviewed with the City of Chicago to avoid unnecessary duplication of costs and to identify ways in which Evergreen Park citizens may be more efficiently and effectively served with utilities.

- ◇ *The Village will continue to apply its stormwater management and flood plain ordinances to ensure the appropriate design of new development and redevelopment.* The Plan emphasizes the need for new development and redevelopment to provide adequate stormwater detention or retention facilities. Where retention facilities are proposed, they should be integrated into overall plan schemes as design amenities and features.

Utility Improvement Recommendations

While much of the Village's utilities are deemed adequate to meet the needs of the existing community, the Plan recommends some utility system improvements which should be undertaken to maintain and improve the integrity and service delivery of these systems. A water survey is currently in progress to determine where deficiencies exist in the water distribution system. Any deficiencies found should be cor-

rected within the next five years depending on monies available. Additional water mains are planned for areas within the Village limits following completion of the water survey. Future plans also include the completion of a main distribution grid to improve water pressure and increase volume.

Part 3

Realizing Our Aspirations - Implementation

3.0 IMPLEMENTATION

The planning process in Evergreen Park has just begun. In many ways, formal adoption of the *Comprehensive Plan* is only the first step, not the last. Without continuing action to implement and update the Plan, Village efforts up to this point will have little lasting impact.

The *Comprehensive Plan* sets forth an agreed-upon "road map" for the next ten to fifteen years. It is the product of considerable effort on the part of the Comprehensive Plan Steering Committee, Planning Commission, and Village Board. The final Plan represents the consensus of all involved.

There are several requirements for effective implementation of the *Comprehensive Plan*. These five basic components are highlighted below:

A. **Administrative.** The Village should be guided by a suggested agenda of administrative actions which will help establish a policy framework aligned with the recommendations of the *Comprehensive Plan*.

Implementation Goals and Objectives

Goal 1

Encourage the coordination and cooperation among federal, state, and local agencies and organizations potentially having interest in Evergreen Park, to ensure the greatest level of efficiency and effectiveness in the provision of municipal services.

Objectives

1. Coordinate with surrounding communities, and county and regional agencies, to ensure continuity and consistency of overall community planning and development activities.

- B. **Regulatory.** The Village should review and revise its regulatory measures, primarily the zoning ordinance, which can enforce the Plan's policies and recommendations.
- C. **Capital Improvements.** The Village should utilize project scheduling devices, such as the Capital Improvements Program, which allow implementation of the most important public improvements on a priority system, while staying within budgetary constraints.
- D. **High Priority Action Agenda.** The Village should carefully consider specific high priority improvement projects to begin the implementation of the Comprehensive Plan.
- E. **Review and Update.** The Plan itself should be subjected to a monitoring process and be updated periodically to continually reflect local aspirations and opportunities.

Each of these implementation components are discussed below.

A - Administrative Actions

These are all high-priority, early-action projects which largely represent public policy or administrative decisions. They do not require a significant new allocation of funds, and they should all be undertaken within a relatively short time frame. These actions relate to revising and updating local codes and ordinances, follow-up studies and related administrative actions.

Economic Development

- ◆ A critically important implementation recommendation of the Comprehensive Plan is that the Village form a strong organizational framework for undertaking the recommendations of the Plan. This should include the identification of an

1. Establish meaningful lines of communication with those agencies and organizations that can assist the Village in meeting its overall planning objectives, and work to secure participation of these agencies and organizations in realizing mutual objectives.
2. Continue to seek cooperative working relationships with adjoining communities in the financing of local community facilities and services.
3. Continue to seek grants, loans, and other sources of intergovernmental funding transfers.
4. Work cooperatively with adjoining communities regarding mutual concerns and needs in improving the overall appearance and economic health of the Village's major street corridors.
5. Continue to encourage communication and collaboration among service providers to provide the most efficient and cost effective services possible.

Goal 2

Achieve economic prosperity by maintaining and enhancing the diversity of new commercial, office, office research, distribution, and light manufacturing uses.

appropriate business organization with which the Village could closely work. The Phase II report of the Comprehensive Planning process includes several ideas on how this might be accomplished.

- ◆ The Village should also consider appropriate development and developer incentives programs as necessary to initiate a high level of investment in the development and improvement of the Village's commercial and employment areas, particularly 95th Street. The Village should explore the possible use of Tax Increment Financing for these areas.
- ◆ The Village should continue to create organizational capacity to undertake and direct economic and community development. The Village should explore the possibility of adding professional staff or affiliating with other economic development groups to bring additional technical resources to assist the Village in its efforts.
- ◆ The Village should consider the initiation of a facade improvement program to assist property owners in updating the appearance and image of commercial buildings. This should include some level of design review on behalf of the Village of Evergreen Park.
- ◆ The Village makes a high priority of working with the development community, businesses and land owners to realize economic change and physical improvement, as recommended under the Plan.

Housing and Residential Areas

- ◆ Closely monitor building conditions in all neighborhoods of the Village.
- ◆ Utilize the Land-Use Plan to guide the location, type, and amount of multi-family housing.

Objectives

1. Coordinate planning and economic development activities in a manner which provides regular opportunities for contact between business and development interests within the Village.
2. Seek opportunities for new employment growth through the retention and expansion of existing Evergreen Park employers.
3. Target and selectively recruit growth firms that will strengthen or develop local concentrations of similar and related firms.
4. Ensure that new development pays its fair share of public facilities and service costs which are attributable to the demand for additional facilities or services as a result of new development.
5. Institute budgeting processes and procedures that provide necessary revenues for current periods, while allowing financial reserves for the future.
6. Continue to provide resources for maintenance of the Village's physical facilities.
7. Establish marketing strategies to retain and attract businesses and developers along the commercial corridors and to enhance the Village's business image.
8. Promote locally based marketing programs such as "Shop Evergreen" to boost local investment and awareness between the residential and business community.

- ✦ Revise existing zoning regulations to ensure the protection of sound existing development, to reduce adverse influences, and to establish setback and buffering requirements for new non-residential development.
- ✦ Review and revise the Zoning Ordinance to support the desired policy regarding multi-family housing.
- ✦ Develop a clearing house for collecting and disseminating information about funding sources and assistance available to homeowners for home improvements.

Commercial Development

- ✦ Utilize the Land-Use Plan to establish basic functional roles for the Village's various commercial areas.
- ✦ Revise the zoning map to reflect new commercial area designations.
- ✦ Consider the development of an access control policy and standards to be integrated into the Zoning Ordinance which facilitates the Village's desires to reduce the number of individual curb cuts along major streets in favor of shared or common access ways.
- ✦ Introduce standards and guidelines for appearance through the establishment of a corridor improvement policy.
- ✦ Continue to participate in economic development programs aimed at attracting attention to business and development opportunities within Evergreen Park.
- ✦ Hold regular meetings with the business, real estate, and development communities to apprise them of active changes and improvements being

Goal 3

Implement, monitor, and update the Comprehensive Plan.

Objectives

1. Make available existing and/or new financial resources to implement the Comprehensive Plan.
2. Establish a process for the regular review and update of the Comprehensive Plan.
3. In the Comprehensive Plan review and amendment process, the Planning and Development Commission should consider any input and involvement of the Village Board, the various Village committees, local organizations, and individuals.
4. Identify and engage agencies and organizations willing to share in the responsibility for active implementation of the Plan.

undertaken in the community, and the part they can play to help stimulate further synergy for positive change.

- ◆ Revise the zoning regulations to reflect more current trends in the provision of off-street parking for commercial uses. Preliminarily, the Village should consider requirements which provide parking in the range of 2.0 to 3.0 spaces of parking per 1,000 square feet of building area.

Employment Land-Use Areas

- ◆ Review and revise the zoning classification to reflect the appropriate types employment land-uses proposed as part of the Comprehensive Plan.
- ◆ Create a new business park zoning district to reflect the recommendation of the Comprehensive Plan.
- ◆ Establish policies for improving the appearance, landscaping and screening of employment land-use areas.

Transportation and Community Facilities

- ◆ Adopt the Comprehensive Plan Map as the Village's "Official Map" giving more significant status to the location of future facilities.
- ◆ Attempt to secure available funds for the development of the Village's bicycle system and pedestrian system improvements, including special funds made available under TEA -21 of the Intermodal Surface Transportation Efficiency Act (ISTEA).
- ◆ Establish access control standards for collector and arterial streets.

B - Development Controls

Adoption of the new *Comprehensive Plan* should be followed by a review and update of the Village's various development controls including zoning, subdivision regulations, and other related codes and ordinances. It is essential that all development controls be consistent with and complement the new *Comprehensive Plan*.

The Village's zoning regulations have not been comprehensively reviewed within the last several years. Among other zoning recommendations included in the Plan, the Village should consider the following:

- ◆ Conduct an overall review and update to the Village's Zoning and Subdivision regulations to ensure they adequately address the overall recommendation of the Plan and provide for needed technical refinements.
- ◆ Create the appropriate commercial use zoning classifications as called for in the Long-Range Plan, including *Corridor Commercial*, *Community Commercial*, *Service Commercial*, *Regional Commercial*, and *Office*.
- ◆ Create a new "Planned Business Park" zoning classification as called for in the Long-Range Plan.
- ◆ Review and update the Village's Planned Development regulations.
- ◆ Develop access control standards to be included in the zoning regulations to control the type, number and location of access points along the Village's arterial street system.

C - Capital Improvements Program

Another tool for implementing the *Comprehensive Plan* is the Capital Improvements Program, which establishes schedules and priorities for all public improvement projects within a five-year period. The Village first prepares a list of all public improvements that will be required in the next five years, including transportation and community facility projects. Then all projects are reviewed, priorities are assigned, cost estimates prepared, and potential funding sources identified.

The Capital Improvements Program typically schedules the implementation of a range of specific projects related to the *Comprehensive Plan*, particularly the restoration and upgrading of existing utilities and infrastructure facilities, including the water system, sanitary sewers, storm water facilities, and the street system. Expansion or replacement of Village Hall, fire and police station facilities would also be included in the Capital Improvements Program.

Evergreen Park's financial resources will always be limited, and public dollars must be spent wisely. The Capital Improvements Program would allow the Village of Evergreen Park to provide the most desirable public improvements, yet stay within budget constraints.

D- High Priority Action Agenda

In order to “jump start” implementation of the new Plan, there are several high priority improvement projects which the Village should carefully consider.

1. The Village should initiate recommended amendments to its zoning ordinance so that the community is *prepared* to effectively deal with the development community. These would include:

- Amendment and update to its off-street parking regulations
 - Inclusion of a new business park district;
 - Review and refinement of the mix of permitted and special uses within the commercial districts; and
 - Establishment of “transition” area requirements and landscape requirements.
2. Evaluate the Village’s wherewithal to actively participate in redevelopment activities. Evaluate the use of Tax Increment Financing for potential assistance in encouraging redevelopment in accord with the Comprehensive Plan.
 3. Actively solicit property owner, business and developer interest in the improvement, enhancement or redevelopment of the Village’s commercial areas. This could include informal contacts or organized RFQ and RFP processes.
 4. The Village should begin considering plans for the former cemetery property which it owns at the southwest corner of 87th Street and Kedzie Avenue. Because the Long-Range Land-Use Plan recommends a variety of uses for the site, plans for all use areas should be carefully considered. The Village can provide "stewardship" and direction in this regard.
 5. Undertake a more detailed “streetscape” improvement study for 95th Street which considers both aesthetic and functional improvements which can be made along the corridor. The effort should involve the business community to help define the nature and extent of the improvements. This should be undertaken relatively quickly to define the level of desired investment and the degree to which the business community will participate.

E - Review and Revision

The Comprehensive Plan is not a static document; the planning process must be continuous. The Plan should be monitored and updated on a regular basis. The need

for Plan amendments are the result of many community influences. Most frequently these are brought about by changes in attitudes or emerging needs not foreseen at the time of Plan adoption. The following paragraphs describe the procedures which apply to any amendment of the Comprehensive Plan.

Day-to-Day Monitoring and Administration

In order for the Plan to be “maintained” and updated in a timely manner, the designation of an agency responsible for coordinating planning activities, receiving community input and comments, and providing and disseminating information regarding the Comprehensive Plan is required. While the Plan Commission and Village Board are ultimately responsible for implementing the Plan, the Village staff is the most appropriate group to carry out the day-to-day activities of Plan administration. The Village will:

1. *Make available copies of the Plan document for public purchase.*
2. *Provide assistance to the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate.*
3. *Assist the Village Board in the day-to-day administration, interpretation and application of the Plan.*
4. *Maintain a list of current possible amendments, issues or needs which may be a subject of change, addition or deletion from the Comprehensive Plan.*
5. *Coordinate with, and assist the Village Board in the Plan amendment process.*

Plan Review and Progress Report

Although a proposal to amend the Plan can be brought forth by petition at any time, the Village should regularly undertake a systematic review of the Plan. Although an

annual review is desirable, the Village should initiate review of the Plan at least every two to three years. Ideally, this review should coincide with the preparation of the annual budget and capital improvement program. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the upcoming commitments for the fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.