

commercial areas within the Village, as appropriate.

3. To the extent feasible, encourage new parking lots to be located behind or adjacent to buildings in commercial areas with landscape buffers and transition areas/yards.
4. More aggressive marketing and promotion, along with consistent and longer store hours, should be coordinated by the Western Springs Business Association.

#### **D. Downtown Western Springs**

Western Springs sustains a healthy and viable Downtown area. It includes a broad mix of retail and commercial services and represents the largest concentration of commercial land uses in the Village. Thus, the future health and economic success of the Downtown is an important consideration, due to both its economic contribution to Village operations, and the important goods and services it provides to Village residents. The Downtown subarea addresses the following areas: 1) the geographic configuration and extent of the Downtown commercial area; 2) land use considerations; 3) off-street parking; 4) Downtown design and aesthetics; and 5) two-family dwelling and municipal/institutional land uses extending east and west of the Downtown area.

*Figure 3: Future Land Use – Downtown Western Springs*, identifies a future land use configuration based upon implementation of the land use policies within this Plan. Key aspects include the following:

- ◆ Land use policies and regulations that accurately reflect existing land use patterns.
- ◆ Stronger protection of immediate adjoining single family areas through more stringent aesthetic requirements for properties abutting single family residential areas.
- ◆ Assurance of consistency of bulk regulations and building heights in proximity to a single family residential uses.

- ◆ The ability to provide coordinated, contiguous downtown parking with minimal negative impact on adjacent residential areas.

#### **Downtown Policies**

1. Within the core area of the Downtown, the Village should encourage maximizing retail space. While service businesses fill an important need, more retail activity is vital to the long-term viability of the Downtown.
2. Minimize negative impacts on surrounding residential areas when new parking lots are developed in and around the Downtown, through control of access points and significant landscape buffering and transition areas/yards.
3. To the extent possible, Downtown redevelopment should be supported by an increased number of on- or off-street parking spaces.
4. Encourage a high quality commercial redevelopment at the northwest corner of Wolf Road and Hillgrove Avenue, where the Village has created “Business Redevelopment District No. 1,” or where it creates other such economic developments to ensure suitably scaled and well coordinated commercial development.
5. The Village and the Western Springs Business Association should work together to sustain and reinforce the balance between shared and dedicated parking, both on-street and off-street, within the Downtown area.

#### **Downtown Recommendations**

1. The boundaries of the Central Business District (CBD), as indicated in *Figure 3*, Downtown Land Use should include the existing pattern of commercial land uses. The CBD should not be expanded beyond these limits. The allowable mix of uses, and existing building height, bulk, area and yard requirements should not change.
2. The Village should undertake a parking utilization study for the Downtown area to

**Legend**

- Single Family
- Single Family Attached
- Central Business District
- Downtown Transitional
- Corridor Commercial
- Office
- Office/Research/Industrial
- Educational and Institutional
- Municipal/Governmental
- Parks/Open Space/Recreational



Comprehensive Land Use Plan  
February 24, 2003

**Figure 3: Future Land Use**  
**Downtown**  
Village of Western Springs

more carefully examine designated locations for parking for business patrons, commuters, and Downtown employees.

3. Create a Downtown Transitional (DT) zoning classification to be applied to properties that are illustrated as such in *Figure 3: Future Land Use- Downtown*. These properties generally include surface parking lots and two-family dwelling uses. The intent of the new transitional district is to provide lower intensity and compatible land uses between more intensive commercial uses and adjoining single family detached uses. Uses appropriate by right would include publicly accessible parking lots serving Downtown uses and two-family dwellings. New detached single family uses and office uses should not be allowed. Building height, bulk, area and yard requirements should be the same as the Village's current R3 zoning district. Single family attached dwellings (not to exceed four dwellings per building) should be subject to "conditional use permit - planned development" approval.

It is anticipated that this classification would be applied potentially to the two lots along the west side of Wolf Road, immediately north of the municipal parking lot (currently occupied by two single family residential uses). This area should be rezoned for off-street parking use only, with any rezoning subject to a joint petition for redevelopment of the former gas station parcel at the northwest corner of Hillgrove Avenue and Wolf Road. The "Business Redevelopment District No. 1" previously created for this area is intended to provide the Village increased control over the layout and design of any future redevelopment on this key corner. Well designed and coordinated parking will be an important aspect of any redevelopment on this site.

4. As described under the residential recommendations above, create a new Single Family Attached residential zoning district. This new residential zoning district would be mapped to

reflect recommended locations illustrated in *Figure 3*.

For purposes of explaining the planning principles on which this new district has been based, two alternative development scenarios have been prepared for the block situated along Burlington Avenue between Johnson and Franklin Avenues. These include *Figure 4: Single Family Attached Illustrative Sketch- Alternative A* and *Figure 5: Single Family Attached Illustrative Sketch- Alternative B*. These illustrate attached single family dwellings with no more than four units per structure to depict the compatible land use relationships that can be created when more design freedom is allowed in a planned development application.

Finally, *Figure 6: Single Family Attached Prototypes* includes several examples of the type of single family attached dwellings that may be suitable within this area. Because single family attached dwellings (three to four per structure) should be allowed only as a planned development, the Plan Commission and Village Board should review proposals for consistency with these design considerations.

5. Introduce new transitional buffering and improvement standards for development in the Central Business District and Downtown Transitional areas. Effective screening, including fencing and/or landscaping, should be required at the edge of commercial and transitional areas, adjoining single family detached use areas. These standards should be included in the Village's Development Control Ordinance and Building Code to ensure that any new structures within these land use areas will have adequate screening and buffering. The Development Control Ordinance should also require limitations on nuisances such as the type and level of illumination from exterior lighting and exposed dumpsters within yards adjacent to single family areas. *Figure 7: Parking Lot Screening Illustrative Sketches*

illustrates prototypical buffering solutions for Downtown parking lots.

6. To the extent feasible, encourage new parking lots to be located behind buildings within the Downtown area.
7. More aggressive marketing and promotion, along with consistent and longer store hours, should be coordinated by the Western Springs Business Association.

## **E. Commercial Area Design**

The physical design and visual attractiveness of commercial areas can have a significant impact on the economic success of businesses within the Village, and also affects community image and quality of life for Village residents.

### ***Design Policies***

1. New commercial development can significantly impact the visual quality of the Village overall. Appropriate and high quality façade design should be considered during the review of potential new development projects.
2. Requirements for landscaping and/or other physical buffering should be included in the Development Control Ordinance to ensure that future commercial areas and parking lots have adequate on-site buffering along property lines to mitigate negative impacts on nearby residential properties.
3. Strict control of signage should continue to ensure that new signs are of high quality and consistent with other site design features.

### ***Design Recommendations***

1. New streetscape amenities should continue to be installed in the Downtown area.
2. Study and consider extending the Downtown streetscape along Hillgrove and Burlington Avenues east of Wolf Road.
3. A more comprehensive signage “identity” should be created, to include a more consistent

and informative community entryway signage system as well as thematic elements within the Downtown, such as coordinated signage at municipal parking lots and facilities.

4. Alert business owners in the Village to the remaining amortization period for non-conforming signage (a 20-year period that began in 1992). Signs that do not comply with the sign regulations will be required to become compliant by the year 2012. Should a signage program be created, provide assistance to business owners wishing to utilize the program to address non-conforming signs.

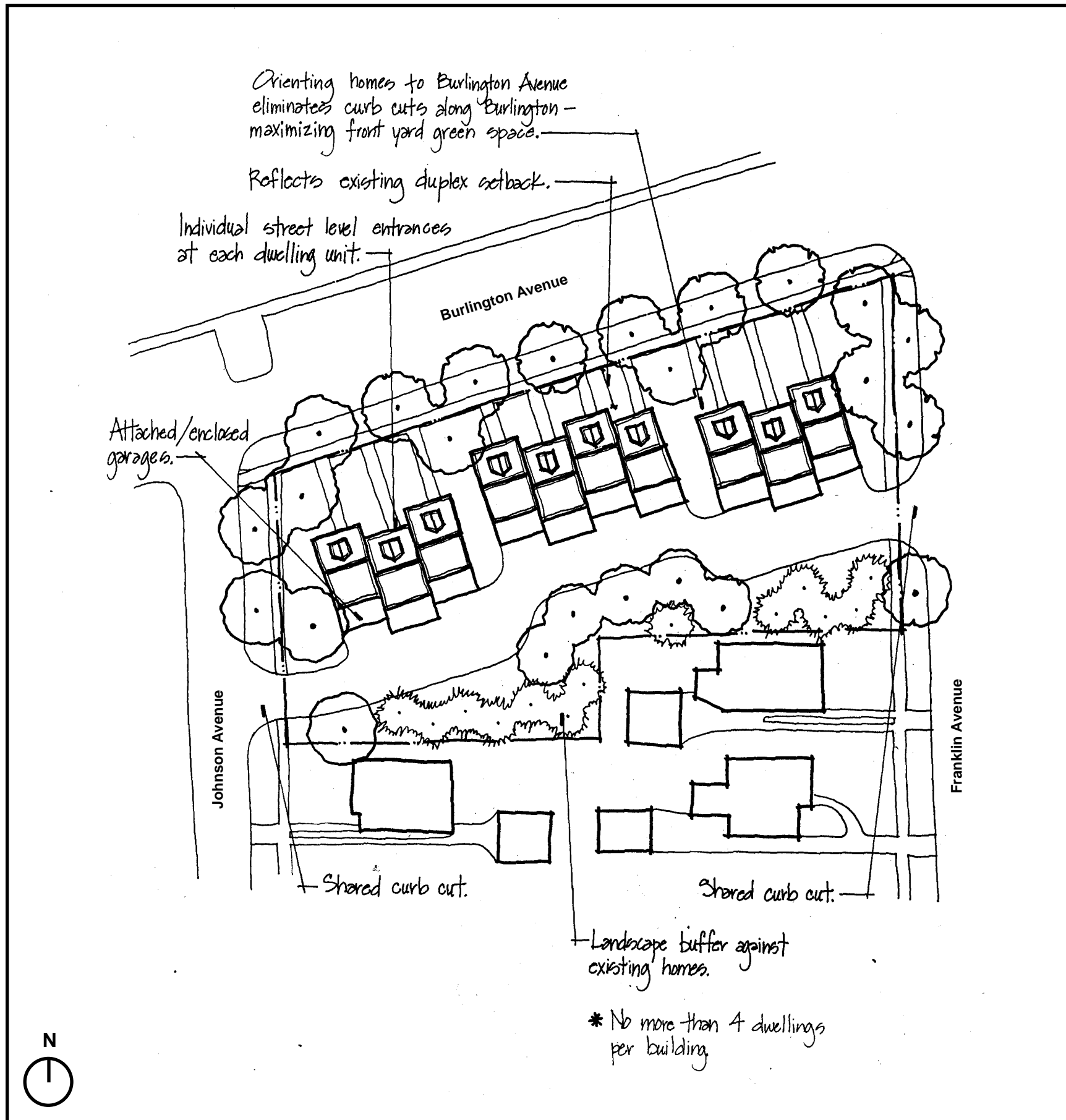
## **F. Office, Research and Industrial (ORI) Land Uses**

The ORI designation applies to the existing industrial use just west of the Theater of Western Springs, at the west end of Hillgrove Avenue, as indicated on *Figure 2*. The ORI designation suggests the need to carefully review the existing light industrial zoning on this parcel for compatibility with surrounding land uses. Zoning revisions to accommodate a lighter mix of uses such as office research, distribution, or light assembly uses should be explored. Further, this area should remain a location that authorizes the possibility of adult entertainment uses consistent with applicable federal and state laws.

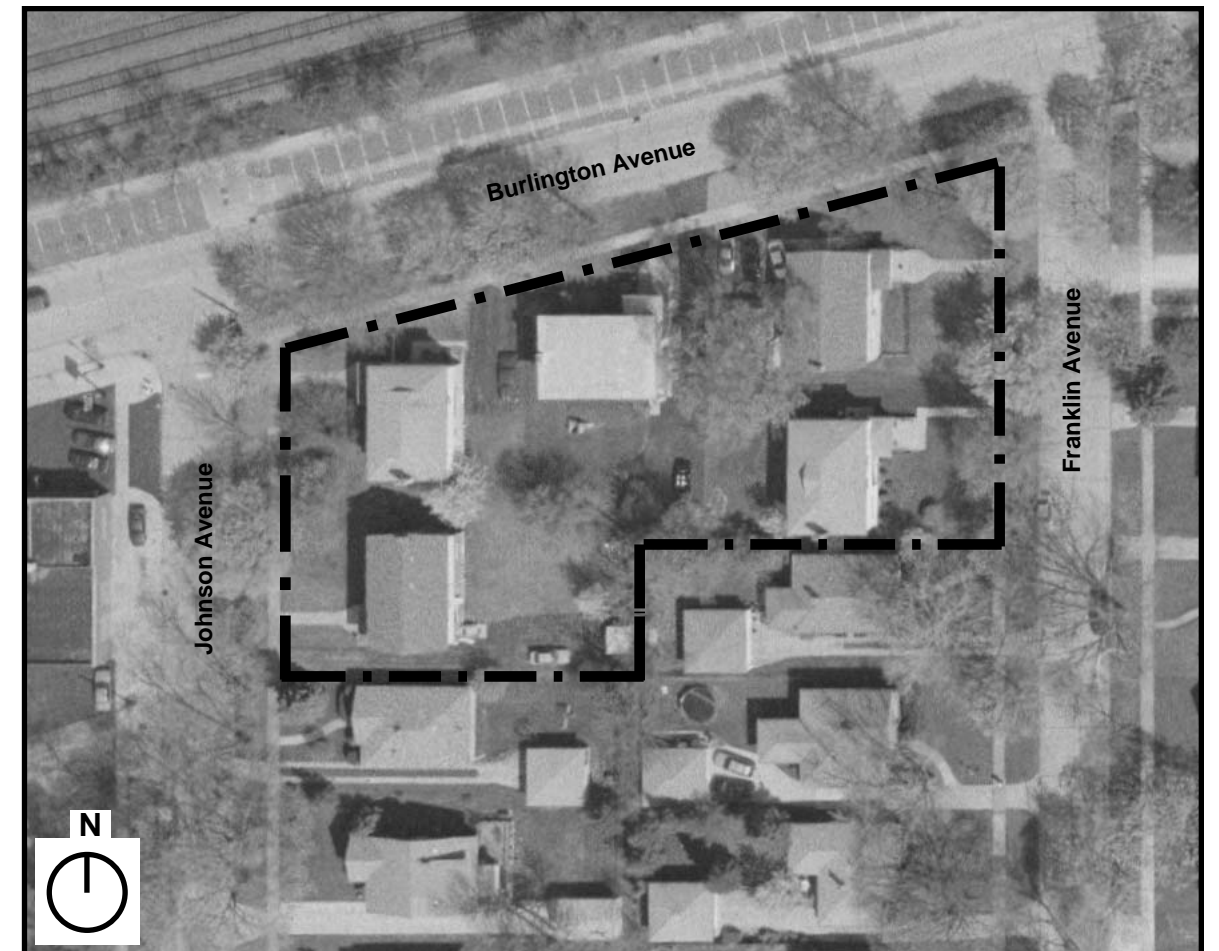
The parcels currently zoned Office (“O”) between Central and Woodland Avenues on Burlington Avenue are indicated for Office use on *Figure 2*. These parcels, due to their proximity to Spring Rock Park, are best utilized in a way that does not generate significant traffic along Central Avenue adjacent to the park.

### ***Office, Research and Industrial Land Use Policies***

1. The Office/Research/Industrial (ORI) category proposed on the Long Range Land Use Plan



**Illustrative Site Plan- Alternate A**  
Not To Scale



**Existing Conditions**

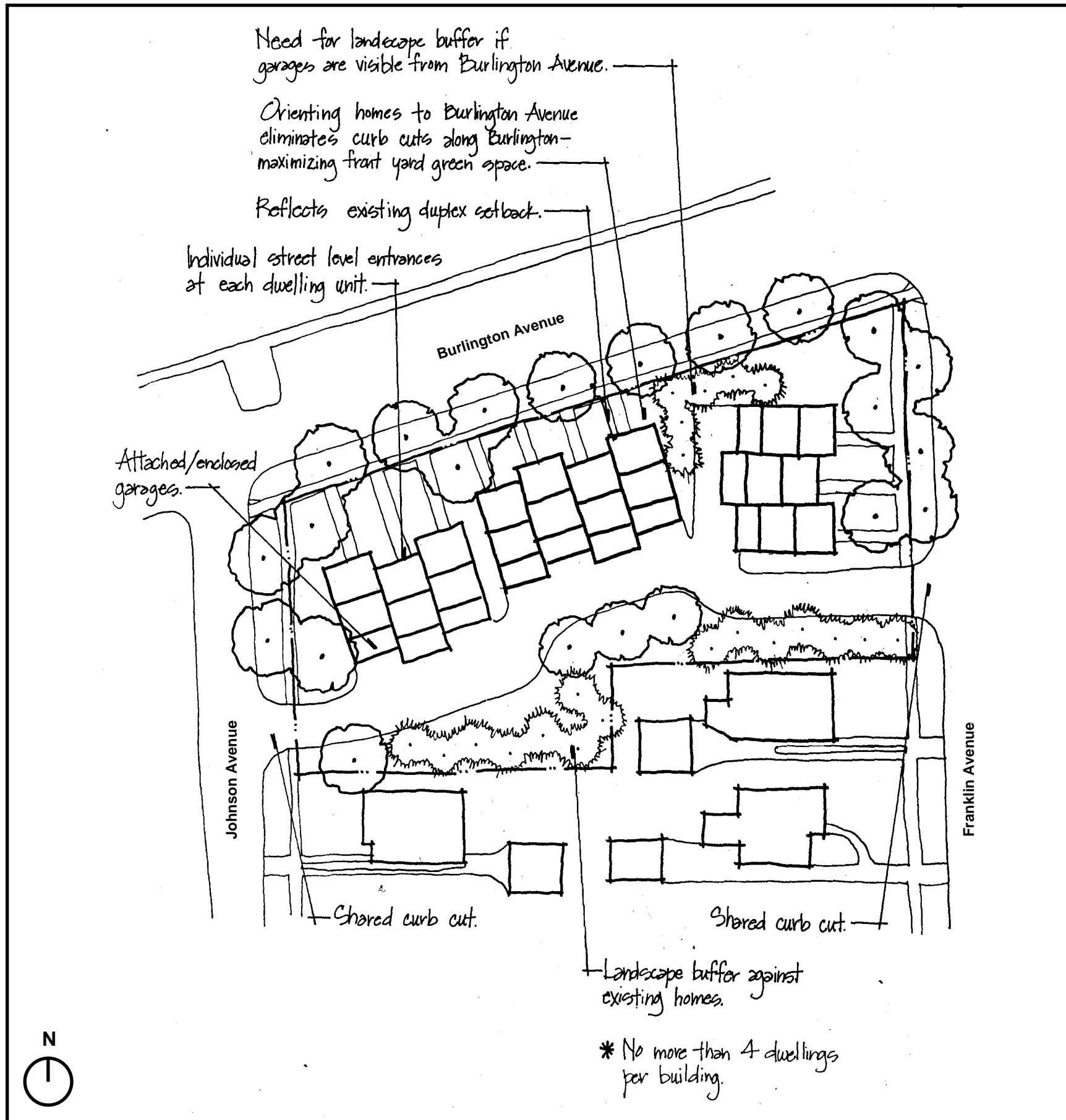
Not To Scale

Note: While a 30 foot front yard setback is required in the current R3 District, existing setbacks appear to range from 15 feet to 20 feet along Burlington Avenue.

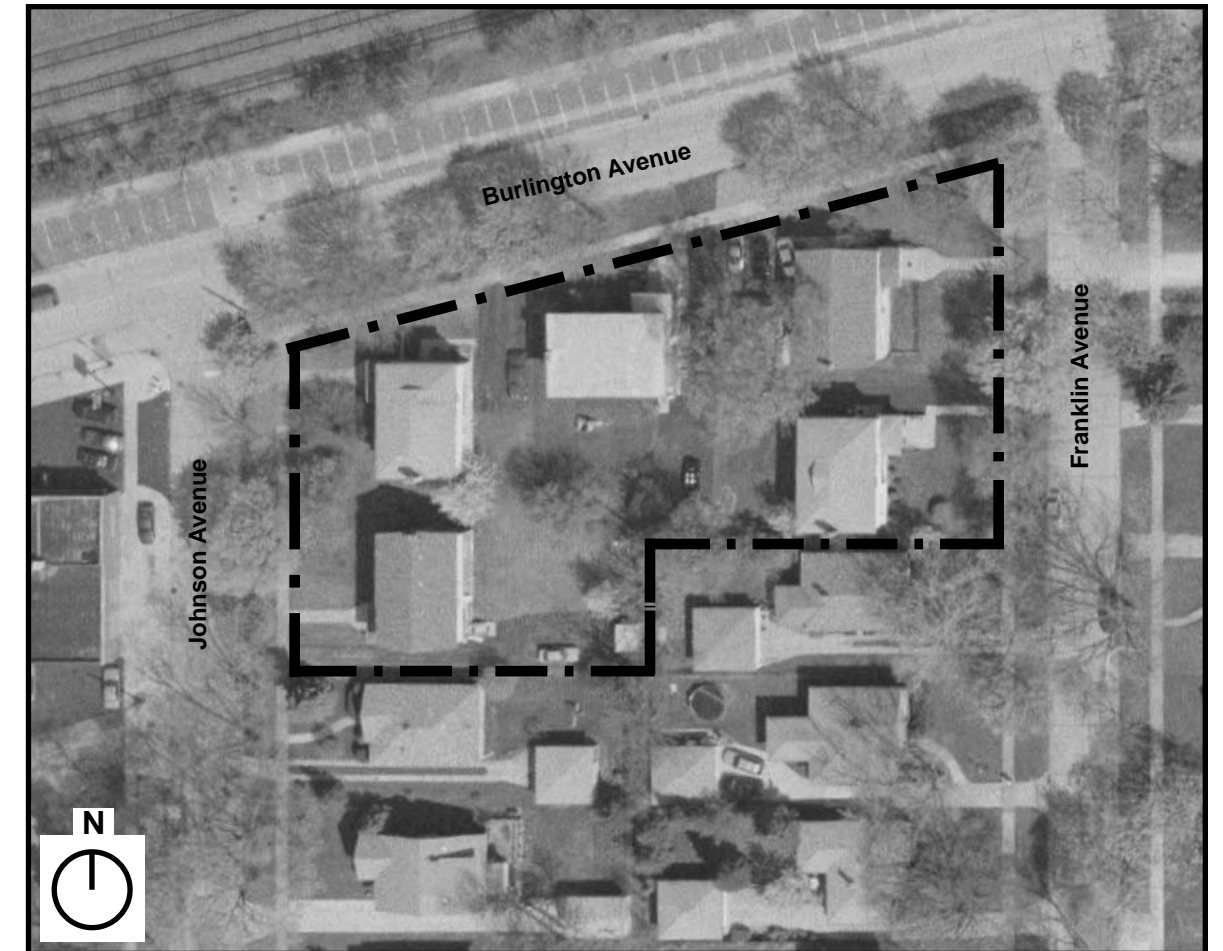
In the illustrative plan, ten existing two-family units have been replaced with ten "single family attached" units of the same size. All dwellings are within three buildings containing no more than four dwellings per structure. All three buildings are oriented toward Burlington Avenue, and the existing density is maintained. Designing the site as a single "planned development" can result in the following:

1. Curb cuts can be minimized overall, and eliminated from Burlington completely.
2. Building setbacks from existing single family homes to the south can be increased, and green space can be used effectively to provide a buffer against existing homes.
3. The elimination of driveways on Burlington Avenue can create a "pedestrian friendly" street.
4. Architectural and landscape design can be consistent.
5. All units can maintain enclosed parking, whether as part of the principal structure or as an accessory garage.

**Figure 4:**  
**Single Family Attached Housing Sketch-Alternate A**



Illustrative Site Plan- Alternate B  
Not To Scale



Existing Conditions  
Not To Scale

Note: While a 30 foot front yard setback is required in the current R3 District, existing setbacks appear to range from 15 feet to 20 feet along Burlington Avenue.

This illustration also depicts a scenario in which ten existing two-family units have been replaced with ten "single family attached" units of the same size. All dwellings are within three buildings containing no more than four dwellings per structure. Two are oriented toward Burlington Avenue, while the third is oriented to a side street. As in Alternate A, the existing density is maintained. While not as efficient as Alternate A, Alternate B illustrates that buildings can be oriented to multiple street frontages, if desired. The design attributes of this alternative are similar to Alternate A.

**Figure 5:**  
**Single Family Attached**  
**Housing Sketch-Alternate B**



**Photograph 1:**  
 These 2-story attached homes combine a masonry and stucco exterior with wood accents to provide variety to the building facade.  
*(Note that this example shows more than four units in a structure, differing from the land use planning policy in Western Springs)*



**Photograph 2:**  
 These 2-story attached homes with a masonry exterior utilize wood porches and bay windows to provide variety to the building facade.  
*(Note that the front yard setback in this photo is shallower than land use planning policy in Western Springs recommends)*



**Photograph 3:**  
 These 2.5 story attached homes with a wood exterior utilize porches and dormers to provide variety to the building facade. *(Note that this example shows more than four units in a structure and a shallow front yard setback, differing from land use planning policy in Western Springs)*

The examples of single family attached housing illustrated in this figure provide a basic understanding of the possible design and scale of these dwellings. Any new attached housing more than two units per structure in size should be considered only as a planned development, subject to rigorous review by the Plan Commission and Village Board.

**Figure 6:  
 Single Family Attached  
 Housing Prototypes**

**Comprehensive Land Use Plan  
 Village of Western Springs  
 February 24, 2003**

**Existing Conditions**



**Potential Improvements**



**Sketch 1:** A continuous evergreen landscape buffer and a solid wood fence at the property line.



**Sketch 2:** A continuous evergreen landscape buffer and a masonry wall at the property line.



**Sketch 3:** A continuous evergreen landscape buffer at the property line, and shade trees and low plantings at an internal planting island.

**Figure 7:  
Parking Lot Screening  
Illustrative Sketches**

**Comprehensive Land Use Plan  
Village of Western Springs**

February 24, 2003

Map should be studied and refined to ensure that an appropriate land use mix is provided.

### **Office, Research and Industrial Land Use Recommendations**

1. If Bannerville Company decides to cease operations at their current location, consideration should be given to expansion of the existing adjacent Public Works/Recreation Center campus.

### **G. Public and Institutional Land Uses**

Public and Institutional land uses are located throughout the Village, and are readily accessible from all residential neighborhoods. Descriptions of the public and institutional land use classifications—including municipal facilities, parks, open space and recreational facilities are found in *Figure 2*.

Land use policies and recommendations related to public and institutional uses within unincorporated areas adjacent to the Village are included in the Southern Unincorporated Area section of this Part.

### **Public and Institutional Land Use Policies**

1. Municipal facilities and the post office should be distinguished from single family residential areas within the Development Control Ordinance, with changes to these parcels subject to a plan review process.
2. If an interest exists on behalf of the Western Springs Park District to pursue the development of “pocket parks” in the community, the Village of Western Springs should endorse and support such an initiative. Pocket parks are passive or active recreational sites and can be as small as several hundred square feet improved with public art or special landscaping, or as large as a one to two thousand square foot site to provide for a “tot lot”.
3. Remain cognizant of the needs of religious and assembly uses in the Village, and work with

them to ensure their ability to function effectively.

### **Public and Institutional Land Use Recommendations**

1. If property should become available directly adjacent to a municipal, institutional, park or open space use within the Village, consideration should be given to expanding these facilities as needed.
2. The Village should work with the owners of the Timber Trails Country Club to ensure that an appropriate portion of the site remains as open space or park land, should redevelopment occur in the future.

### **H. Southern Unincorporated Area**

The Southern Unincorporated Area extends from the current Village limits south to Plainfield Road. Because this area is presently unincorporated and there are no municipal boundary agreements between the Village of Western Springs and adjacent communities, portions or all of this unincorporated area could be annexed by any of these communities. The Comprehensive Land Use Plan should determine Western Springs’ interest in these areas from the perspective of both future land use preferences and annexation.

The unincorporated planning area is largely defined by two key areas:

- ◆ **LaGrange Highlands:** A single family detached residential area which consists of larger lot sizes, ranging from one third to one half acre in size. The housing stock is modest, consisting of mainly one-story ranch homes.
- ◆ **Timber Trails Country Club:** The country club is located on the north side of Plainfield Road, west of Wolf Road. It is a significant recreation and open space amenity, with stands of mature burr oak trees. In the future,

however, private sector developers may pursue residential development on some or all of the site.

It is important that the Village of Western Springs clearly state its land use preferences for these two areas to help ensure that any future changes do not negatively impact Western Springs and are consistent with the various goals, objectives, policies and recommendations of this Plan. Key aspects of this section include:

- ◆ An indication of the Village’s preferences for unincorporated area land use;
- ◆ A basis for evaluation of proposals for County subdivision or rezoning within the unincorporated planning area;
- ◆ A basis for evaluation of appropriate zoning should the Village choose to annex portions or all of the area; and
- ◆ A rationale for pursuing annexation and boundary agreements with adjoining municipalities, should the Village choose to do so.

### ***Southern Unincorporated Area Land Use Policies***

*Figure 8: Future Land Use- Southern Unincorporated Area* outlines a future land use configuration based upon implementation of the land use policies within this Plan. Policies related to this future land use configuration are as follows:

1. While it is preferred that the Timber Trails Country Club remain in open space, the Plan acknowledges the potential for redevelopment of the site in the future. The Village would consider a proposal for residential uses combined with conservation of a portion of the existing open space. Ideally, any development proposal would be considered as a planned development subject to annexation to the Village of Western Springs.
2. The Village will consider annexation of any

portion of the area, subject to a review of fiscal impacts to the Village of Western Springs and other potentially impacted government agencies and taxing districts.

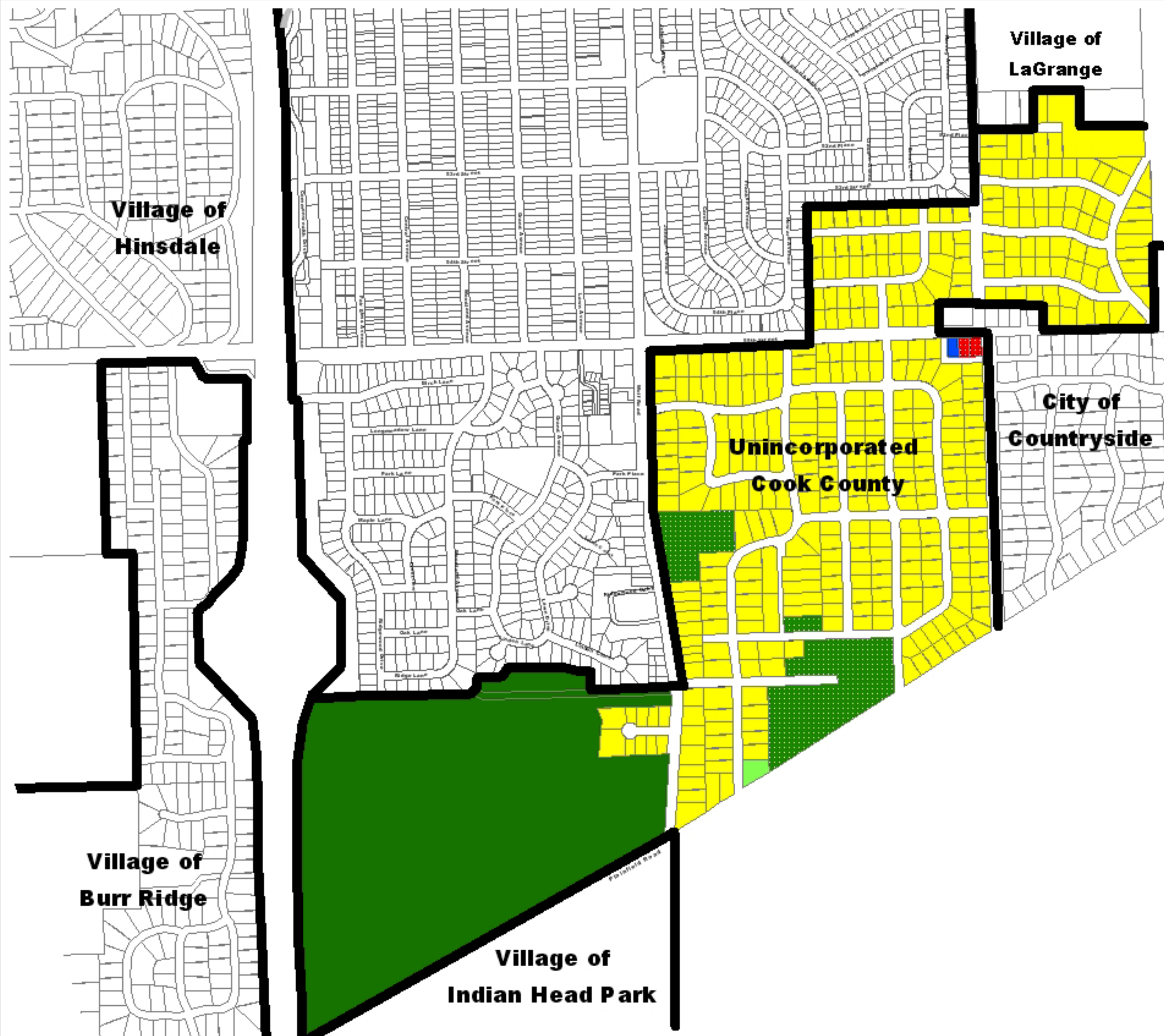
3. Mixed residential development could be considered in the La Grange Highlands, if undertaken under a planned development process. New development would follow the standards for the Single Family Attached Residential District described above.
4. Opportunities to accommodate appropriate retail to serve area residents, with minimal impact on single family neighborhoods, could be considered.
5. A neighborhood-scaled size park should be provided to serve area residents.

### ***Southern Unincorporated Area Recommendations***

1. The Village should not pursue or entertain annexation of properties east of Gilbert Avenue or south of Plainfield Road. Land use changes in these areas are unlikely to have a direct impact on Western Springs.
2. If redevelopment occurs on the Timber Trails Country Club, open space or park land and to the extent possible existing stands of burr oak trees should be preserved.
3. Commercial uses along the north and south sides of 55th Street could potentially expand west to fill in the first block west of Gilbert Avenue.
4. The Village should explore boundary agreements with the surrounding communities of Countryside, Hinsdale and Indian Head Park.

### ***COMMUNITY FACILITIES AND MOBILITY***

Community facilities are an important aspect of the quality of life in the Village, providing valuable services to residents and businesses. This section of the Plan presents policies and recommendations for maintaining and enhancing existing facilities.



**Legend**

-  Municipal Boundaries
-  Mixed Residential  
Single Family and Single Family Attached  
(as a Planned Development)
-  Corridor Commercial
-  Office
-  Education / Institutional
-  Parks/Open Space/Recreational
-  Municipal/Governmental



**Figure 8: Future Land Use**  
**Southern Unincorporated Area**  
Village of Western Springs

This part of the Plan also addresses the issues of mobility and connectivity within the Village, and between the Village and surrounding areas. Planning policies and recommendations are outlined with regard to roadways, public transportation, and the bicycle and pedestrian pathway network.

*Figure 9: Community Facilities and Mobility Plan* illustrates the proposed mobility network, along with the Village’s Community Facilities Plan. The policies and recommendations outlined in this section of the Plan are to be implemented in concert with the land use policies, and planning goals and objectives, to meet the facilities and mobility needs of the community in the future.

## COMMUNITY FACILITIES

For the most part, community facilities in Western Springs are of high quality and not in need of significant improvement. *Figure 9* illustrates the location of all existing public and private community facilities within the Village, including: schools, parks and recreational facilities, places of worship, municipal and utility buildings, and other institutions.

However, the Village’s efforts in examining potential improvements to its Downtown commuter facilities have resulted in several recommendations. As a result of the recent Downtown Commuter Facilities Plan, the following recommendations regarding Metra commuter facilities have previously been adopted as Village policy, and are reiterated here:

- ◆ The Village should pursue the construction of a new commuter station, to be in the same location as the existing commuter station and designed in a ‘traditional’ style. The proposed new commuter station should be funded without the utilization of local property tax dollars. (Village Board Resolution No. 02-1720)
- ◆ Commuter platforms should also be

reconstructed, in essentially their current location. (Village Board Resolution No. 02-1738)

- ◆ Two new underpasses should be constructed under the BNSF/Metra railroad tracks, one just west of Central Avenue and one just east of Clausen Avenue. (Village Board Resolution No. 02-1722)


## ROADWAYS

The Village of Western Springs is served by a well-developed and mature roadway system. The roadways within and around Western Springs function based upon the access and level of service they provide, and the number of vehicles they carry. The functional street classifications in the Western Springs planning area are indicated on *Figure 9*, and are described in the following below.






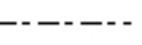
- ◆ **Expressways:** Expressways are limited access roads extending far beyond the limits of the Village, providing a transportation network throughout the Chicago metropolitan area. They are high speed arterials that carry large volumes of traffic and are accessed from select interchange locations. Interstate 294, often referred to as the Tri-State Tollway, effectively forms the western boundary of the Village.
- ◆ **Principal Arterial:** Principal arterials are intended to serve all types of trips, with a significant portion representing trips with destinations beyond the boundaries of the community, and possibly neighboring communities. Principal arterials have regional importance because of their alignment, continuity, capacity and connections with regional traffic routes. Principal arterials within the Western Springs planning area include: Ogden Avenue, 55th Street, Plainfield Road and Wolf Road.
- ◆ **Minor Arterial:** Minor arterials are intended to serve all kinds of trips, with an emphasis on trips with destinations within the community or within areas adjacent to the community. They are not intended to serve trips longer

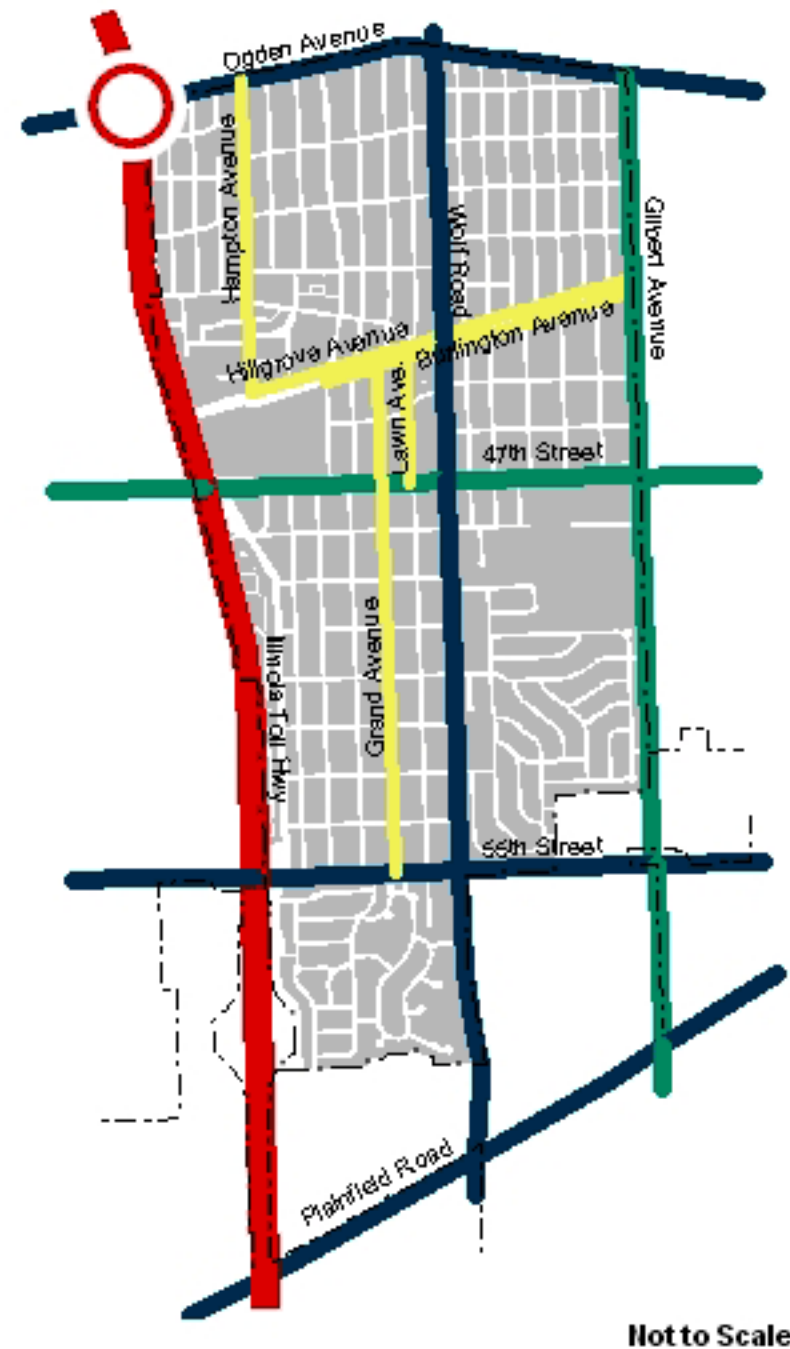


**Legend**

-  Metra Station
-  Proposed Pedestrian/Bike Underpasses (locations approximate)
-  Metra Rail Line
-  Pace Bus Route
-  Existing Bike Route (on-road)
-  Planned Bike Route (on-road)
-  Planned Bike Route (off-road)
-  Proposed Bike Route (on-road)
-  Educational and Institutional
-  Municipal/Governmental
-  Parks/Open Space/Recreational

**Legend**

-  Expressway Interchange
-  Expressway
-  Principal Arterial
-  Minor Arterial
-  Collector Street
-  Municipal Boundaries



Not to Scale

than five miles. Traffic volumes can vary widely based upon the density of adjacent development and spacing of regional routes. Minor arterials within the Western Springs planning area include: 47<sup>th</sup> Street and Gilbert Avenue/Willow Springs Road.

- ◆ **Collector Streets:** Collector streets are intended to serve only vehicle trips generated to and from neighborhoods. Their function is to collect traffic from the local street system, distribute it between neighborhoods and community facilities, and provide access to the arterial street system. Collector streets within the Western Springs planning area include: Burlington Avenue, Hillgrove Avenue and Central Avenue.
- ◆ **Local Streets:** All other streets within the planning area are classified as local streets. A local street is intended to serve only those vehicle trips generated by land uses abutting the street, providing access to and from individual properties within the neighborhood.

## **PUBLIC TRANSPORTATION**

Western Springs has access to the regional public transportation system via Metra commuter rail and the Pace suburban bus system, as indicated in *Figure 9*. Commuter rail service to and from Downtown Chicago is provided along the Burlington Northern Santa Fe railroad tracks that runs east-west through the center of the Village. A station facility and boarding platforms are located along Burlington and Hillgrove Avenues within the Downtown, between Grand Avenue and Wolf Road. A Pace bus route (#669 Western Springs-Indian Head Park) provides rush hour service from subdivisions and residential neighborhoods along Wolf Road south of Downtown Western Springs, including other communities to the south. The route terminates at the Western Springs Downtown Metra commuter station.

## **BIKEWAYS AND PEDESTRIAN PATHWAYS**

Western Springs has a sidewalk system that provides pedestrian access throughout older neighborhoods in the community. Some newer residential areas south of 47<sup>th</sup> Street were designed without a continuous sidewalk system. Some arterials also lack sidewalks, including sections of Odgen Avenue, Wolf Road south of the Downtown, and 55<sup>th</sup> Street. Overall, thirty percent of Village streets currently lack sidewalks.

Bike routes near the Village include an on-street route in the western part of Hinsdale, and the Salt Creek Trail that runs through the Bemis Woods Forest Preserve north of Western Springs - both of which are indicated in *Figure 9*. Also indicated in *Figure 9* are bike routes planned by the Chicagoland Bicycle Federation and/or neighboring communities, including on-street routes along 55<sup>th</sup> Street, Gilbert Avenue and a portion of 47<sup>th</sup> Street.

## **Community Facilities and Mobility Policies**

### ***Community Facilities***

1. The Village should be attuned to the changing needs of local residents and businesses, and new services should be provided when needed.
2. The Village should continue to promote cooperation and interaction among the various agencies and organizations providing facilities and services to the community.
3. If property adjacent to existing community facilities should become available, expansion onto contiguous property should be explored by service providers, if needed.
4. Bicycle and Pedestrian connections between various community facilities and parks within and immediately outside the Village should be established or strengthened.

### ***Mobility***

1. Roadway improvements to improve capacity

- or enhance safety should be undertaken where needed.
2. Enhance the “walkability” of the Village by creating and maintaining a complete sidewalk network and safe crossing points at arterial streets and major intersections as corridor improvements are undertaken.
  3. Create and maintain a complete system of bike routes, either on-street or off-street (as feasible) throughout the Village, connecting to existing and planned regional bike trails at the perimeter of the Village. Potential routes are indicated in *Figure 9*.
  4. Study the possibility of improving access to the Garden Market shopping center for Village residents through the addition of, or an adjustment to, a Pace suburban bus route.
2. Key bicycle and pedestrian connections that enhance access and safety should be developed:
    - ◆ between the Recreation Center and Spring Rock Park west of Central Avenue;
    - ◆ between Spring Rock Park and the Village of Hinsdale near 47<sup>th</sup> Street; and,
    - ◆ between Village schools and parks and adjacent neighborhoods.
  3. Pedestrian and bicycle amenities, such as racks and benches, should be provided at key non-vehicular destinations throughout the Village.
  4. Implement the Downtown Commuter Facilities Plan recommendations.
  5. Create a crossing point at Ogden Avenue for walkers and bikers seeking to access Bemis Woods Forest Preserve to the north.

### **Community Facilities and Mobility Recommendations**

1. If the opportunity should arise, the Village should consider expansion of the Public Works/Recreation Center campus onto the current Bannerville property.



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## PLAN IMPLEMENTATION

# Part V: Plan Implementation

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The *Western Springs Comprehensive Land Use Plan* sets forth an agreed-upon direction for community conservation and redevelopment within the Village of Western Springs during the next 10 to 15 years. However, in many ways, the planning process has just begun. Formal adoption of the Comprehensive Land Use Plan is only the first step, not the last. Without continuing action to implement Plan recommendations and respond to ever changing conditions and opportunities, the Village's efforts up to this point will have little lasting impact.

This part of the Plan presents an Implementation Action Agenda, which is intended to help the Village organize and initiate the Plan implementation process. The Agenda highlights the implementation aspects of the Plan's major policies and recommendations. It should be emphasized that the Agenda is only a summary of the policies and recommendations prepared during the planning process. Other parts of the Plan provide more detailed descriptions of the various Plan initiatives.

The Western Springs Implementation Action Agenda, is presented in Table 1 at the end of this part.

## **Overview of the Action Agenda**

The *Implementation Action Agenda* consists of several components:

- ◆ A listing of the major projects and actions that should be undertaken to maintain, enhance and improve the Village in the future;
- ◆ The suggested priority of each project, based upon a 10 year "horizon" and three implementation phases;
- ◆ An indication of public and/or private sector

responsibilities for initiating and participating in each project; and

- ◆ A suggestion of the funding sources and outside programs that might be available for implementing key projects.

## **Priority and Schedule**

The *Comprehensive Land Use Plan* provides a long-range program for conservation and enhancement within Western Springs. The Plan cannot be accomplished all at once; projects and actions will have to be scheduled over a period of years. Consequently, the Agenda suggests a 10-year "horizon" for completion of the Plan, but strongly encourages that the listing of projects and the priorities be reviewed and updated once a year.

The Action Agenda suggests three levels of priority for project implementation, as described below:

- ✓ **Priority 1** projects should be undertaken within one year.
- ✓ **Priority 2** projects should be undertaken during one to five years, although some may actually begin immediately.
- ✓ **Priority 3** projects should be undertaken during the next five- to ten-year period.

However, it should be emphasized that some projects may either move forward or backward, depending on changes in market conditions, funding sources or local priorities.

## **Public and Private Roles**

In order for the Comprehensive Land Use Plan to be successful, a strong partnership must be

established between the Village, other public agencies, the local business community, neighborhood groups and community organizations, and the private sector. The Plan represents the thoughts, ideas and aspirations of the community and therefore, many stakeholders can assist in the successful implementation of the policies and recommendations in this Plan.

Key participants in the implementation process should include the following:

### **Village of Western Springs**

The Village must assume the leadership role in implementing the Plan. In addition to carrying out the public improvement projects called for in the Plan, the Village can administer a variety of financial and technical assistance programs available to local residents, businesses and developers. The Village should also cooperate with and support other local agencies and organizations, and ensure that all codes, ordinances and enforcement procedures support and complement the Comprehensive Land Use Plan.

### **Other Participants**

Even though the Village will assume the leadership role in implementation, other agencies, organizations and institutions will also participate in many projects. For example, these will include:

- ◆ *Local Agencies and Service Districts:* The active participation and support of the Park District, School Districts and other agencies and service districts will be essential to the successful implementation of the Community Facilities recommendations described in the Plan.
- ◆ *The Western Springs Community:* All residents and community organizations should be encouraged to participate in the on-going planning process in the Village, and should be given the opportunity to provide input and voice their opinions on major improvement and development decisions within the Village.
- ◆ *Other Governmental and Quasi-Governmental Organizations:* Certain projects and actions, including the mobility recommendations, will require the participation and assistance of County, State and Federal agencies such as the Illinois Department of Transportation (IDOT), Metra and the Cook County Forest Preserve District.
- ◆ *Infrastructure Commission, Village of Western Springs:* This Commission can play an important role in identifying and prioritizing needed infrastructure improvements throughout the Village, and coordinating these improvements with other Plan implementation efforts.
- ◆ *Western Springs Business Association:* This Association can play an important role in marketing and promoting the community, and in organizing and undertaking improvement efforts within Downtown Western Springs. The organization can also help to ensure that the needs of the business community are brought to the attention of the Village.
- ◆ *Local Institutions:* Schools, places of worship and other institutions should continue to maintain their own properties while conforming to the overall objectives and policies of the Plan. Existing institutions and businesses might also sponsor special events, activities or improvement projects that can benefit the community as a whole.
- ◆ *Banks and Financial Institutions:* Local lenders can provide active and direct assistance, particularly with respect to upgrading existing properties and facilitating redevelopment.
- ◆ *Builders and Developers:* Private builders and developers should be encouraged to conform to the policies and recommendations of the Plan when undertaking renovations or redevelopment projects, to enhance the overall quality and character of the Village.

## ***Implementation Action Agenda***

The Implementation Action Agenda is identified on the following pages. Because implementation activities are subject to many variables, often beyond the control of the Village, the Agenda

should be considered subject to refinement and modification over time. The Village should attempt to annually review and refine the Agenda so that it is consistent with Village priorities and resources.

Table 1

**Action Agenda: Village of Western Springs  
Comprehensive Land Use Plan**

<b>Project or Action</b>	<b>Role of the Village of Western Springs<sup>1</sup></b>	<b>Other Possible Participants</b>	<b>Tools, Techniques and Resources</b>
<b>LAND USE &amp; DEVELOPMENT:</b>			
<b>1. Maintain and enhance the Village's residential neighborhoods.</b>	<b>Priority 1:</b> Enforce appropriate land use and zoning policies and building codes.	Property owners; developers.	Consistent code enforcement, work with residents and developers.
<b>2. Create a new Downtown Transitional zoning classification.</b>	<b>Priority 1:</b> Adopt the <u>Comprehensive Land Use Plan</u> . <b>Priority 1:</b> Amend the development control ordinance to include a new zoning district.	Western Springs Business Association; residents; property owners; developers.	Update the development control ordinance.
<b>3. Create a new Single Family Attached residential zoning classification.</b>	<b>Priority 1:</b> Adopt the <u>Comprehensive Land Use Plan</u> . <b>Priority 1:</b> Amend the development control ordinance to include a new zoning district. <b>Priority 2:</b> Support single family attached housing on certain parcels.	Residents; property owners; developers.	Update the development control ordinance.
<b>4. Enhance the single family character of the Village.</b>	<b>Priority 1:</b> Enforce appropriate land use and zoning policies and building codes.	Property owners; developers.	Consistent code enforcement, work with residents.
<b>5. Encourage the rezoning of residential parcels for consistency with the Plan.</b>	<b>Priority 1:</b> Adopt the <u>Comprehensive Land Use Plan</u> . <b>Priority 2:</b> Review and update the development control ordinance to reflect recommendations of the <u>Comprehensive Land Use Plan</u> .	Property owners; developers.	Update the development control ordinance.
<b>6. Amend the development control ordinance to distinguish municipal facilities and the post office from residential areas.</b>	<b>Priority 1:</b> Adopt the <u>Comprehensive Land Use Plan</u> . <b>Priority 1:</b> Amend the development control ordinance to include a new zoning district.	Property owners; developers.	Update the development control ordinance.
<b>7. Study and refine the ORI zoning category to ensure an appropriate land use mix.</b>	<b>Priority 1:</b> Adopt the <u>Comprehensive Land Use Plan</u> . <b>Priority 1:</b> Amend the development control ordinance to include a new zoning district.	Property owners; developers.	Administrative actions and policy decisions.

<sup>1</sup> **Priority 1** refers to projects which should be undertaken within the next year; **Priority 2** refers to projects which should be undertaken during the next one to five years, although some may actually begin immediately; **Priority 3** refers to projects which should be undertaken during the next five to ten-year period. However, it should be emphasized that some projects may either move forward or backward, depending on changes in market conditions, funding sources or local priorities.

<b>Project or Action</b>	<b>Role of the Village of Western Springs</b>	<b>Other Possible Participants</b>	<b>Tools, Techniques and Resources</b>
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**LAND USE & DEVELOPMENT, continued:**

<b>8. Establish commercial building and site improvement programs addressing façade rehabilitation, signage, and other enhancements.</b>	<p><b>Priority 1:</b> Review and update the development control ordinance.</p> <p><b>Priority 2:</b> Establish then promote use of a Façade Improvement Program.</p>	Western Springs Business Association; merchants; developers; real estate brokers.	Administrative actions and policy decisions; façade rehabilitation loan program; special service area.
<b>9. Continue to sell unimproved sections of public right-of-way in the Village.</b>	<p><b>Priority 1:</b> Support purchase of right-of-way by residential property owners in accordance with the Village's "Excess ROW Disposal Policy and Procedures."</p>	Property owners; developers.	
<b>10. Work with Timber Trails Country Club to maintain key open space areas if redevelopment occurs.</b>	<p><b>Priority 2:</b> Coordinate efforts with the Country Club owners and future developers on reuse or development concepts.</p>	Timber Trails property owners; developers.	
<b>11. Work within the Southern Unincorporated Area to ensure appropriate land uses, development and preservation activities.</b>	<p><b>Priority 2:</b> Coordinate efforts with other decision-makers, property owners and developers on proposed activities and boundary agreements.</p>	Property owners; developers; Villages of Hinsdale, La-Grange and Indian Head Park, City of Countryside.	
<b>12. Require a plat of consolidation when two or more full or partial lots are recombined to create a new building lot.</b>	<p><b>Priority 1 :</b> Adopt the <u>Comprehensive Land Use Plan</u>.</p> <p><b>Priority 1:</b> Review and update the development control ordinance.</p>	Property owners; developers.	Update the development control ordinance.
<b>13. Establish lot width and depth restrictions, as well as increased side yard requirements, for buildings on larger consolidated lots.</b>	<p><b>Priority 1 :</b> Adopt the <u>Comprehensive Land Use Plan</u>.</p> <p><b>Priority 1:</b> Review and update the development control ordinance.</p>	Property owners; developers.	Update the development control ordinance.

**COMMUNITY FACILITIES & MOBILITY:**

<b>1. Pursue construction of new commuter station and two underpasses; reconstruction of platforms.</b>	<p><b>Priority 1:</b> Secure funding to construct underpasses.</p> <p><b>Priority 2:</b> Secure funding to undertake station area improvements.</p>	RTA; Metra; Park District.	Local property taxes; TEA-21; grants.
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<b>Project or Action</b>	<b>Role of the Village of Western Springs</b>	<b>Other Possible Participants</b>	<b>Tools, Techniques and Resources</b>
<b>COMMUNITY FACILITIES &amp; MOBILITY, continued:</b>			
<b>2. Support sensitive expansion of parks and community facilities, as needed, including the Public Works/ Recreation Center campus.</b>	<b>Priority 3:</b> Plan and budget for needed improvements.	Park District; property owners; institutions.	Land dedication or donations; gifts; general funds; General Obligation (GO) bonds; other local sources; Park District.
<b>3. Establish a comprehensive signage program.</b>	<b>Priority 2:</b> Develop a refined signage and entryway improvement program to create an identity for the Village.	Western Springs Business Association; property owners; merchants; developers.	IDOT, Cook County; Park District, general funds, local donations.
<b>4. Ensure adequate public services through continuing monitoring and maintenance programs.</b>	<b>Priority 3:</b> Plan and budget for major utility upgrades and improvements.	Utility providers; water district; sanitary district.	General funds; GO bonds; other local sources; funds from other public agencies/ service providers.
<b>5. Continue to promote cooperation and interaction among the various agencies and organizations providing facilities and services to the community.</b>	<b>Priority 3:</b> Explore partnership opportunities to benefit the residents and children of Western Springs.	School district, residents, community institutions.	Administrative actions and policy decisions.
<b>6. Create and maintain a complete system of bike routes with connections to regional bike paths.</b>	<b>Priority 2:</b> Undertake an analysis to prioritize and complete improvements. <b>Priority 2:</b> Ensure careful facilities planning which results in high quality, well-designed facilities.	Park District, IDOT; CATS; Chicagoland Bicycle Federation; Cook County Forest Preserve District.	TEA-21; Land dedication or donations; gifts; general funds; GO bonds; other local sources; Park District.
<b>7. Provide bike racks, benches and other amenities for pedestrians and bicyclists.</b>	<b>Priority 2:</b> Identify appropriate locations for bike racks, benches and other amenities.	Park District; community members and organizations.	Donations; Park District; grants.
<b>8. Create a complete sidewalk network and safe crossing points at major intersections and key locations.</b>	<b>Priority 2:</b> Evaluate existing sidewalks and identify deficiencies in sidewalk network; program for improvements in the CIP.		General funds; special service area.
<b>9. Continue the improvement and rehabilitation of local streets to improve capacity and enhance safety.</b>	<b>Priority 3 :</b> Plan and budget for major street upgrades and improvements.	IDOT; Cook County; property owners; merchants.	ISTEA; TEA-21; general funds; bonds; other local sources; special assessment.

<b>Project or Action</b>	<b>Role of the Village of Western Springs</b>	<b>Other Possible Participants</b>	<b>Tools, Techniques and Resources</b>
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**DOWNTOWN, DESIGN & APPEARANCE:**

<b>1. Market and promote the downtown more aggressively; modify business hours.</b>	<b>Priority 2:</b> Support and provide assistance to the business community.	Western Springs Business Association; property owners; merchants.	General funds; in-kind services; other local sources.
<b>2. Explore public and private parking alternatives in order to meet business and commuter needs.</b>	<b>Priority 1:</b> Work with the business community to create additional parking opportunities through the commercial areas.  <b>Priority 1:</b> Promote the use of shared parking arrangements.  <b>Priority 2:</b> Conduct a detailed parking study to identify utilization of existing spaces by different users, and outline a comprehensive approach to parking demand and management.	Western Springs Business Association; merchants; property owners; residents.	General funds; business community participation.
<b>3. Encourage development of parking lots behind buildings, with landscaping and screening.</b>	<b>Priority 1:</b> Review and update the landscaping and site plan requirements in the development control ordinance.	Property owners; developers.	Update the development control ordinance.
<b>4. Review ordinances to ensure parking lots are landscaped and screened; appropriate illumination; controlled access points and minimized impacts.</b>	<b>Priority 1:</b> Evaluate existing ordinances and prepare appropriate amendments.	Western Springs Business Association; developers; business property owners.	Administrative actions and policy decisions.
<b>5. Introduce buffering, illumination and other improvement standards for the Downtown and transitional areas</b>	<b>Priority 1:</b> Evaluate existing ordinances and prepare appropriate amendments.	Western Springs Business Association; developers; business property owners.	Administrative actions and policy decisions.
<b>6. Study and consider extending the downtown streetscape east of Wolf Road.</b>	<b>Priority 3:</b> Evaluate needs and program for improvements in the CIP.	Property owners; IDOT.	TEA-21; general funds; donations.

**IMPLEMENTATION:**

<b>1. Implement recommended zoning amendments and studies.</b>	<b>Priority 1:</b> Prepare recommended zoning and related ordinance revisions as identified to implement plan recommendations.	Property owners; merchants; developers; real estate brokers.	Village staff resources; consulting services.
<b>2. Continue to encourage property maintenance throughout the community, utilizing consistent enforcement of Village codes.</b>	<b>Priority 1 :</b> Adopt the <u>Comprehensive Land Use Plan</u> .  <b>Priority 1:</b> Enforce appropriate Village codes.	Property owner participation; provide technical and administrative assistance.	Consistent code enforcement by the Village of Western Springs.

<b>Project or Action</b>	<b>Role of the Village of Western Springs</b>	<b>Other Possible Participants</b>	<b>Tools, Techniques and Resources</b>
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**IMPLEMENTATION, continued:**

<b>3. Utilize the capital improvement program to address short- and long-term infrastructure improvements and facility planning needs.</b>	<p><b>Priority 1:</b> Undertake regular review of the CIP to ensure it address community needs.</p> <p><b>Priority 2:</b> Infrastructure Commission to provide ongoing input into CIP and Plan coordination.</p>	Residents; school and park districts; Western Springs Business Association.	Administrative actions and policies; consulting services.
<b>4. Alert business owners to the remaining sign amortization period for non-conforming signs.</b>	<p><b>Priority 1:</b> Communicate status of amortization period to business owners.</p> <p><b>Priority 2:</b> Provide assistance to business owners in addressing non-conforming signage.</p>	Western Springs Business Association; property owners; merchants.	Administrative actions and policies.
<b>5. Market and promote the Downtown to strengthen the business sector.</b>	<b>Priority 1:</b> Support and provide assistance to the business community.	Western Springs Business Association; West Suburban Chamber of Commerce; property owners; merchants.	Administrative actions and policies; organization donations.
<b>6. Explore boundary agreements with adjacent municipalities.</b>	<b>Priority 2:</b> Work with neighboring municipalities to explore the potential for agreements in the Southern Unincorporated Area.	Villages of Indian Head Park and Hinsdale; City of Countryside.	Administrative actions and policy decisions.
<b>7. Continue to seek grants, loans, and other sources of intergovernmental funding.</b>	<b>Priority 1:</b> Work with County, State and Federal agencies to secure funding to implement Plan recommendations.	School and park districts; IDOT; Cook County; State of Illinois; various federal agencies.	Administrative actions and policy decisions.
<b>8. Establish a process for the regular review and update of the Comprehensive Land Use Plan.</b>	<b>Priority 2:</b> Undertake regular review of the <u>Comprehensive Land Use Plan</u> .	Residents; merchants; school and park districts; local institutions.	Administrative actions and policy decisions.

Abbreviations used:

CATS: Chicago Area Transportation Study  
 GO bonds: General Obligations bonds  
 IDOT: Illinois Department of Transportation

ISTEA: Intermodal Surface Transportation Efficiency Act  
 RTA: Regional Transportation Authority  
 TEA-21: Transportation Equity Act for the 21st Century