

## A VISION FOR THE 21ST CENTURY...

As Western Springs enters the 21st Century, it has planned for a "sustainable" community ensuring strong neighborhoods and community services, an economically viable business community, and an overall high quality living environment. The Comprehensive Land Use Plan draws together the Village's aspirations for the future as an integrated "expression" of how it will manage its opportunities and resources to meet collective community goals. This poster plan highlights the complete Western Springs Comprehensive Land Use Plan. It summarizes important and frequently requested development and planning policy information.

### PLANNING GOALS

The Planning Goals provide land use policy direction when considering physical and design actions in the future.

#### RESIDENTIAL LAND USE

Goal 1: *Enhancing and protecting the overall single family residential character of the Village.*  
 Goal 2: *Where appropriate, consider new housing types to meet the variety of citizen lifestyles.*  
 Goal 3: *Residential areas should be protected from encroachment by incompatible land uses in areas within or immediately outside the Village boundaries.*

#### COMMERCIAL LAND USE

Goal 1: *Healthy and viable commercial land uses should be maintained and encouraged.*  
 Goal 2: *Maintain a physically and economically vital Central Business District which does not generate negative parking impacts on surrounding neighborhoods.*

#### COMMUNITY IMAGE AND APPEARANCE

Goal 1: *Renovation and new construction should be high in quality and in keeping with the expectations of the community.*  
 Goal 2: *Attractively improved public rights-of-way should be used to enhance the Central Business District and the Village's major street corridors.*

#### TRANSPORTATION

Goal 1: *The Village transportation system should provide for the safe and efficient movement of vehicles, pedestrians, trains, and cyclists.*

#### PARKS, OPEN SPACE AND RECREATION

Goal 1: *Provide parks and open space systems adequate to satisfy the Village's recreational, social, and leisure time needs.*

#### COMMUNITY FACILITIES AND SERVICES

Goal 1: *Municipal, educational, library and other public service facilities should reflect the high quality of the Village overall.*

Those who desire to review the complete Comprehensive Land Use Plan may contact the Village of Western Springs, or view the full Plan on the Village's website.

 **Village of Western Springs**  
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### OVERALL LAND USE PLANNING PRINCIPLES

Several general planning principles have been identified which are universally applicable in the Village. These include:

#### PRINCIPLE 1:

The Village should maintain its current overall low-density character, with a small-town atmosphere in both its residential neighborhoods and Downtown commercial area.

#### PRINCIPLE 2:

The Plan encourages enforcing the height and bulk restrictions currently in place throughout the Village.

#### PRINCIPLE 3:

The Village should update zoning district definitions and regulations to align Village Codes more closely with recommendations in the Plan.

#### PRINCIPLE 4:

The planned development technique should be used for larger projects to avoid piece-meal development that may eventually preclude effective redevelopment. Redevelopment projects should not isolate small remnants that will then become difficult to improve.

#### PRINCIPLE 5:

Traffic impacts on surrounding streets, and impacts to adjoining land uses should be carefully assessed when redevelopment occurs.

#### PRINCIPLE 6:

Potential community "entryway improvements" could be made at various locations within the Village. Potential locations include: Ogden Avenue, Wolf Road, 47th Street, Plainfield Road, Gilbert Avenue, and 55th Street and major approach routes to the Downtown (Wolf Road, Grand Avenue, Burlington Avenue and Hillgrove Avenue).

#### PRINCIPLE 7:

In general, the application and use of the Long Range Plan should be consistent in context of the application of Goals and Objectives and the written Policies and Recommendations of the *Comprehensive Land Use Plan*.

### PLAN IMPLEMENTATION

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. The *Implementation Action Agenda* (below) 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, and 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.

### DOWNTOWN POLICIES

**POLICY 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.

**POLICY 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.

**POLICY 3:** To the extent possible, Downtown redevelopment should be supported by an increased number of on- or off-street parking spaces.

**POLICY 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.

**POLICY 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.

*Future Land Use - Downtown* (below) identifies a future land use configuration based upon implementation of the land use policies within the 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.



### IMPLEMENTATION ACTION AGENDA

Project or Action	Role of Western Springs	Other Possible Participants	Tools, Techniques and Resources
<b>LAND USE &amp; DEVELOPMENT</b>			
1. Maintain and enhance the Village's residential neighborhoods.	<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.
2. Create a new Downtown Transitional zoning classification.	<b>Priority 1:</b> Adopt the Comprehensive Land Use Plan. <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.
3. Create a new Single Family Attached residential zoning classification.	<b>Priority 1:</b> Adopt the Comprehensive Land Use Plan. <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.
4. Enhance the single family character of the Village.	<b>Priority 1:</b> Enforce appropriate land use and zoning policies and building codes.	Property owners; developers.	Consistent code enforcement, work with residents.
5. Encourage the rezoning of residential parcels for consistency with the Plan.	<b>Priority 1:</b> Adopt the Comprehensive Land Use Plan. <b>Priority 2:</b> Review and update the development control ordinance to reflect recommendations of the Comprehensive Land Use Plan.	Property owners; developers.	Update the development control ordinance.
6. Amend the development control ordinance to distinguish municipal facilities and the post office from residential areas.	<b>Priority 1:</b> Adopt the Comprehensive Land Use Plan. <b>Priority 1:</b> Amend the development control ordinance to include a new zoning district.	Property owners; developers.	Update the development control ordinance.
7. Study and refine the ORI zoning category to ensure an appropriate land use mix.	<b>Priority 1:</b> Adopt the Comprehensive Land Use Plan. <b>Priority 1:</b> Amend the development control ordinance to include a new zoning district.	Property owners; developers.	Administrative actions and policy decisions.
8. Establish commercial building and site improvement programs addressing facade rehabilitation, signage, and other enhancements.	<b>Priority 1:</b> Review and update the development control ordinance. <b>Priority 2:</b> Establish then promote use of a Facade Improvement Program.	Western Springs Business Association; merchants; developers; real estate brokers.	Administrative actions and policy decisions; facade rehabilitation loan program; special service area.
9. Continue to sell unimproved residences of public right-of-way in the Village.	<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."	Property owners; developers.	

**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.

Project or Action	Role of Western Springs	Other Possible Participants	Tools, Techniques and Resources
<b>LAND USE &amp; DEVELOPMENT, continued:</b>			
10. Work with Timber Trails Country Club to maintain key open space areas if redevelopment occurs.	<b>Priority 2:</b> Coordinate efforts with the Country Club owners and future developers on reuse or development concepts.	Timber Trails property owners; developers.	
11. Work within the Southern Unincorporated Area to ensure appropriate land uses, development and preservation activities.	<b>Priority 2:</b> Coordinate efforts with other decision-makers, property owners and developers on proposed activities and boundary agreements.	Property owners; developers; Hinsdale, LaGrange and Indian Head Park, City of Countryside.	
12. Require a plat of consolidation when two or more full or partial lots are recombined to create a new building lot.	<b>Priority 1:</b> Adopt the Comprehensive Land Use Plan. <b>Priority 1:</b> Review and update the development control ordinance.	Property owners; developers.	Update the development control ordinance.
13. Establish lot width and depth restrictions, as well as increased side yard requirements, for buildings on larger consolidated lots.	<b>Priority 1:</b> Adopt the Comprehensive Land Use Plan. <b>Priority 1:</b> Review and update the development control ordinance.	Property owners; developers.	Update the development control ordinance.
<b>COMMUNITY FACILITIES &amp; MOBILITY</b>			
1. Pursue construction of new commuter station and two underpasses; reconstruction of platforms.	<b>Priority 1:</b> Secure funding to construct underpasses. <b>Priority 2:</b> Secure funding to undertake station area improvements.	RTA; Metra; Park District.	Local property taxes; TEA-21; grants.
2. Support sensitive expansion of parks and community facilities, as needed, including the Public Works/ Recreation Center campus.	<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.
3. Establish a comprehensive signage program.	<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.
4. Ensure adequate public services through continuing monitoring and maintenance programs.	<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.
5. Continue to promote cooperation and interaction among the various agencies and organizations providing facilities and services to the community.	<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.

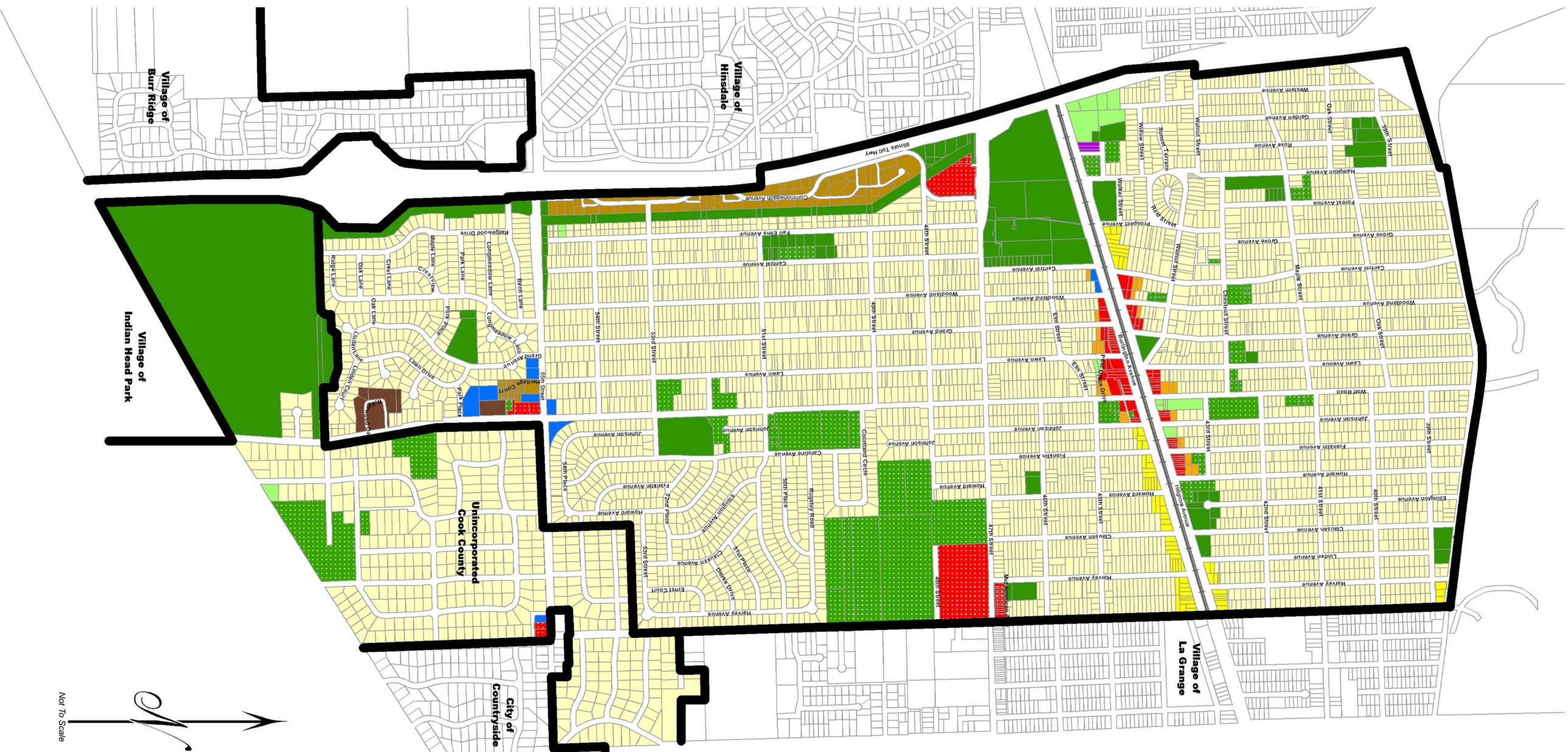
Project or Action	Role of Western Springs	Other Possible Participants	Tools, Techniques and Resources
<b>COMMUNITY FACILITIES &amp; MOBILITY, continued:</b>			
6. Create and maintain a complete system of bike routes with connections to regional bike paths.	<b>Priority 2:</b> Undertake an analysis to prioritize and complete improvements. <b>Priority 2:</b> Ensure careful facilities planning which results in high quality, well-designed facilities.	Park District; IDOT; CATS; Chicago/land Bicycle Federation; Cook County Forest Preserve District.	TEA-21; Land dedication or donations; gifts; general funds; GO bonds; other local sources; Park District.
7. Provide bike racks, benches and other amenities for pedestrians and bicyclists.	<b>Priority 2:</b> Identify appropriate locations for bike racks, benches and other amenities.	Park District; community members and organizations.	Donations; Park District; grants.
8. Create a complete sidewalk network and safe crossing points at major intersections and key locations.	<b>Priority 2:</b> Evaluate existing sidewalks and identify deficiencies in sidewalk network; program for improvements in the CIP.		General funds; special service area.
9. Continue the improvement and rehabilitation of local streets to improve capacity and enhance safety.	<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>DOWNTOWN DESIGN &amp; APPEARANCE</b>			
1. Market and promote the downtown more aggressively; modify business hours.	<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.
2. Explore public and private parking alternatives in order to meet business and commuter needs.	<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.
3. Encourage development of parking lots behind buildings, with landscaping and screening.	<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.
4. Review ordinances to ensure parking lots are landscaped and screened; appropriate illumination; controlled access points and minimized impacts.	<b>Priority 1:</b> Evaluate existing ordinances and prepare appropriate amendments.	Western Springs Business Association; developers; business property owners.	Administrative actions and policy decisions.
5. Introduce buffering, illumination and other improvement standards for the Downtown and transitional areas	<b>Priority 1:</b> Evaluate existing ordinances and prepare appropriate amendments.	Western Springs Business Association; developers; business property owners.	Administrative actions and policy decisions.

Project or Action	Role of Western Springs	Other Possible Participants	Tools, Techniques and Resources
<b>DOWNTOWN DESIGN &amp; APPEARANCE, continued:</b>			
6. Study and consider extending the downtown streetscape east of Wolf Road.	<b>Priority 3:</b> Evaluate needs and program for improvements in the CIP.	Property owners; IDOT.	TEA-21; general funds; donations
<b>IMPLEMENTATION</b>			
1. Implement recommended zoning amendments and studies.	<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.
2. Continue to encourage property maintenance throughout the community, utilizing consistent enforcement of Village codes.	<b>Priority 1:</b> Adopt the Comprehensive Land Use Plan. <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.
3. Utilize the capital improvement program to address short- and long-term infrastructure improvements and facility planning needs.	<b>Priority 1:</b> Undertake regular review of the CIP to ensure it address community needs. <b>Priority 2:</b> Infrastructure Commission to provide ongoing input into CIP and Plan coordination.	Residents; school and park districts; Western Springs Business Association.	Administrative actions and consulting services.
4. Alert business owners to the remaining sign amortization period for non-conforming signs.	<b>Priority 1:</b> Communicate status of amortization period to business owners. <b>Priority 2:</b> Provide assistance to business owners in addressing non-conforming signage.	Western Springs Business Association; property owners; merchants.	Administrative actions and policies.
5. Market and promote the Downtown to strengthen the business sector.	<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.
6. Explore boundary agreements with adjacent municipalities.	<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.
7. Continue to seek grants, loans, and other sources of intergovernmental funding.	<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.
8. Establish a process for the regular review and update of the Comprehensive Land Use Plan.	<b>Priority 2:</b> Undertake regular review of the Comprehensive Land Use Plan.	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





## Legend

- Single Family Detached**  
A residential area consisting of single-family detached dwellings.
- Single Family Attached**  
A residential area consisting of duplexes (two dwelling units within a single structure) and attached townhomes (with up to four dwelling units in a single structure).
- Multiple Family (up to 8 d.u./acre)**  
Existing residential areas consisting of medium density housing types, including townhomes and duplex dwellings. The typical unit represented in this category is an attached two-story dwelling with a private entrance and garage.
- Multiple Family (9-18 d.u./acre)**  
Existing residential areas consisting of low-rise (2-3 story) apartment or condominium buildings with shared stairwells and common parking areas, varying from four to twenty-four units per structure.
- Central Business District**  
The historic commercial area of the Village, with first-floor retail and service uses in a pedestrian-oriented environment, often relying on shared on-street parking and intermingled with other uses that create an activity center.
- Downtown Transitional**  
An area that provides a land use transition between the business district and adjacent single family residential areas, consisting of: parking lots to serve business uses; landscaped buffer areas; existing residential uses; and single family attached dwellings (as planned developments).
- Corridor Commercial**  
A commercial area consisting of automobile-oriented retail and service businesses, either on separate parcels with dedicated parking lots or in a unified shopping center with common parking, signage and site features.
- Office**  
A commercial area consisting of low-rise (1-2 story) office buildings, usually on separate parcels and with dedicated parking lots.
- Office/Research/Industrial**  
A commercial area that primarily allows for offices, research facilities, light manufacturing, assembly, storage, distribution and/or warehousing; in small-scale facilities that do not generate significant noise or traffic.
- Educational and Institutional**  
Areas consisting of community facilities or public buildings, such as schools, places of worship, the public library, the post office or cultural facilities.
- Municipal/Governmental**  
Areas consisting of municipal facilities such as the Village Hall or Public Works garage.
- Parks/Open Space/Recreational**  
Areas intended to be maintained as parks, recreation sites or natural open space amenities

