

INTRODUCTION

The proceeding sections have outlined in detail those controlling physical and social factors which give shape to the form of any area. This section details the specifics of the General Development Plan for Itasca. As such, it discusses the nature and location of the different types of land uses to be planned in the Village and environs. Integrally related to the various types of land uses are the community facilities which are needed to service the needs of the different urban land use forms. All of these factors, along with the Goals, Objectives, and Policies of the Village, comprise the Amendatory Comprehensive Plan for the Village of Itasca.

GENERAL DEVELOPMENT PLAN (MAP)

The General Development Plan (map), as amended, is a broad guide for the future and continued development of Itasca and the planning area. The plan is intended as a guide for day to day decision-making and not as a complete solution for the next twenty (20) years or less of development or redevelopment. It will, therefore, be necessary to review it periodically and to make amendments as the Village's needs and policies change. Consequently, this plan should be regarded as a continuing part of the Village's planning process rather than a final document. Accordingly, it should be studied and utilized as it relates to ordinances and plans the Village has adopted.

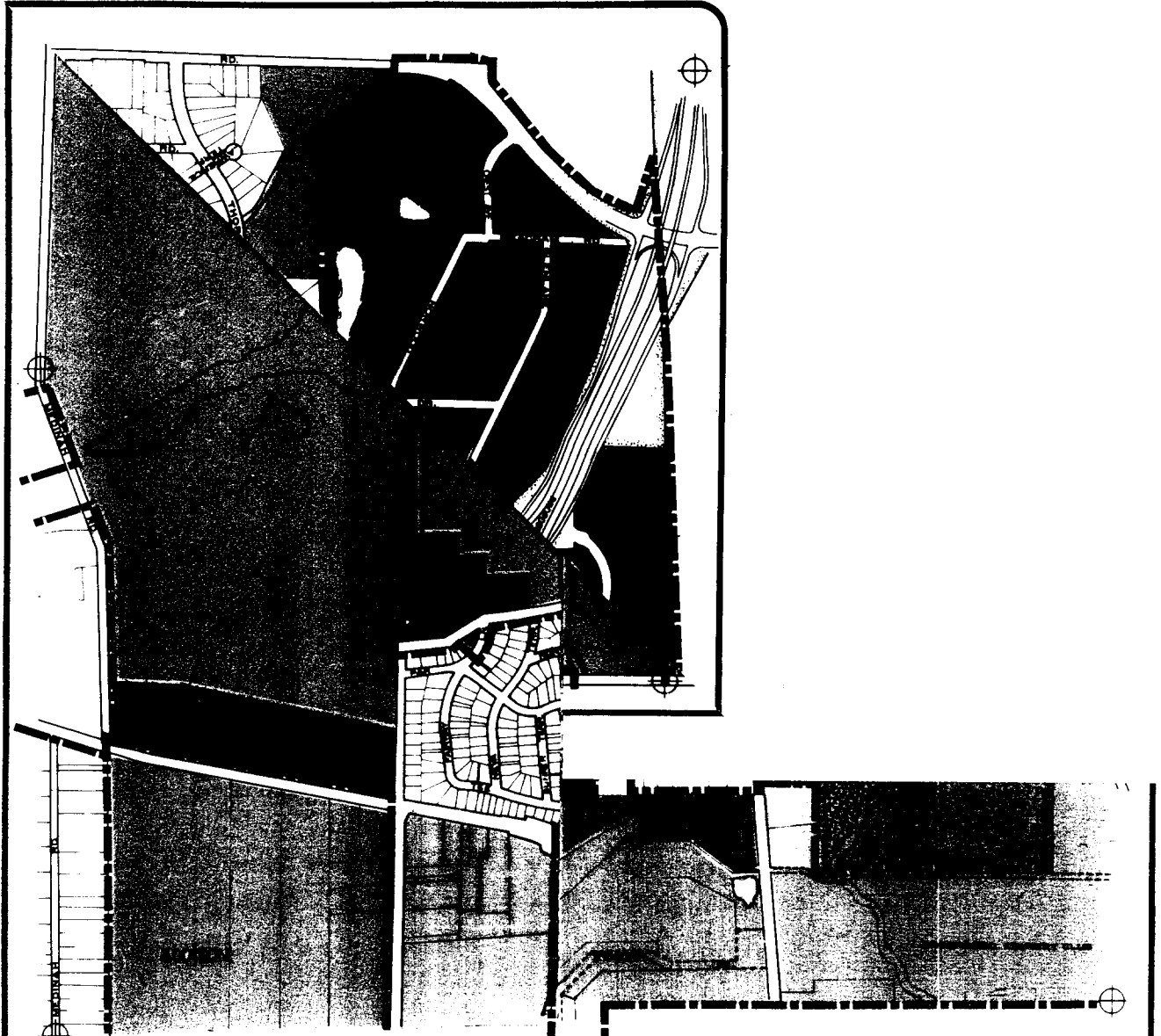
As changes in area and land use allocations take place, the land use patterns will achieve the most advantageous balance for the community.

The Itasca planning area is defined by contractual municipal boundary agreements with the communities adjacent to Itasca. The land areas included in the planning area should be used in determining future annexations and will be assumed to be the ultimate corporate limits of the Village. The boundary agreements that were legally developed and adopted several years ago still define the ultimate corporate limits of the Village.








These agreements are still in effect and have been for many years except for the agreement with the Village of Roselle that was amended for the area near Crest Avenue and Meacham Road. The Village of Addison agreements have been re-adopted. It is unlikely that the County Forest Preserve District will ever permit the annexation of the Songbird Slough (formerly Campbell Slough).

The preservation and enhancement of the existing residential character in Itasca as typified by a small town atmosphere character in Itasca, attractive dwelling units, abundant open space, and a high quality of life in the community is the major determinant in the acceptance of new land uses into the Village. Future land use proposals must be compatible with and serve to enhance the residential character.

The development of unincorporated vacant land portions of the planning area will significantly influence the ultimate character of Itasca; and land use recommendations for



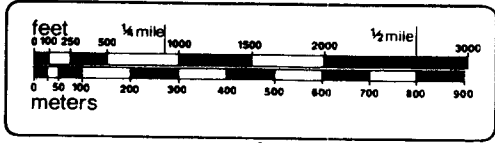
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MAP UPDATE

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OF ITASCA, ILLINOIS



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these areas must be placed to preserve the residential character which the community has identified as its central planning goal.

Itasca has, over the years, changed from a rural community to a suburb of Chicago which is related to the entire Metropolitan area. It has retained and wants to continue to maintain its individual identity and character.

The Goals for the Community Development section should actively be referred to regarding all levels of planning. These serve as a guide and form an area within which all planning recommendations can be made, ranging from site plan reviews through examination of large scale developments and annexations.

The Village officials have referred to the goals and policies in all phases of planning and development.

The Village should attempt to keep its corporate area cohesive rather than segmented, using the annexation process. At the present time there are twenty areas proposed to be annexed to Itasca (refer to the map in the Annexation Section of this report of which part of the areas are in Addison Township and five areas to be annexed are in Bloomingdale Township). Therefore, to annex the identified areas will take the initiative of the Village and/or property owners to create a corporate area more inclusive and not including so many small unincorporated areas. The areas of annexation in both Addison and Bloomingdale Townships range in size from 0.92 acres to over 26 acres. Most of the areas to be annexed would be residential with the largest single parcel being office-research.

The annexation of land to a community can be either an asset or a liability. Areas to be annexed classified as assets (from purely an economic standpoint) would be revenue producing areas that would upgrade the tax structure of the community. A liability might occur in the instances where the community would have to spend funds to provide utilities and services to the new residents. Such liability areas may have substandard subdivision development, poor street design and pavement. Prior to an area being considered for annexation, studies and evaluation should be undertaken to assess the actual benefit/cost relationship yielded.

With the annexation of various areas abutting the Village, the population will increase to approximately 13,000 by the year 2010. This would include such existing unincorporated areas as the Ranchettes and the Nordic Park subdivisions.

OVERALL LAND USE RECOMMENDATIONS

The land use recommendations utilize the general groups of land use types from the 1977 General Development Plan and the 1987 update - residential, commercial, industrial, office, transportation/communication/utilities (TCU), institutional, open space, forest preserves, railroad and freeway.



The commercial category consolidates three land use groups from the 1977 Plan - central business commercial, community commercial and general commercial. The industrial category was called manufacturing and warehousing. The three residential categories - single family, medium density and multi-family - are comparable to the 1977 categories - single family residential, low-medium density residential and medium density multi-family. The medium density category has a density of from four to eight dwelling units per acre and includes two-family residential, the same as in 1977; and the multi-family, a density of eight plus units per acre, to a maximum of 12 units per acre. These are the same densities provided within the 1977 General Development Plan.

The proposed changes to the General Development Plan reinforce the basic framework of the 1977 land use configuration. The Village residential areas are reaffirmed within the general limits of Thorndale Avenue on the north, Songbird Slough, formerly known as Campbell Slough Forest Preserve, on the south, I-290 on the west, and Prospect Avenue on the east, with the exception of Medinah Woods Club, a mixed residential planned development annexed to the Village located between Woodview Drive on the north and Shelley Drive on the south and Rohlwing Road on the east. Single family residential development remains in Medinah, Itasca Ranchettes and Nordic Park which are basically west of Rohlwing Road in Bloomingdale Township.

Industrial (manufacturing) as referred to in the Zoning Ordinance and Office uses ring the Village residential areas to the west, north and east. To the west, between Rohlwing Road and I-290 south of Irving Park Road, single family and low-medium density residential uses have been replaced by office research. To the northwest, north of the Elgin-O'Hare Expressway and west of I-290, single family residential and TCU uses have been replaced by manufacturing and office research. To the east, east of Prospect Avenue, medium density multiple family, forest preserve and TCU have been replaced by office research, manufacturing, medium density residential, commercial and local open space.

LAND USE COMPARISON - 1977, 1986, AND 1993

The land use totals for the General Development Plan of 1977 and the amended General Development Plan of 1987 and 1993 are shown in Table 12. The planning area boundaries, as established in 1987, include 4,900 acres of land in 1987 to 5,200 in 1993 in Addison and Bloomingdale Townships. The planning area is the area delineated according to the official boundary agreements for the adjacent community.

The largest land use category in the proposed plan is still single family residential with 25.2 percent of the total acreage. The next largest is still open space, which includes local parks and golf courses, with 20.1 percent of the total. Industrial (manufacturing) lands are third largest with 15.4 percent of the total; office/research, fourth with 13.0 percent. The remaining 26.3 percent is spread out among the two remaining residential categories, commercial, TCU, institutional, railroad, freeway lands and forest preserves.

As with the adopted 1977 plan, the 1987 and 1993 land use totals include the acreage for adjacent streets within the individual categories. The freeway right-of-way for I-290 and the Elgin-O'Hare Freeway, because of the bulk of the area involved, is shown separately. Railroad acreage is also a separate category.

TABLE 12
FUTURE LAND USE

VILLAGE OF ITASCA, ILLINOIS

Land Use ⁶⁶	1977 Plan as Adopted		1987 Plan as Proposed		1993 Plan as Proposed ⁶⁷	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Single Family Residential	1,321	26.2%	1,310	26.7%	1,310	25.2%
Medium Density Residential ⁶⁸	151	3.0	71	1.4	97	1.8
Multi-Family Residential	61	1.2	82	1.7	105	1.9
Commercial	119	2.4	165	3.4	202	3.7
Industrial	637	12.7	722	14.7	815	15.4
Office/Research	364	7.2	572	11.7	687	13.0
TCU ⁶⁹	208	4.1	112	2.3	137	2.5
Institutional/Governmental	86	1.7	72	1.5	85	1.6
Open Space (parks/country clubs)	1,059	21.0	1,016	20.7	1,046	20.1
Forest Preserve	597	11.0	384	7.8	391	7.4
Railroad	31	0.6	38	0.8	38	0.7
Freeway	400	7.9	356	7.3	356	6.7
TOTAL	5,034	100.0%	4,900	100.0%	5,200	100.0%

SOURCE: DuPage County Development Department, Planning Division, 1986

⁶⁶Streets are included within individual land uses, which represent gross acreage.

⁶⁷1993 Amended General Development Plan (Map) includes additional land use acreage.

⁶⁸Includes Two-Family Residential

⁶⁹TCU - Transportation/Communication/Facilities

From 1977 to 1987 the residential land uses decreased, and between 1987 and 1993 there were no changes. During this period, some residential areas were changed to other land uses. If there had not been this exchange of land use, then an increase in residential would have been recorded. "Single family residential along Rohlwing Road north of the Elgin-O'Hare right-of-way changed in the 1987 plan to manufacturing and office research."⁷⁰

Small areas of single family residential near Nordic Park have been changed to local open space, multiple family residential to reflect conditions during the amended General Development Plan (map) in 1987.

The southwest corner of Thorndale Avenue and Arlington Heights Road single family and low medium density residential have been changed to commercial due to a court decree. The court decree by legal action has been changed and this area is planned for low-density office uses.

East of Prospect Avenue, all the land shown as forest preserve on the 1977 plan has been changed to office research, commercial, medium density residential and TCU.

The TCU land across from Itasca Country Club on the east side of Prospect Avenue has been practically changed to institutional and open space.

"The overall residential uses decreased by 70 acres between 1977 and 1987; the open/space/forest preserve uses decreased by 256 acres; and commercial, industrial and office research uses increased by 339 acres."

The Amendatory General Development Plan will maintain and protect the high quality residential character of the Village and the planning area. Between 1987 and 1993 the overall residential uses increased by 49 acres. The increase included medium density residential and multi-family residential uses.

The commercial and industrial increased by 130 acres between 1987 and 1993 including new annexed areas.

There has been an increase in the office-research since 1987 amounting to approximately 115 acres.

The institutional/governmental land use has increased by approximately 13 acres including the new public service areas.

⁷⁰Itasca General Development Plan Update, DuPage County Regional Planning Commission, Revised March, 1987

Open space and forest preserves have increased approximately 38 acres which includes the new park area annexed to the Village in 1993 south of Devon Avenue and east of Arlington Heights Road. The right-of-way for the railroad and freeway have not increased.

Now some 16 years later industrial parks along Rohlwing Road are running out of building lots and the Chancellory is approximately 45 percent developed as of 1992.

The Amendatory General Development Plan accommodates the demand for industrial and office research uses by providing for these uses in the area east of Prospect Avenue, the Chancellory and the office-research parks east of Rohlwing Road.

TOWN CENTER

The Town Center as originally delineated and adopted in the General Development Plan Report in 1977 encompassed a large area in the Village and, in fact, too large for a community with a population in 1990 of approximately 7,000 people.

A large amount of the area is public and is identified as parks and open space. This area will not be developed and should not be included in the Town Center. The Town Center extends from Elm Street on the east to I-90 on the west.

In 1977 the concept included a large percentage of the area as the expanded Central Business Commercial area to include small shops and boutiques, both north and south of the Chicago, Milwaukee, St. Paul and Pacific Railway.

The Central Business Commercial Area actually has not followed the plan adopted in 1977. Two areas were reclassified from the proposed use to multiple family. Along Walnut Street, there have been two new uses developed which includes retail and office/residential.

Sales tax revenue is not gained from office or residential uses. The area as recommended in the 1977 plan was to be developed as a small retail and service area which addresses the local residents but, more likely, the commuters using the railway.

Metra rail service can provide an incentive that the commuters using the railway can use other uses than the off-street parking areas. The Town Center actually is divided by the railway. This also divides the expanded commercial area along Irving Park Road.

The area in the Town Center west of Maple street on both sides of Irving Park Road from Catalpa Street extended is shown as an expanded Community Commercial Area to be used for business and professional goods and services.

The multiple residential area southeast of the Town Center core area, which is still being developed, will increase the viability of this area through the creation of a walk-in market for the area. Therefore, the businesses should offer the consumer a wider range of goods

and services at greater convenience and by increasing the attractiveness of the Town Center.

It is recommended that the Town Center be a concise area generally located between Center Street on the north, south of Line Street on the south and generally Maple Avenue on the east. The area would be extended south of the railroad and tying in with the new Metra parking area.

The commercial development along Irving Park Road, as included in the previous Town Center, should be required to conform with established setbacks, building orientation, landscaping and signs which are compatible with the character established by the bank building, the Village Hall, the train station, and the medical clinic. No parking should be allowed in the front yard setback and pedestrian amenities should be provided along both sides of Irving Park Road. Curb cuts into Irving Park Road should be consolidated as should parking areas in the rear yards of the commercial users.

The end result should be a boulevard like appearance along Irving Park Road. The large front yard setbacks with uniform signs and abundant landscaping, as well as various pedestrian amenities, should create a very aesthetically pleasing environment.