




Memorandum

TO: Kevin J. Jackson, Village Manager 

FROM: Emily A. Egan, Development Services Director 

FOR: Village President and Board of Trustees

DATE: January 8, 2025

SUBJECT: Roosevelt Road Corridor Plan Update

Purpose

The purpose of this memorandum is to provide the Village Board with information on the status of the Roosevelt Road Corridor Plan update, including initiation of partnerships with the neighboring jurisdictions of Berwyn, Cicero, and Chicago.

Background

A Plan for the Redevelopment of Roosevelt Road – A joint-municipality study of the Roosevelt Road corridor ("Plan"), was adopted by the Village Board on March 21, 2005, as a joint initiative by the City of Berwyn (Berwyn Development Corporation) and the Village of Oak Park. The Study, was prepared by Chicago-based planning consultant Farr Associates and funded through an Illinois Department of Transportation (IDOT) Illinois Tomorrow Grant obtained by the Berwyn Development Corporation. The goal was to maintain Roosevelt Road's pedestrian-friendly character while fostering development as a cohesive corridor across municipal boundaries. This plan has been a guiding document for development and improvements along Roosevelt Road for the past 20 years.

In 2010, Berwyn, Oak Park, and the Town of Cicero collaborated on a streetscape and zoning project following the Plan's recommendations. This historic tri-municipal partnership included input from staff, residents, business owners, and consultants, culminating in a mutual streetscape installation and zoning ordinance overlay completed in 2012. Funding sources included support from elected State officials and Community Development Block Grants (CDBG).

Plan Update Goals and Intent

The Roosevelt Road Plan update is a routine process for ensuring planning documents remain relevant and aligned with the community's current conditions, goals and objectives. This update will provide a strategic approach to capturing and implementing current priorities over time.

The updated Plan will outline goals and strategies related to various aspects of development, including physical infrastructure improvements (such as streetscaping and lighting), guidelines for new building designs, land use development regulations, and unique form-based zoning practices. Additionally, it will address economic vitality, housing opportunities, commercial and public space development, and ways to sustain multiple modes of transportation. The aim is to enhance access to goods and services while protecting and improving the quality of life along the corridor.

Implementation of the Plan's goals and strategies will occur through the development review process, staff reports, Commission discussions, and staff-initiated projects and tasks. The Plan update process is expected to kick off in January 2025, with a development timeline of six to eight months before it is reviewed for adoption by the Village Board. Throughout this process, the community will be engaged and the Village Board will receive regular status updates.

Continuation of Tri-Municipal Partnerships

The Village has a strong history of developing business corridor plans to guide development decisions. In 2025 the Plan will be updated and continue the tradition of municipal partnership among the communities. The City of Berwyn, through the Berwyn Development Corporation, will partner with the Village of Oak Park to fund 50% of the total cost for external professional consultant support. The Village of Oak Park appreciates Berwyn's continued financial support and partnership for this key commercial corridor shared by both communities. The Town of Cicero and the Austin neighborhood of Chicago have also been engaged and had discussions with staff. The Plan update intends to engage all these stakeholders and work closely with regional partners as the Plan is developed.

Next Steps

A request for proposals (RFP) was posted on December 20, 2024 to initiate the

recruitment and selection of an Urban Planning firm best suited to advance the goals of Village and its partners. Staff anticipate concluding the selection process and seeking Board approval of a resolution authorizing a contract with an Urban Planning firm to work with staff on the project in February of 2025. The Plan kick-off and engagement will take place in first quarter of 2025. Subsequent review for adoption by the Village Board is planned for summer of 2025.

For questions, please contact Emily A. Egan, Development Services Director, via email at eeagan@oak-park.us or by phone at (708) 358-5422.

cc: Lisa Shelley, Deputy Village Manager
Ahmad Zayyad, Deputy Village Manager
Craig Failor, Village Planner
Christina M. Waters, Village Clerk
All Department Directors