

# Downtown Redevelopment Plan

# COMMUNITY TOUR



VILLAGE *of* WESTERN SPRINGS  
COOK COUNTY, ILLINOIS



## **Downtown Redevelopment Community Tour Village of Western Springs**

As a part of our effort to develop a unique plan for downtown Western Springs, it is appropriate to learn a little from the success and failures of our neighboring suburban communities. As such, we have developed this community tour to allow participants in the Western Springs downtown planning effort to take a closer look at a few nearby and comparable downtowns. We had originally planned on doing this as a bus tour, but given concerns about the Open Meetings Act, have decided to offer this as a self-guided tour. Our plan now is to get together in mid-to-late January to compare notes and thoughts on these, or other relevant comparable communities. We will have slides of each community to assist in our discussion.

For each community, we have provided an air photo of each downtown and some basic demographic data. We have also provided a list of questions which you may want to review prior to taking the tour to get an idea of what types of things to be looking for as you conduct your tour. If you don't make it to each town, that is o.k. – just let us know what you thought of the ones you do have time to visit. To get you started, here's a few observations from a pre-tour conducted by Village staff and the consultant team.

- 1. Glen Ellyn**
  - a. Notice the newer mixed use buildings along Crescent Boulevard between Park Blvd. and Forest Ave. – observe offset of commercial - residential
  - b. Observe split downtown, with focus on streets with retail on both sides
  - c. Observe street lights with identity banners
  
- 2. Wheaton**
  - a. Look at newer townhomes and condominiums near old court house (south side of railroad, east end of Liberty Drive
  - b. Observe parking garage and surrounding residential development along Wheaton Avenue and Wesley Street (southeast corner)
  
- 3. Downers Grove**
  - a. Look at new parking garage and office along Mound Drive
  - b. Look at new 4-story mixed use buildings along Mound Drive between Burlington Avenue and the parking garage
  - c. Look at newer 5-story mixed use building on the north side of the railroad, east of Main Street
  - d. Look at building height transitions along Forest Avenue, north of the railroad.
  
- 4. Westmont**
  - a. Look at traffic signals and flow near the railroad along Cass Avenue
  - b. Look at restaurant cluster north of the railroad along Cass Avenue
  - c. Look at newer mixed condo-commercial buildings along the west side of Cass Avenue both north and south of the railroad

**5. Clarendon Hills**

- a. Look at mixed use building on Burlington Avenue by water tower
- b. Look at new office/restaurant at Railroad Avenue and Walker Avenue
- c. Look at newer condominiums and townhomes on the west side of downtown between Park Avenue and the railroad

**6. Hinsdale**

- a. Look at alleys with metered parking (south of Hinsdale Ave.
- b. Greater critical mass of businesses
- c. Higher percentage of office uses
- d. Nice window displays, particularly at Phillip's Flowers and Fuller's Hardware

**7. LaGrange**

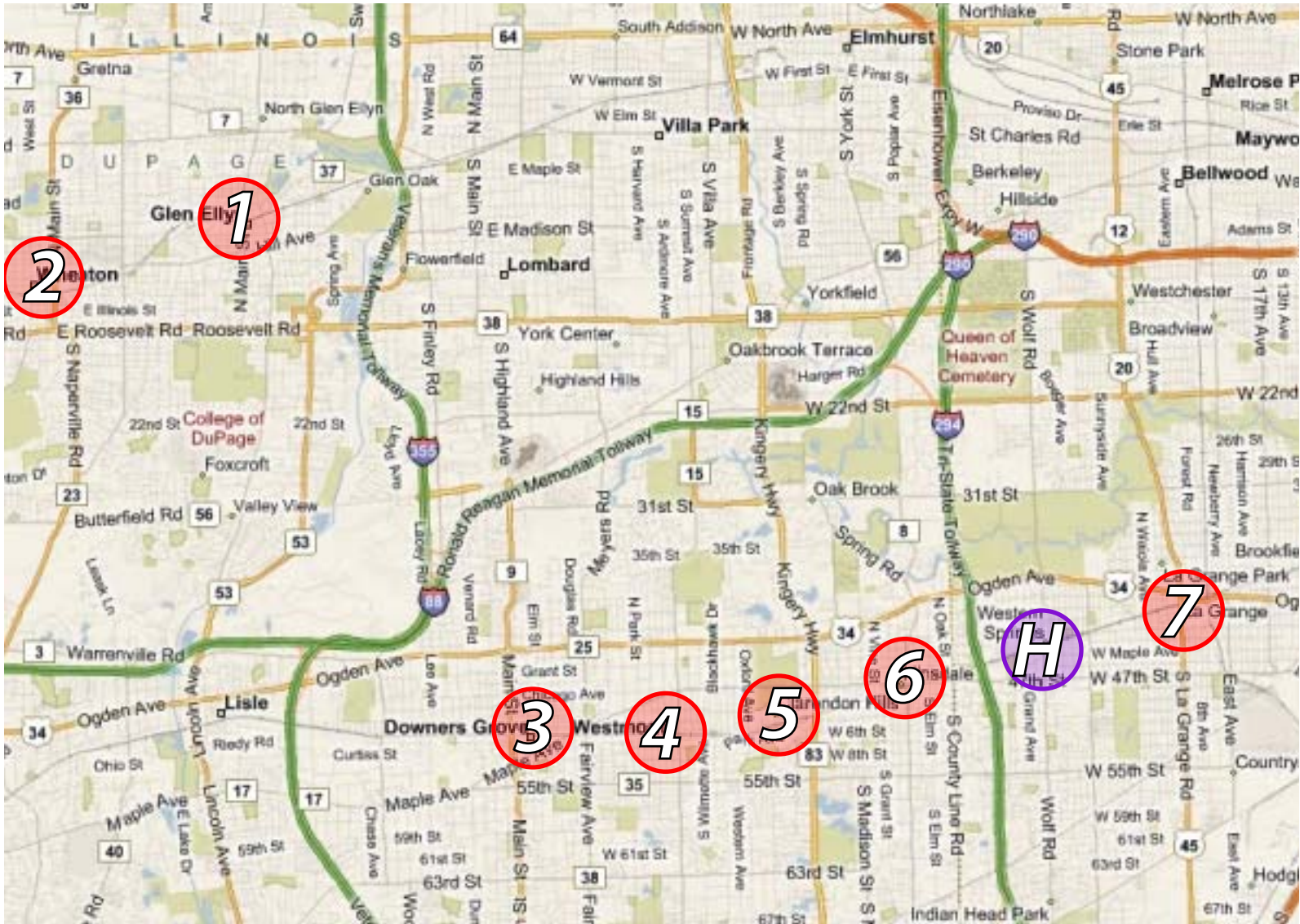
- a. Look at newer construction on both north and south end of downtown along LaGrange Road – particularly the senior residences near the library (south) and the Borders/Trader Joe's, high-rise residential north of the railroad
- b. Notice contribution, and problems, with high volume roadway through downtown

# Western Springs Community Tour

## Things to look for and questions to ponder:

1. What buildings have a scale/character that would fit Western Springs?
2. List the businesses in \_\_\_\_\_ (specific or type) that you would shop in if they were located in Western Springs.
3. What streetscape elements add to the character of the community? (Streetlights, trash cans, benches, bike racks, bollards, planters, newspaper racks, directional signs, etc.)
4. Why does downtown \_\_\_\_\_ work or not work?
5. How does \_\_\_\_\_ handle parking for customers, and does it work?
6. How does \_\_\_\_\_ handle commuter parking, and does it work?
7. What has \_\_\_\_\_ done to accommodate pedestrians in their downtown?
8. What has \_\_\_\_\_ done to accommodate bicyclists?

# TOUR AREA OVERVIEW



**1. Glen Ellyn**

**2. Wheaton**

**3. Downer's Grove**

**4. Westmont**

**5. Clarendon Hills**

**6. Hinsdale**

**(H)ome - Western Springs**

**7. La Grange**



# 1. Glen Ellyn



# 2. Wheaton



# 3. Downers Grove



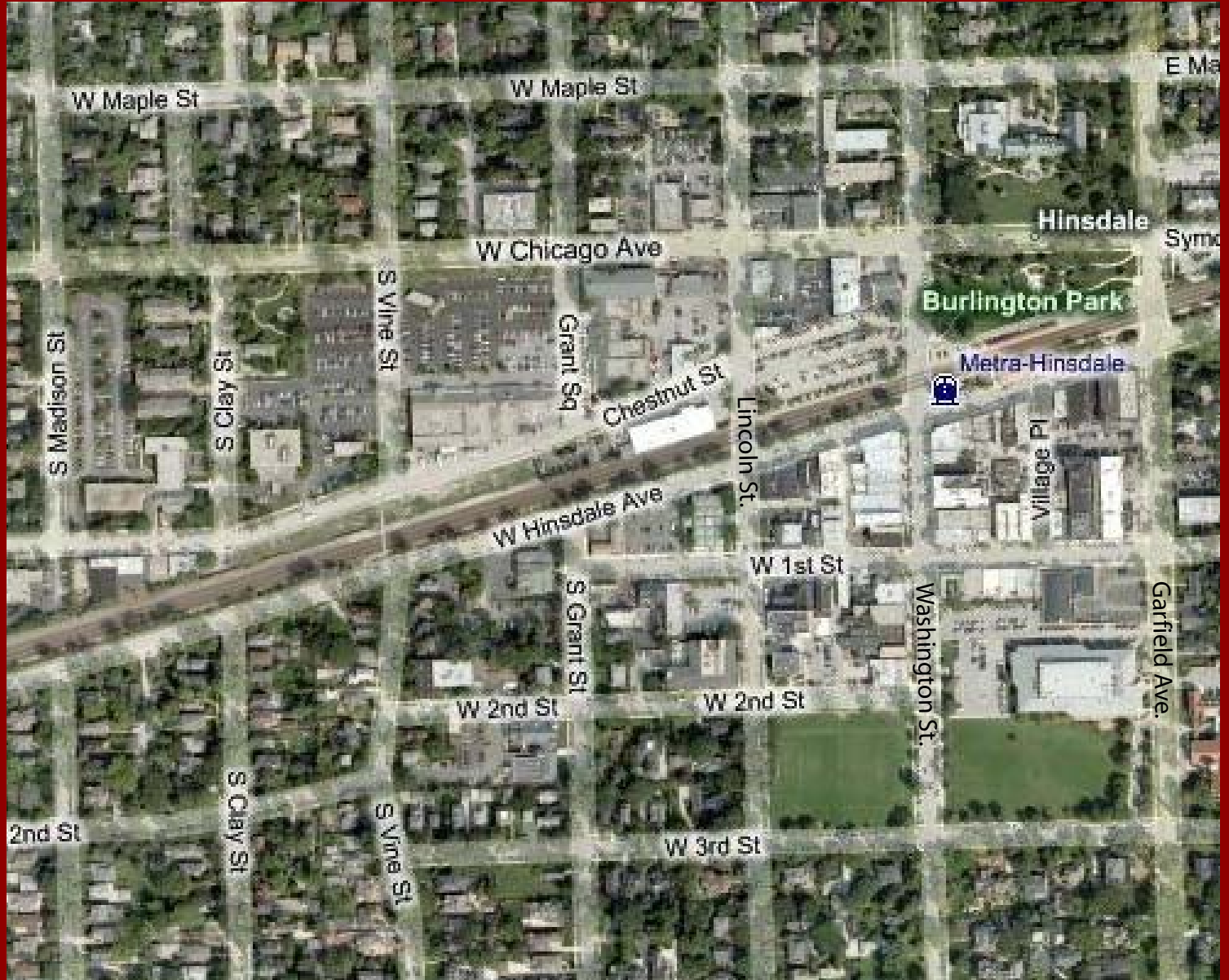
# 4. Westmont



# 5. Clarendon Hills



# 6. Hinsdale



# 7. La Grange



## ½ Mile Radius

	Burlington & Lawn, Western Springs	N Main & W Front, Wheaton	S Prospect & Railroad, Clarendon Hills	Main & Burlington, Downers Grove	E 1st & S Garfield, Hinsdale	E Burlington & N La Grange, La Grange	Crescent & N Main, Glen Ellyn
<b>Population</b>	3,801	4,563	3,866	4,287	3,158	5,683	3,502
<b>Population Density per Mile</b>	4,839.04	5,809.31	4,922.48	5,458.90	4,020.52	7,236.36	4,458.77
<b>Household Average Income</b>	\$153,507	\$112,972	\$168,974	\$81,857	\$246,276	\$103,172	\$104,465
<b>Median Household Income</b>	\$121,328	\$84,301	\$127,805	\$74,078	\$179,143	\$75,048	\$81,324
<b>Total Employees</b>	1,563	5,158	844	3,051	3,642	5,066	3,312
<b>Total Retail Expenditure</b>	\$53,349,464	\$63,201,147	\$61,884,158	\$51,587,718	\$63,786,960	\$68,932,039	\$46,658,263
<b>Eating &amp; Drinking</b>	\$5,324,650	\$6,231,181	\$6,160,869	\$5,046,729	\$6,366,594	\$6,762,371	\$4,589,719
<b>Grocery Stores</b>	\$14,534,782	\$17,077,785	\$16,824,251	\$13,844,958	\$17,556,217	\$18,629,908	\$12,653,876
<b>Pharmacy and Drug Stores</b>	\$3,271,328	\$3,820,317	\$3,790,866	\$3,080,659	\$3,960,464	\$4,143,347	\$2,831,161

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## 5-Minute Drive Time

	Burlington & Lawn, Western Springs	N Main & W Front, Wheaton	S Prospect & Railroad, Clarendon Hills	Main & Burlington, Downers Grove	E 1st & S Garfield, Hinsdale	E Burlington & N La Grange, LaGrange	Crescent & N Main, Glen Ellyn
<b>Population</b>	23,070	27,132	20,727	31,699	25,913	28,441	24,641
<b>Population Density per Mile</b>	3,880.48	4,536.98	4,181.47	3,577.20	3,303.59	5,903.94	4,108.03
<b>Household Average Income</b>	\$168,859	\$103,597	\$132,390	\$89,205	\$194,189	\$111,329	\$123,087
<b>Median Household Income</b>	\$126,892	\$89,629	\$96,937	\$81,487	\$132,536	\$87,121	\$102,604
<b>Total Employees</b>	11,135	15,123	10,838	15,750	20,667	12,511	11,746
<b>Total Retail Expenditure</b>	\$352,284,873	\$285,898,113	\$288,315,239	\$352,687,497	\$438,131,792	\$337,480,479	\$309,524,634
<b>Eating &amp; Drinking</b>	\$35,151,016	\$28,266,147	\$28,599,429	\$34,715,895	\$43,741,749	\$33,273,422	\$30,723,573
<b>Grocery Stores</b>	\$96,153,914	\$77,238,358	\$78,253,786	\$94,991,960	\$119,744,120	\$91,250,892	\$83,913,825
<b>Pharmacy and Drug Stores</b>	\$21,665,676	\$17,274,715	\$17,575,293	\$21,211,485	\$27,012,547	\$20,371,755	\$18,839,130

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## Community

	Western Springs	Clarendon Hills	Downers Grove	Glen Ellyn	Hinsdale	La Grange	Wheaton
<b>Population</b>	12,140	7,951	47,664	27,124	17,293	14,755	53,903
<b>Population Density per Mile</b>	4,609	4,572.76	3,325.45	4,086.11	3,751.22	5,874.83	4,782.25
<b>Household Average Income</b>	\$155,312	\$138,251	\$91,345	\$113,930	\$209,376	\$121,289	\$115,534
<b>Median Household Income</b>	\$122,861	\$105,674	\$82,280	\$91,003	\$141,060	\$99,916	\$92,754
<b>Total Employees</b>	3,582	2,204	36,214	14,319	13,543	9,494	29,416
<b>Total Retail Expenditure</b>	\$171,187,118	\$113,142,973	\$531,222,283	\$341,586,673	\$307,467,443	\$181,254,464	\$623,026,729
<b>Eating &amp; Drinking</b>	\$17,088,234	\$11,239,345	\$52,290,952	\$33,800,454	\$30,704,656	\$17,929,389	\$61,756,842
<b>Grocery Stores</b>	\$46,592,882	\$30,707,669	\$143,129,844	\$92,561,400	\$84,204,163	\$49,095,328	\$168,720,717
<b>Pharmacy and Drug Stores</b>	\$10,498,827	\$6,903,831	\$31,971,608	\$20,739,662	\$18,994,457	\$10,994,990	\$37,813,388
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