



# COOK COUNTY

## COMPREHENSIVE LAND USE AND POLICIES PLAN

*ADOPTED 1999*

**John H. Stroger, Jr., President**  
*COOK COUNTY BOARD OF COMMISSIONERS*



OFFICE OF THE PRESIDENT  
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**JOHN H. STROGER, JR.**  
PRESIDENT

To the Citizens of Cook County,

I am pleased to present the Cook County Comprehensive Land Use and Policies Plan. This Plan is the result of extensive public input and provides the strategy Cook County will follow when addressing future growth and development. The Plan seeks to balance the rights of property owners with the rights of the public-at-large. It should be regarded as a policy guide and is critical to the development of land use policies and regulations for Cook County.

The new Plan identifies and seeks to preserve Environmentally Sensitive areas and Open Space throughout Cook County. The Plan introduces the concept of "Open Space Opportunity Areas" which include private open space, such as golf courses, areas officially designated by the Forest Preserve District as highly desirable for acquisition as Open Space, and Environmentally Sensitive areas.

I am especially proud that despite the annexation of over 50,000 acres of land, the new Comprehensive Plan reflects an increase in Forest Preserve acreage in unincorporated Cook County since the previous Plan was completed in 1976.

I would like to give special thanks to the Residents, Municipalities and Public Organizations of Cook County for their input. We are happy to have had the opportunity to work with you to develop this important Plan for all the people of Cook County.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "John H. Stroger, Jr." with a large flourish at the end.

John H. Stroger, Jr.  
President



**Cook County**  
**Comprehensive Land Use and Policies Plan**

**Adopted April 6, 1999**  
**Amended September 22, 1999**





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## PREFACE

This document presents a revised Comprehensive Plan to guide planning and development within unincorporated Cook County, Illinois. While in some ways it is similar to the previously adopted 1976 plan, it is also quite different. It is similar in that the plan contains elements that are common to all comprehensive plans, such as land use recommendations, and continues the efforts of the prior plan to organize and balance land development. However, this plan differs in its scope and approach to development. It inventories strengths and weaknesses of past and present development. Also, this plan views in far greater depth those economic, social and environmental forces which shape land use decisions, and makes recommendations to the County Government regarding future land use and amendments to the County's police power ordinances based upon these forces.

Given the vast area (954 square miles), it is not surprising that there are clear economic, physical, and developmental differences within Cook County. While Cook County has many areas which require maintenance or redevelopment efforts, there are also sections where there is opportunity for new growth. Therefore, policies that recognize and plan for these independent areas, while keeping a sense of general county-wide goals, are appropriate for the 1997 update. For example, policies relating to large tracts of undeveloped land may be appropriate in Lemont or Orland Townships, but may no longer be applicable to Maine or Northfield Townships, where most of the larger tracts of land have been developed. Consequently, this comprehensive plan is oriented to actions which can improve the quality of life within the existing county structure while creating a vision for county land development in the future and which also recognizes and builds upon the individual character of each locale.

# CHAPTER I. PLANNING IN COOK COUNTY

## *Section A: Planning Framework and Environment*

### Planning in Cook County

In 1976, Cook County adopted the Comprehensive Land Use and Policies Plan. This plan spelled out goals, objectives, and policies for future development in Cook County. Recommendations were geared toward orderly and balanced land development within Cook County in a general sense. It did not make provisions for distinct areas within the county that have different planning needs, nor make recommendations geared toward economic development and growth. Significantly, the 1976 plan did not recognize the planning implications of being a "home rule" county. The recommendations contained in this updated plan are all predicated upon those home rule powers delegated to Cook County by the State of Illinois.

### What is a Comprehensive Plan?

The Comprehensive Plan is an official public document adopted by the local government as a policy guide to decisions about the physical development of the community. It is often said that the essential characteristics of the plan are that it is comprehensive, general and long range. Although there is some variation in the content of comprehensive plans, three technical elements are commonly included: first the identification of goals, objectives and policies; next the private use of land and thirdly is information on population characteristics and economic growth. In Illinois, the Comprehensive Plan is an advisory document created, in accordance with Illinois State statutes, to guide the county in planning for future development of compatible land uses, adequate infrastructure, and county facilities and should not be confused with a zoning ordinance which is a legal, enforcement document. Thus, while the plan is not a regulatory document, it is a critical, intermediate step in the construction of county land use policies and regulations.

### Basis for Planning

Even though the plan as a whole is general, it contains several elements which vary significantly in their level of distinction and detail. These elements are called goals, objectives, and policies. These are the most fundamental elements to direct the preparation for the Comprehensive Plan. Goals are general statements or proposed long-term achievements, while objectives are more action-oriented, short-term statements that advise public policy and action. They are interrelated and serve to support each other. Policies are the means in which the objectives are carried out. Goals, objectives, and policies must be based on a solid foundation of data and projections. However, goals, objectives, and policies can be the subject of differences in interpretation and significance. Therefore, this document provides the needed background data and rationale to allow for a consistent and thoughtful interpretation of the plan.

For the purpose of this plan, GOAL, OBJECTIVE, and POLICY are defined as follows:

**GOAL:** A long-range guide to the physical, social, and economic well-being and growth of Cook County. A "goal" is regularly evaluated and revised.

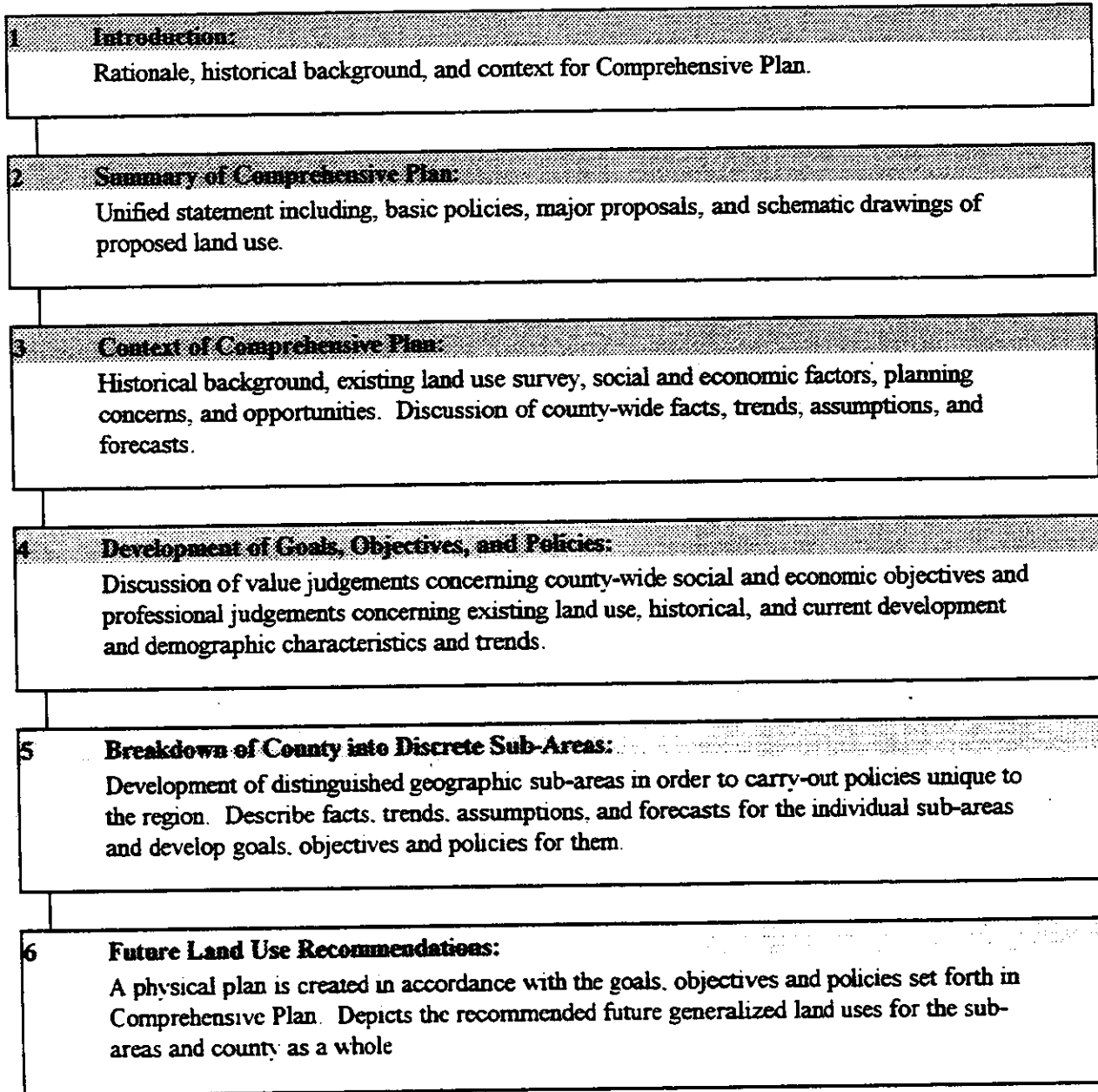
**OBJECTIVE:** The opportunity for achieving a goal. An "objective" is more specific than a goal and can be realized through determined policy formulation and implementation.

**POLICY:** A methodology chosen to carry out an objective. A "policy" is selected from several alternatives based on specific conditions.

### Planning Process

This text and associated maps represent a strategy that Cook County will employ in addressing pertinent development issues. Whereas recommendations presented in the Comprehensive Plan are made specific to the unincorporated properties in the county, the active participation of all Cook County residents, municipalities, and interested public organizations has been actively solicited during the preparation of this Comprehensive Plan.

**Figure 1.0. Methodology for the Preparation of the Comprehensive Plan**



Cook County Development Since the 1976 Comprehensive Plan

The past twenty years have witnessed numerous changes, many of which have broad implications for the art and science of urban planning. To better define and illustrate the current planning environment in the county, fundamental planning concerns are identified. This is done in two parts. The first part recognizes county-wide issues, while the second part cites specific study areas. The former discusses, residential, commercial, industrial, and other development issues. The latter portion

specifies particular areas in the county where special planning concerns which require individualized solutions are identified.

*1. County-Wide Concerns:*

Planning concerns that affect Cook County as a whole include, but are not limited to, economic growth, urban sprawl, commercial and industrial expansion, and other public land management concerns especially of environmentally sensitive areas such as wetlands and floodplains.

**Land Use:**

At the heart of any plan is the existing and future use of land. While long range land use planning relies upon the analytical use of economic trends, population growth and forecasts, and the thorough understanding of interrelationship of the forces which shape urban development, in the end this plan will be successful based upon the soundness of its future land use recommendations.

While there are many purposes and applications for land use data, in Cook County two applications will clearly take precedent. The first will be in the application of zoning, which has as a basis the existing use(s) of land and the development trends and forces which are at work will have far greater validity and support. Of equal importance is the fact that the implementation of this plan will occur through the astute use of modern zoning techniques.

The second application of the land use data will be the administration of economic development programs. This plan identifies subareas which have experienced lesser rates of growth since 1976, especially in the areas of industrial and commercial growth. These areas are most likely to benefit from incentive programs.

Annexation policies have also played a major role in the land use pattern within unincorporated Cook County. In 1976 the amount of unincorporated land was calculated at 450 square miles, this study finds that this total has been reduced to 230 square miles. Significantly, the largest single category of unincorporated land lies within the Forest Preserve District's holdings.

**Economic Development:**

The growth of the county's economy is directly tied to decisions regarding land use. Over the past twenty years there has been an economic cycle which has favored residential development while the past ten years have witnessed a stagnation in office and industrial growth. One of the consequences has been an increased tax burden on home owners. This plan is aware of the Cook County policy of desiring to minimize the tax burden on home owners.

Another factor which has impacted on the economic vitality of the county has been the annexation pattern of some municipalities. There has been a pattern of annexation in Cook County, where land specific to particular development types has been incorporated into municipalities, leaving the surrounding properties unincorporated. This pattern has resulted in select "pockets" of unincorporated land, a large portion of which are existing multi-family neighborhoods, scattered throughout Cook County. Delivering services to these geographically disparate areas is expensive and often ineffectual.

#### Urban Sprawl:

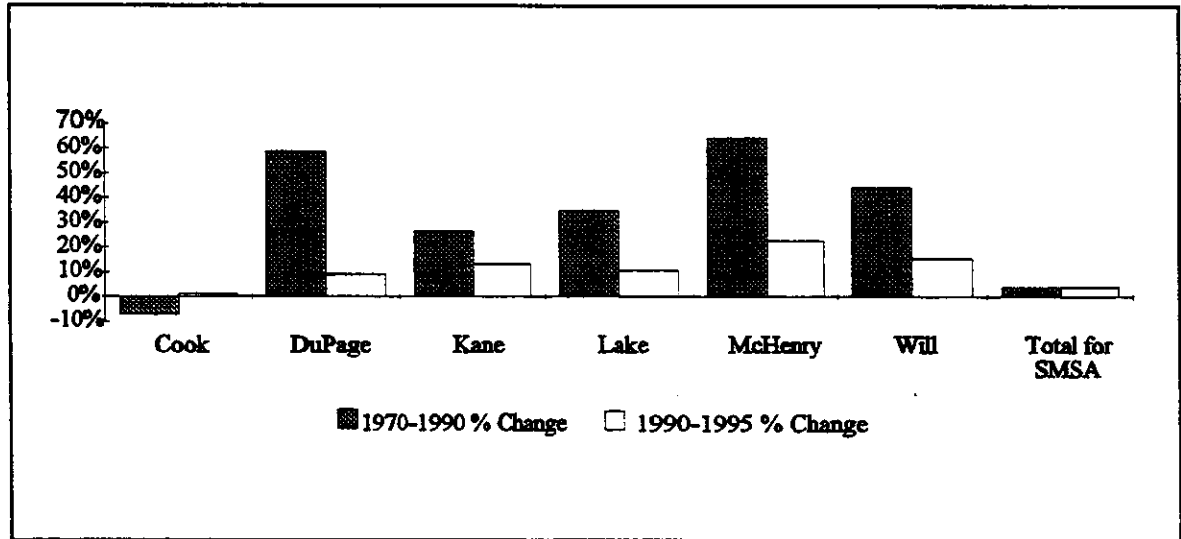
Government units, at all levels, have been troubled with the environmental effects and economic impacts associated with the primarily residential development patterns on the urban fringe, or in other terms, the costs of sprawl as it was first described in the study *The Cost of Sprawl*, prepared in 1974 by Real Estate Research Corp. That study identified concerns stemming from at least three issues: the costs and inefficiency of low housing density resulting from large lot zoning; the efficiency of "leapfrogging", where scattered residential and commercial developments are peppered with unused open space; and the effects of juxtaposing incompatible land uses. Comprehensive planning and land use controls are important tools which can help manage urban sprawl and its associated costs. Cook County is concerned with the urban sprawl that has occurred since the adoption of the 1976 Plan. According to the Northeastern Illinois Planning Commission (NIPC), over the past twenty years, the county population decreased by 7% while residential land consumption in Cook County increased by 37%. Nearly 100,000 acres of open land were replaced by homes. In comparison, the Forest Preserve District of Cook County has only been able to add 4,000 acres to its holdings in the past two decades.

#### Population Expansion:

The population of Cook County was 5,105,067 at the 1990 Census. This represents a decrease by 7% since 1970. However, there has been a 47% increase in population in the suburban portion of Cook County and a 21% decrease in population for the City of Chicago during this time. Looking at the metropolitan area as a whole, it is apparent that even though the overall Chicago Standard Metropolitan Statistical Area (SMSA) population has increased by a small amount since 1970 (4%), people have moved away from the central city and into the outlying areas of the Chicago Metro area. For example, while the population of the City of Chicago decreased by 21%, the populations of DuPage and McHenry Counties both increased by approximately 60%; suburban Cook County increased by 47%, Will County gained 44% population, Lake County increased by 35%, and Kane County expanded by 26%. This trend has continued in the past five years. Whereas the population of Chicago decreased by almost 2%, the suburban portion of Cook County increased by 3.6%, DuPage County by 9.2%, Kane County grew by 13%, Lake County by 10%, McHenry County increased by 22%, and the population of Will County expanded by 15% from 1990 to 1995.



**Figure 1.1 Population Expansion**



**Table 1.0 Population in the Chicago SMSA**

	Total Population 1970	Total Population 1980	Total Population 1990	Total Population 1995	% Change 1970-1990	% Change 1990-1995
<i>Cook County</i>	5,493,529	5,253,655	5,105,067	5,136,877	-7.1%	0.6%
<i>-Chicago</i>	3,550,404	3,005,072	2,783,726	2,731,743	-21.6%	-1.9%
<i>-Suburban</i>	1,579,321	2,248,583	2,321,341	2,405,134	47.0%	3.6%
<i>DuPage County</i>	492,181	658,835	781,666	853,458	58.8%	9.2%
<i>Kane County</i>	251,005	278,405	317,471	359,950	26.5%	13.4%
<i>Lake County</i>	382,638	440,372	516,418	572,431	35.0%	10.8%
<i>McHenry County</i>	111,555	147,897	183,241	224,677	64.3%	22.6%
<i>Will County</i>	247,825	324,460	357,313	413,379	44.2%	15.7%
<i>Total for SMSA</i>	6,978,733	7,103,624	7,261,176	7,560,772	4.0%	4.1%

SOURCE: Revised 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Commercial and Industrial Expansion:**

Another factor motivating the preparation of an update in the comprehensive plan is the level and intensity of commercial activity in Cook County. In the state of Illinois, Cook County has 43.1% of the total number of business establishments, 7.9% of employees, and 53.9% of the annual payroll. Compared with the rest of the SMSA, Cook County has the largest share of business. DuPage County has 8.7% of establishments, 1.6% of employees, and 10.7% of the annual payroll in Illinois. Of the remaining counties in the SMSA, there are between 1.8% and 5.2% of total establishments, 0.2% to 0.8% of employees, and 0.4% to 5.6% of the annual payroll.

**Table 1.1 1993 Business Patterns in the Chicago SMSA**

	Business Establishments		Employment		Annual Payroll (\$1,000's)	
	Total	% of State	Total	% of State	Total	% of State
Illinois	284,261	-	29,144,948	-	\$127,236,398	-
Cook	122,602	43.1%	2,314,172	7.9%	\$68,591,319	53.9%
DuPage	27,456	9.7%	463,498	1.6%	\$13,649,406	10.7%
Kane	8,889	3.1%	141,732	0.5%	\$3,569,972	2.8%
Lake	14,865	5.2%	231,242	0.8%	\$7,084,738	5.6%
McHenry	5,154	1.8%	60,752	0.2%	\$1,431,309	1.1%
Will	7,288	2.6%	102,198	0.4%	\$566,331	0.4%

*SOURCE: 1993 County Business Patterns; U.S. Bureau of the Census*

Specifically, retail sales are used as a commercial activity indicator. Statistics show that commercial conditions in Cook County are such that it is apparently the central place for at least the SMSA and the State of Illinois. There has been a 55% expansion in the sales volume of retail activity in the past two decades. Although the total number of business establishments fell 88% during this time, the sales per establishment volume increased 76%, from \$327,800 in 1974 to \$1,400,078 in 1992. Some of this growth is naturally due to inflation and the general strength of the economy in the United States during the 1990's. A reduction of 88% in the number of establishments reflects on the number of jobs lost during the time period. Once again, tax policies which reward businesses for relocating outside of Cook County need to be reviewed on a regular basis.

**Table 1.2 Cook County Retail Sales Volume, 1974-1992**

	Total Retail Sales	Number of Establishments	Sales Per Establishment
1974	\$16,743,045,117	51,077	\$327,800
1992	\$37,912,705,000	27,079	\$1,400,078
Percent Change 1974-1992	55.8%	-88.6%	0.766

SOURCE: 1992 Census of Retail Trade; State of Illinois, Department of Revenue

Cook County ranks first in the state for its volume of retail sales, holds 44.2% of total retail sales in Illinois, 41.8% of state retail establishments, 43.4% of paid employees, and 46.5% of the state's annual payroll. DuPage, Lake, Kane, and Will Counties respectively rank second through fifth in Illinois in volume of retail sales. McHenry County ranks twelfth in this category. DuPage County generates 10% of the state's retail sales, 7.5% of the retail establishments, 9.2% of the paid employees, and 9.9% of the annual payroll. Lake County generates 5.2% to 6.2% of the state's retail sales, establishments, paid employees, and annual payroll. Kane County holds 3% of the state's total, Will County contributes 2%, and McHenry County holds 1.5% of the state's overall retail sales, establishments, paid employees, and annual payroll.

**Table 1.3 Total 1992 Retail Sales in the Chicago SMSA**

	State Rank	Total Sales (\$1,000's)	% of State	No. of Establish- ments	% of State	No. of Paid Employees	% of State	Annual Payroll (\$1,000's)	% of State
Illinois	—	85,765,697	—	64,826	—	846,122	—	10,076,429	—
Cook	1	37,912,705	44.2%	27,079	41.8%	367,395	43.0%	4,682,060	46.5%
DuPage	2	8,670,746	10.1%	4,847	7.5%	77,954	9.2%	997,181	10.0%
Lake	3	5,293,964	6.2%	3,355	5.2%	45,343	5.4%	625,280	6.2%
Kane	4	2,619,145	3.1%	2,001	3.1%	27,445	3.2%	315,089	3.1%
McHenry	12	1,305,168	1.5%	941	1.5%	11,876	1.4%	138,345	1.4%
Will	5	2,140,127	2.5%	1,521	2.3%	20,431	2.4%	224,578	2.2%

\* by Volume of Sales

SOURCE: 1992 Census of Retail Trade, U.S. Bureau of the Census

Up until 1974, the industrial tax base for Chicago exceeded that of the tax base in suburban Cook County. Since then however, while industrial development has continued to grow in suburban Cook County, it has been appreciably reduced in Chicago. The factors which caused an exodus of industry from Chicago, such as aging and technologically outdated facilities, could at some point have similar consequences for suburban Cook County. Programs which reward modernization of such facilities should be reviewed on a regular basis.

Other contributing planning issues include an increase in the massive infrastructure (streets, utilities, schools, etc.) of the county, the decline of agricultural land, and general changes in technology and urbanization pattern in Cook County.

2. *Specific Study Areas*

Each of the five sub-areas presents different opportunities, challenges and developmental issues. As noted earlier in this report, in the north, northwest, and central parts of the county, the policy of selective annexation by some of the municipalities has left small pockets of unincorporated land, mostly multi-family developments. Such areas are ineffectively serviced by the county due to the costliness and timeliness of serving geographically disparate areas. In the south sub-area, job creation and economic development is of primary concern. In the southwest sub-area, traffic gridlock in Orland Township and the extension of Interstate 355 are creating tremendous development pressures for these communities.

## CHAPTER II. PLANNING ISSUES

### *Section A. Introduction*

This chapter is designed to aid the County Board of Commissioners, the Zoning Board of Appeals of Cook County, and the general citizenry in understanding the planning basis for future land development. The intention is to provide a rational basis for decision-making in evaluating present and alternative County land use patterns. Defining such goals, objectives, and policies is a principal step in maintaining continuity in order to insure that Cook County's future needs, desires, and the expectations of Cook County residents are being addressed.

### *Section B. Goals, Objectives, and Policies for the Use of Unincorporated Land*

The costs of urban sprawl; fragmented population expansion; commercial and industrial expansion; and more specific issues, such as traffic gridlock in Orland Township or development pressures along I-355 in Lemont Township have all contributed in various ways over the past twenty years to create the current planning environment in Cook County. Such concerns have been manifested in the following general goals, objectives, and policies, which will serve to better plan for future Cook County land development. The following discussion will focus on county wide administrative goals and objectives.

Within certain areas of Cook County there has developed a pattern of selective annexation. This has generally been characterized by annexing commercial, industrial, and office developments while avoiding residential areas, especially multi-family neighborhoods. This has resulted in a checker-board pattern of development which is very costly for the county to serve. The following administrative objectives and policies are directed to these concerns.

The use of septic and other individual disposal systems has had adverse impacts in certain areas of the County. New technology may alleviate some of these impacts, however, in many instances the introduction of sanitary sewer systems will be necessary. The health and welfare of the citizens of Cook County requires increased vigilance in this area.

## **ADMINISTRATIVE OBJECTIVES AND POLICIES**

### **Goals:**

- A land use development and permitting system responsive to the needs of all the citizens and businesses of Cook County;
- Strengthen the planning relationship between the County and local units of government;
- Provide a planning framework which recognizes and provides for the maintenance of the individuality and identity of the various municipalities; and
- Encourage the appropriate balance of and guide the location of new residential, commercial, industrial and open space into the most desirable pattern of land utilization.

### **Objectives:**

- Promote a rational annexation program of land into municipalities which is cost effective and which is consistent with sound planning principles; and
- Ensure that land development and/or redevelopment in the unincorporated areas of Cook County complement adjacent uses and natural resources.

### **Policies:**

- Refine zoning policies and standards to reflect and encourage local annexation policies;
- Review the Zoning Ordinance, subdivision regulations and other regulatory mechanisms to ensure that they are up-to-date and consistent with current goals, objectives, and policies;
- Authorize land developments where the development of the proposed use will not be detrimental to the value, use, or enjoyment of neighboring properties; or where the development will not be detrimental to the public's health, safety, or welfare;
- Endorse land developments which are capable of sustaining appropriate septic systems or have access to sanitary facilities and stormwater management facilities; electric, gas, and water utilities; centers of employment; fire and police protection; and adequate transportation system; and

- Amend the Cook County Zoning Ordinance in pertinent sections to reflect the following planning guidelines:
  1. Where a tract of land is under 20 acres and is completely surrounded by one or more municipalities, has not been annexed, and has been so surrounded for three (3) or more years, the plans of Cook County shall take precedence.
  2. Where there is a question of zoning relief on said tract, credence will be given to those municipalities which have a history of annexing unincorporated properties.

### *Section C. Criteria for Development*

Since 1976, suburban Cook County development has all too often been characterized by elements of urban sprawl. While low density development may have been appropriate in some areas, a more rational pattern of land development would seem to be fitting in areas where preservation of natural resources and affordable housing are factors.

## **RESIDENTIAL LAND USES**

### **Goal:**

- Provide and encourage a living environment which adequately supports the local population; is safe from public and environmental harm; accommodates anticipated future growth; and improves the overall quality and character of Cook County.
- To provide for a quality environment for all Cook County residents which will stimulate appropriate development and/or redevelopment with sound planning, design, and construction principles.

### **Objectives:**

- Adopt and enforce building codes and engineering specifications that encourage the use of sound building materials in all phases of residential development.
- Expand the housing opportunities for low-to-median-income level households by considering new technologies to help provide affordable housing alternatives.

### **Policies:**

- Recommend a variety of housing types to meet the needs of different age groups, household/family sizes, and income levels.
- Promote redevelopment opportunities throughout Cook County to improve physical conditions and quality of life for affected county residents.
- Ensure efficient municipal residential development with densities consistent with local as well as county plans.
- Enhance the housing stock by enforcing the adherence to acceptable standards of maintenance and repair, particularly in older areas.
- Assure that the development of new housing stock will not impair the property values of existing residences and are buffered from incompatible land uses.
- Amend the County Zoning Ordinance to reflect the developmental characteristic of the various geographic regions within the County.



## **COMMERCIAL, OFFICE/RESEARCH, AND INDUSTRIAL LAND USES**

### **Goal:**

- Pursue appropriate development and/or redevelopment of commercial or industrial properties. Such activities must complement the surrounding uses; serve to create and maintain a stable tax base; and provide employment opportunities for county residents.
- Provide the highest levels of population density near major centers of employment activity and public transportation

### **Objectives:**

- Strive to create a balance between job creation and housing to prevent further sprawl in the county and municipalities.
- Review ordinances regarding parking, traffic circulation, signage, lighting, and landscaping for both new as well as within existing commercial, office/research, and industrial areas.
- Provide incentives which encourage upgrading the conditions of existing buildings and parking lots; review and update standards of maintenance and repair.
- Develop and enforce performance standards that will secure production methods that will not pollute the air and water supply or create other production nuisances that would affect neighboring residential properties.
- Nurture possibilities for technological research and advancement in Cook County.

### **Policies:**

- Assure the compatibility between commercial/office/industrial and adjacent developments as to not injure property values.
- Establish and enforce planning standards, building codes, and engineering specifications to encourage the use of aesthetic and sound building materials, adequate open space, off-street parking, transportation facilities, and landscaping in the development of commercial, office/research, and industrial properties.
- Identify impacted areas where new job creation will have maximum social as well as economic benefits.

- Coordinate with county vocational schools, colleges, and universities in advancing job training programs, where it will help promote economic development.
- Promote land use policies which will assist in the retention and expansion of the existing Cook County commercial, office/research, and industrial base.
- Promote development which has positive economic benefits, such as job creation.

## **ENERGY AND TELECOMMUNICATIONS**

### **Goals:**

- Encourage land uses which adopt new technologies to maintain and conserve limited natural resources, such as fossil fuel for automobiles and natural gas for heating and to allow more county residents access to communication, educational, and recreational networks, as well as the option of employment through telecommuting.

### **Objectives:**

- Incorporate efficient expansion of utility and telecommunication facilities with existing and planned community development.
- Optimize telecommunications resources to reduce transportation and land use demands.

### **Policies:**

- Advocate the preservation of limited energy resources at the individual, household, and business level.
- Promote community conservation of energy resources in county and municipal planning through the design, siting, and construction of new development, and to employ energy saving innovations in existing developments.
- Encourage design and landscaping to soften the impact of massive telecommunication equipment.

## **RECREATION AND OPEN SPACE**

### **Goals:**

- Provide a variety of county-wide outdoor settings and recreational areas in proportion to the needs of the present and projected population while seeking to improve upon the current acres to population ratio.
- Continue to safeguard unincorporated properties with wetlands, floodplains or floodways; significant stands of mature hardwood vegetation; or significant topographic relief.
- Protect and conserve the County's land and natural resources and consider innovative alternative forms of development which would protect and enhance the County's open space resources.

### **Objectives:**

- Incorporate Forest Preserve District programs of acquisition into the Comprehensive Plan.
- Develop a greenway network connecting water resources, forest preserves, cultural and historic sites, and communities consistent with the Northeastern Illinois Planning Commission "Greenways Plan", adopted September 17, 1992.
- Locate recreation space in areas which yield convenient and safe access to all county residents.

### **Policies:**

- Work with the Cook County Forest Preserve District and local park districts to identify areas for future acquisition; work to expand the Forest Preserve beyond the current holdings of 44, 499 acres in unincorporated Cook (see addendum for township breakdown).
- Allow municipal park districts, who have proper jurisdiction, to reserve properties for future annexation in areas deficient in open recreational space, and protect environmentally sensitive areas such as floodplains, scenic areas abutting streams and rivers, and in other appropriate locations, such as privately owned golf courses.
- Advocate public awareness, education, and support of environmental and open space management.
- Allow environmentally sensitive areas or parcels to develop only as Planned Unit Developments.
- Change land use classification of environmentally sensitive areas to "Open Space Opportunity Area".

## **TRANSPORTATION**

### **Goals:**

- To provide a transportation system which is safe, efficient, promotes job creation, and accommodates the future travel needs of the county.

### **Objective:**

- Support land use policies which provide safe, aesthetic bicycle routes and facilities and encourage municipal park districts to do the same.
- Ensure consistency of transportation system improvements with the land uses designated by the Comprehensive Plan.
- Coordinate arterial planning with municipalities, IDOT, and other metropolitan Chicago counties to achieve consistency in street functions across and between municipal and county boundaries.

### **Policies:**

- Promote a road system which is able to accommodate a variety of modes of transportation.
- Encourage land uses which minimize the reliance upon individual automobile use as the sole means of circulation.
- Encourage the development of "Transit-Oriented Developments" in appropriate locations.
- Review and update relevant ordinances so that private road construction and right-of-ways adhere to public road standards to insure safety, maintenance, and dedication compatibility.

## CHAPTER III. PLANNING SUB-AREAS

### *Section A. Introduction*

In many ways, each of the townships in Cook County are unique. Therefore, policies which are solely applicable to these distinct geographic areas have been incorporated into the 1997 plan. For example, policies relating to large tracts of undeveloped land may be appropriate in Lemont or Orland Townships, but may no longer be applicable to Maine Township or Northfield Township where most of the larger tracts of land have been developed. Therefore, it is appropriate to geographically divide the twenty-four townships of Cook County into five sub-areas to better understand their individual opportunities and constraints. The sub-areas are defined as:

- NORTHWEST SUB-AREA: Barrington, Palatine, Wheeling, Hanover, Schaumburg, and Elk Grove Townships;
- NORTH SUB-AREA: Northfield, New Trier, Maine, and Niles Townships;
- CENTRAL SUB-AREA: Leyden, Proviso, Lyons, and Stickney Townships;
- SOUTHWEST SUB-AREA: Lemont, Palos, and Orland Townships; and
- SOUTH SUB-AREA: Worth, Calumet, Bremen, Thornton, Rich, and Bloom Townships.

These sub-areas serve to create a better understanding of the present and a vision for future development in Cook County. Also, these groupings allow the county in greater detail to prepare plans and programs tailored to each sub-area's unique character.

Individually, the sub-area is unique and will have different issues with which it must contend. One sub-area will experience growth while another may feel the pressures of redevelopment. A third sub-area may need growth management so it does not over burden the existing infrastructure. In this plan, each sub-area will be assessed on its current land use, the trend of development, the opportunities and constraints which can be ascertained, and therefore individualized recommendations as to how to guide its anticipated growth, provide redevelopment opportunities, or maintain its current state. Recommendations will be made in each sub-area with regard to an overall future vision of development in Cook County.

***Section B.: Selected Characteristics and Critical Growth Areas of the Sub-Areas***

**NORTHWEST SUB-AREA**

Over the past twenty-five years, the Northwest sub-area has generally exhibited the fastest rate of growth and annexation. In large measure, this is a testament to the quality of housing, commercial, and industrial activity in this sector, which has vacant land and good transportation access. However, while a substantial portion of land has been set aside for forest preserve, small isolated pockets of unincorporated land have been left throughout the sub-area. The land use survey and analysis which was undertaken as part of this plan found a number of such pockets which are considered to be dilapidated and have not been annexed into neighboring municipalities. In some instances, these isolated multi-family neighborhoods are presenting problems commonly associated with urban decay and deterioration. Providing services to these geographically disparate areas is costly and often ineffective. The county should create policies which help to alleviate this problem in the northwest sub-area. The Northwest sub-area consists of the following townships and municipalities:

- Barrington Township:** Barrington (part), Barrington Hills (part), East Dundee (part), Hoffman Estates (part), Inverness, South Barrington (part);
- Elk Grove Township:** Arlington Heights (part), Des Plaines (part), Mt. Prospect (part), Rolling Meadows (part), Schaumburg (part);
- Hanover Township:** Bartlett (part), Elgin (part), Hanover Park (part), Hoffman Estates (part), Schaumburg (part), South Barrington, Streamwood (part);
- Palatine Township:** Arlington Heights (part), Barrington (part) Hoffman Estates (part), Inverness, Palatine (part), Rolling Meadows (part), Schaumburg (part), South Barrington (part);
- Schaumburg Township:** Elk Grove (part), Hanover Park (part), Hoffman Estates (part), Rolling Meadows (part), Roselle (part), Schaumburg (part), Streamwood (part); and
- Wheeling Township:** Arlington Heights (part), Buffalo Grove (part), Des Plaines (part), Mt. Prospect (part), Northbrook (part), Palatine (part), Prospect Heights (part), Rolling Meadows (part), Wheeling (part).

In some townships of the Northwest Sub-Area, population growth since 1970 has been substantial, and in others, population has grown at a slower pace. For example, in Barrington, Hanover, Palatine, and Schaumburg Townships, population has doubled in size during this period. In Elk Grove and Wheeling Townships, population grew 13% and 24%, respectively. In spite of this rapid rate of growth, the Northwest Sub-Area did not grow as fast, nor did it develop as predicted by the 1976 Comprehensive Plan. To a large degree, this reflects a trend toward lower residential densities and in some cases, actual moratorium on new residential development. In Palatine Township, the 1990 population was only 1,000 persons below this projection. In Hanover Township, however, population growth fell short of the estimate by 28,000 persons, while in Elk Grove Township, the 1990 population was 13,000 persons below the estimate. In the remaining townships, 1990 population fell 4,000 to 12,000 persons short of the anticipated population. As of 1990, there were 542,378 persons in the incorporated areas of the Northwest Sub-Area, while 115,580 persons in the sub-area resided in unincorporated sections of Cook County. This was a 17.3% increase in the incorporated areas since 1980, when 462,574 persons lived in incorporated sections of Cook County. The populations of the unincorporated areas increased by almost 96% during the same time, when that population was 59,070. Table 3.0 details this phenomenon. For the year 2020, it is estimated that the population in the Northwest Sub-Area will increase to 542,723, an overall increase of 30%. Palatine Township is projected to increase the most, at a 79% rate by the year 2020. The population in Elk Grove is estimated to only increase by 7.8%.

Between 6.3% to 10% of the sub-area is under five years old. Persons in the 5-15 year old age group range from 12% (Elk Grove) to 17.8% (Barrington) of the population. Between 73% and 81% of the populations in the townships are 16 years old and over. Persons 25-44 years old comprise 32% (Barrington) to 40% (Schaumburg) of the township populations. Five percent (Hanover) to 10.8% (Elk Grove and Wheeling) of the population in each township is 65 years or older. The median age in the sub-area ranges from 29.2 years in Hanover Township to 36.1 years in Barrington Township.

Approximately 81%-94% of residents in the sub-area have received their high school diplomas. In Hanover Township, this figure is 80% and in Barrington Township, almost 95% of residents have earned diplomas. The sub-area also has a significant number of residents who have earned bachelor's and/or advanced degree (18%-47%). In Barrington Township, 47% of residents hold college or advanced degrees. This is significant in that it represents two seemingly diverse trends and needs that this sub-area will experience continuing pressure to fund schools and provide housing for an aging populace.

The income levels in Barrington Township are \$20,000-\$30,000 higher than the rest of the townships in the sub-area. For example, the median household income in most of the townships is between \$42,000-\$49,000. The median household income in Barrington Township is just over \$70,000. While the median family income in the townships ranges between \$47,000 and \$57,000, this figure is \$75,000 in Barrington Township. The amount of persons living below the poverty level in this sub-area is 1.6% (Barrington Township) to 4.4% (Hanover Township). Elk Grove Township also 4% below the



poverty level, while the remaining townships in the sub-area have 2%-3% in this category. Most of such residents in each township are unrelated individuals or female-headed households with small children.

There is a 70%-81% participation in the labor force and a 2%-5% unemployment rate in the Northwest Sub-area. Hanover and Schaumburg Townships both have relatively high participation (81%) and unemployment rates (2.8%). Elk Grove Township also has a high unemployment rate for the area and a relatively lower labor force participation rate (75%). The lowest labor force participation and unemployment figures of the sub-area are in Barrington Township, with 70% participation and a 2% unemployment rate. The employed workers are mostly in executive, administrative, and managerial; professional specialty; sales; and administrative support occupations. These jobs are likely to be in the Retail Trade; Manufacturing (durable goods); or Finance, Insurance, Real Estate industries. Workers in this sub-area are classified as private wage and salary workers, government, or local government workers. Many in Barrington Township are classified as self-employed. Between 78%-83% of workers drive alone to work. Fourteen percent in Hanover Township drive in carpools, while 8%-10% of workers in the remaining townships do the same. Almost 7% use public transportation in Barrington Township, whereas around 3%-5% do the same elsewhere in the sub-area. The mean commute time is 26 (Elk Grove Township) to 32 minutes (Barrington Township).

It appears as if the economic conditions in the sub-area are stable. People are mostly employed in well-paying, white-collar occupations. However, it appears as if people do not work inside the sub-area. Many of the townships in the sub-area may be construed as "bedroom communities", which are places where people have their homes, but tend to commute to their jobs. Although there are places in the sub-area, such as along the I-90 Corridor, which have significantly increased their retail, office, and other commercial development in the past twenty years, there are still many places which have a majority of residential development. The importance of this is that it reflects the overall pressure for communities to maintain residential development while seeking other, more revenue-generating, forms of development.

Housing occupancy rates in the sub-area range from 93%-96% in all townships except Barrington Township where the occupancy rate is 99% of all housing units. A majority of housing units were built between 1950-1980 and also in the late 1980's. Almost all housing units have complete plumbing and kitchen facilities. Most units use a public or private source of water, public or septic sewage disposal, and are heated by utility gas or electricity. Median home values in Elk Grove, Palatine, and Wheeling Townships are in the range of \$146,600 to \$151,800, in Schaumburg Township the median home value is \$126,600, while in Hanover Township, this figure is \$107,900. Barrington Township has a median home value than of \$237,600. Monthly owner costs with mortgage, range from \$895 to \$1,078 in Elk Grove, Hanover, Schaumburg, Wheeling, and Palatine Townships. In Barrington Township, this figure is \$1,478. Median gross rent is between \$596 and \$719 in all of the townships except Barrington Township, where the median gross rent is \$815.

In parts of this sub-area, the housing market is relatively tight, meaning occupancy rates and housing values are both comparatively high. There are also places in the sub-area where the home values and occupancy rates reflect that there is more housing supply than demand. This is representative of the trend towards lower densities and moratoriums on residential development in this sub-area. In either case, servicing residential development is costly to municipalities. Some municipalities in this sub-area feel the impact of maintaining their residential development and will do so unless they seek other forms of development, such as office, commercial, and/or industrial uses. Other municipalities who do not have this pressure now may in the future.

**Table 3.0 Population in the Northwest Sub-Area**

	Barrington	Elk Grove	Hanover	Palatine	Schaumburg	Wheeling	Total Sub-Area
Total 1970 Population	7,607	77,169	34,150	54,925	50,541	119,218	343,610
Total 1980 Population	9,600	80,263	47,717	83,201	103,920	129,853	454,554
Total 1990 Pop. Estimate	21,000	103,000	90,400	102,000	119,500	152,000	587,900
Total 1990 Population	13,034	87,772	62,393	103,460	127,468	148,596	542,723
Total 1994 Population	14,219	88,140	72,584	107,294	135,813	152,570	570,620
% Change 1970-1990	71.1%	13.7%	82.7%	88.4%	152.2%	24.6%	36.7%
% Change 1990-1994	9.3%	0.4%	16.3%	3.7%	6.5%	2.7%	4.9%
1990 Unincorp. Pop.	811	5,239	1,515	26,255	1,805	79,955	115,580
1980 Unincorp. Pop.	633	8,413	1,590	22,668	2,524	23,242	59,070
1970 Unincorp. Pop.	1,884	6,749	1,976	12,717	3,178	26,154	52,658
% Change 1970-1990 Unincorp. Pop.	-57.0%	-22.4%	-23.3%	106.5%	-43.2%	205.7%	119.5%
% Change 1990-1980 Unincorp. Pop.	28.1%	-37.7%	-4.7%	15.8%	-28.5%	244.0%	95.7%

SOURCE: U.S. Department of Commerce, Economics and Statistics, 1990 Census of Population Counts and Housing

**Table 3.0a Population Projections in the Northwest Sub-Area**

	Barrington	Elk Grove	Hanover	Palatine	Schaumburg	Wheeling	Total Sub-Area
2020 Population Projection	21,270	93,843	95,949	184,288	149,790	160,302	705,443
Incorporated Pop.	20,009	88,531	93,701	146,960	147,576	156,852	653,629
Unincorporated Pop.	1,261	5,312	2,249	37,328	2,214	3,451	51,814
% Change 1990-2020 Incorporated Pop.	64.6%	7.3%	54.6%	79.8%	17.8%	8.8%	30.0%
% Change 1990-2020 Unincorporated Pop.	65.2%	7.7%	54.6%	92.1%	17.8%	8.8%	53.0%
% Change 1990-2020 Unincorporated Pop.	55.40%	1.4%	53.2%	43.6%	16.8%	6.6%	-0.5517

SOURCE: Northeastern Illinois Planning Commission

**Table 3.1 Age Distribution in the Northwest Sub-Area**

	<b>Barrington</b>	<b>Elk Grove</b>	<b>Hanover</b>	<b>Palatine</b>	<b>Schaumburg</b>	<b>Wheeling</b>
Under 5 Years	7.4%	6.3%	10.0%	7.5%	7.5%	7.4%
16 and Over	74.8%	81.6%	73.6%	78.1%	76.4%	79.2%
18 and Over	71.8%	79.3%	70.9%	75.6%	73.6%	76.8%
5-15 Years	17.8%	12.1%	16.4%	14.4%	16.1%	13.4%
16-17 Years	3.0%	2.3%	2.6%	2.5%	2.8%	2.4%
18-20 Years	3.7%	3.9%	4.2%	3.7%	4.0%	3.2%
21-24 Years	3.6%	7.4%	6.3%	6.8%	6.2%	5.5%
25-44 Years	32.7%	34.6%	39.7%	38.9%	40.2%	35.7%
45-54 Years	14.8%	12.0%	9.8%	11.7%	11.2%	11.7%
55-59 Years	4.4%	5.7%	3.3%	4.0%	3.3%	5.0%
60-64 Years	3.6%	5.0%	2.6%	3.7%	2.7%	4.9%
65 Years and Over	9.1%	10.8%	5.1%	6.8%	6.1%	10.8%
75 Years and Over	4.1%	4.1%	1.7%	2.5%	2.5%	4.1%
85 Years and Over	1.4%	0.9%	0.3%	0.6%	0.6%	1.0%
Median Age	36.1	33.8	29.2	31.9	31.2	34.2

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.2 Educational Attainment in the Northwest Sub-Area**

	<b>Barrington</b>	<b>Elk Grove</b>	<b>Hanover</b>	<b>Palatine</b>	<b>Schaumburg</b>	<b>Wheeling</b>
High school graduate or higher	94.0%	83.9%	81.2%	90.3%	89.7%	88.3%
Bachelor's degree or higher	47.6%	26.5%	18.1%	37.5%	31.2%	34.6%

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.3 Income in the Northwest Sub-Area**

	Barrington	Elk Grove	Hanover	Palatine	Schaumburg	Wheeling
Median household income	\$70,406	\$42,349	\$44,393	\$49,663	\$47,831	\$47,622
Median family income	\$75,289	\$50,611	\$47,286	\$57,614	\$53,180	\$54,828
Median nonfamily household income	\$37,434	\$28,170	\$28,954	\$32,862	\$32,649	\$28,956
Per capita income	\$35,428	\$19,582	\$15,789	\$23,223	\$19,347	\$21,049
<b>% BELOW POVERTY LEVEL</b>						
All persons below poverty level	1.6%	4.0%	4.4%	3.0%	2.3%	2.5%
Persons 18 years and over	1.6%	3.8%	3.7%	2.8%	2.1%	2.4%
Persons 65 years and over	2.5%	6.5%	6.6%	5.0%	4.8%	4.7%
Related children under 18 years	1.8%	4.4%	0.9%	3.8%	2.5%	2.7%
Related children under 5 yrs.	0.2%	4.6%	6.1%	4.5%	2.7%	2.8%
Related children 5 to 17 yrs.	2.4%	4.3%	5.7%	3.4%	2.4%	2.7%
Unrelated individuals	5.4%	10.6%	1.2%	7.8%	6.2%	8.0%
All families	1.4%	2.5%	2.9%	2.1%	1.7%	1.6%
W/ related children under 18 yrs.	1.6%	3.5%	4.6%	3.1%	2.3%	2.5%
W/ related children under 5 yrs.	0.3%	4.7%	5.2%	3.8%	2.7%	2.9%
Female householder families	7.3%	9.2%	11.9%	11.6%	7.6%	6.2%
W/ related children under 18 yrs.	13.9%	13.5%	18.6%	18.3%	12.0%	12.0%
W/ related children under 5 yrs.	0.0%	26.1%	29.6%	34.2%	21.6%	22.0%

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.4 Labor Force and Employment in the Northwest Sub-Area**

	Barrington	Elk Grove	Hanover	Palatine	Schaumburg	Wheeling
<b>LABOR FORCE STATUS</b>						
Persons 16 Yrs. & over	9,702	71,481	45,823	80,841	97,609	17,933
Percent in labor force	69.9%	75.1%	81.2%	78.3%	80.0%	74.6%
Civilian labor force	6,781	53,573	37,162	63,193	77,889	87,795
Employed	6,637	51,835	35,401	61,434	75,735	85,396
Unemployed	144	1,738	1,761	1,759	2,154	2,399
Percent unemployed	2.1%	3.2%	4.7%	2.8%	2.8%	2.7%
<b>COMMUTING TO WORK</b>						
Workers 16 yrs. & over	6,494	51,050	34,845	60,727	74,819	84,207
Percent drove alone	80.5%	79.6%	78.6%	81.9%	83.4%	80.0%
Percent in carpools	5.7%	10.3%	14.1%	8.2%	8.9%	9.5%
Percent using public transportation	6.9%	5.7%	3.3%	5.3%	4.1%	5.8%
Percent using other means	0.5%	0.7%	1.1%	0.6%	0.6%	0.6%
Percent walked or worked at home	6.4%	3.6%	2.9%	3.9%	3.0%	4.0%
Mean travel time to work (minutes)	32.1	24.7	29.0	26.7	28.3	26.7
<b>OCCUPATION</b>						
Employed persons 16 yrs. +	6,637	51,835	35,401	61,434	75,735	85,396
Executive, administrative, & managerial occupations	1,607	8,491	4,661	12,640	13,707	16,961
Professional specialty occupations	1,321	6,807	3,311	9,227	9,823	13,099
Technicians & related support occupations	232	1,684	1,315	2,600	3,103	3,013
Sales occupations	1,147	7,370	4,650	10,313	12,815	14,136
Administrative support occupations, including clerical	959	10,508	6,980	11,183	15,767	16,090
Private household occupations	24	41	65	96	55	139
Protective service occupations	71	563	400	489	738	991
Service occupations, except protective & household	408	4,705	3,164	4,347	5,299	5,909
Farming, forestry, & fishing occupations	67	275	447	438	425	469
Precision production, craft, & repair occupations	532	5,342	4,680	4,805	6,988	7034
Machine operators, assemblers, & inspectors	74	2,978	3,016	2,379	2,752	3589

**Table 3.4 Labor Force and Employment in the Northwest Sub-Area, cont.**

	Barrington	Elk Grove	Hanover	Palatine	Schaumburg	Wheeling
Transportation & material moving occupations	73	1,317	1,174	1,317	2,068	1,841
Handlers, equipment cleaners, helpers, & laborers	122	1,754	1,538	1,600	2,195	2,125
<b>INDUSTRY</b>						
Employed person 16 yrs. & over	6,637	51,835	35,401	61,434	75,735	85,396
Agriculture, forestry, & fisheries	103	384	472	516	596	700
Mining	0	35	39	39	57	29
Construction	469	2,802	2,606	3,356	3,729	4,162
Manufacturing, nondurable goods	427	4,183	2,734	4,568	5,212	6,924
Manufacturing, durable goods	793	7,445	5,903	8,330	10,522	10,455
Transportation	284	3,778	2,350	3,088	5,746	4,060
Communications & other public utilities	89	1,249	873	1,331	2,165	1,788
Wholesale trade	469	4,468	2,381	4,767	6,568	6,849
Retail trade	887	9,171	6,290	9,552	12,264	14,618
Finance, insurance, & real estate	747	4,094	2,969	7,316	7,480	9,002
Business & repair services	468	2,890	2,007	3,748	4,627	4,602
Personal services	172	1,432	683	1,427	1,825	1,961
Entertainment, & recreation services	79	734	236	942	992	1,304
Health services	475	2,718	2,100	3,229	4,162	5,334
Educational services	469	2,285	1,367	3,734	3,956	5,020
Other professional & related services	554	3,075	1,517	4,639	4,387	6,807
Public administration	152	1,092	874	852	1,447	1,781

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Table 3.5 Housing Characteristics in the Northwest Sub-Area**

	Barrington	Elk Grove	Hanover	Palatine	Schaumburg	Wheeling
Total housing units	4,548	36,899	21,454	40,935	49,355	58,725
Occupied housing units	4,354	34,617	20,596	38,960	46,939	56,734
Occupancy Rate	95.7%	93.8%	96.0%	95.2%	95.1%	96.6%
Condo. Housing Units	12	5,356	1,549	7,167	11,659	13,720
Median Home Value	\$237,600	\$146,600	\$107,900	\$148,800	\$126,600	\$151,800
Median Monthly Owner Costs, w/ mortgage	\$1,478	\$895	\$908	\$1,078	\$949	\$982
Median Gross Rent	\$815	\$637	\$596	\$688	\$719	\$664
<b>YEAR STRUCTURE BUILT</b>						
1989 to March 1990	129	811	1,324	1,047	1,480	1,327
1985 to 1988	688	1,426	3,850	6,791	7,420	7,285
1980 to 1984	655	2,046	1,577	4,643	4,786	4,431
1970 to 1979	1,194	12,205	6,804	14,353	23,339	15,578
1960 to 1969	653	13,966	5,333	7,093	10,122	16,509
1950 to 1959	446	5,410	2,079	5,476	2,072	10,157
1940 to 1949	164	576	213	856	42	1,838
1939 or earlier	619	459	274	676	94	1,600
<b>SOURCE OF WATER</b>						
Public system or private co.	2,634	35,250	20,498	37,227	48,406	55,188
Individual drilled well	1,782	1,494	747	3,456	901	3,305
Individual dug well	131	129	36	252	40	182
Other source	1	26	173	0	8	50
<b>SEWAGE DISPOSAL</b>						
Public sewer	2,649	36,139	20,680	37,643	48,464	57,707
Septic tank or cesspool	1,877	692	734	3,253	870	958
Other means	22	68	40	39	21	60
<b>HOUSE HEATING FUEL</b>						
Utility gas	3,968	25,894	19,523	32,898	42,971	50,446
Bottled, tank, or LP gas	20	647	71	275	267	296
Electricity	266	7,447	723	5,443	3,147	5,353
Fuel oil, kerosene, etc	74	262	55	97	113	102
Coal or coke	0	0	0	0	0	0
Wood	24	14	7	0	10	12
Solar energy	2	0	0	0	6	0
Other fuel	0	224	161	155	158	347
No fuel used	0	129	56	92	267	178

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census



## **Recommendations for Northwest Sub-Area**

As noted earlier, most of the land available for development in the northwest sub-area has been annexed or has been developed. A notable exception is in the southwest quadrant of Hanover Township. The area along Lake Street ( Illinois Route 20) west of Sutton Road ( Illinois Route 59) has remained either vacant or underdeveloped in the twenty years since the County of Cook last undertook a comprehensive planning study. In spite of the fact that this corridor has been predominately zoned C-8, Intensive Commercial District, which is the most intensive zoning classification in Cook County, no significant commercial development has taken place. More recently, the Illinois Department of Transportation (IDOT) improved the intersection of Lake Street and Sutton Road. This improvement included access restrictions making commercial development at the intersection exceedingly unlikely. Therefore, Linden/Lenet Land Design, Ltd. and Engineering Strategies, Inc. recommend that the approximately fifty acres at the northeast corner of Lake Street and Sutton Road be planned for low to moderate density townhomes and/or multifamily residential land uses. Further, the approximately one hundred acres immediately to the west of the aforementioned site is heavily wooded with mature oaks and oak associated vegetation. Linden/Lenet Land Design, Ltd. and Engineering Strategies, Inc. recommend that this one hundred acre site be developed only in accordance with the County of Cook's Planned Unit Development standards.

The Village of Palatine has requested that the consultants indicate an area in the northeast quarter of Section 21 of Palatine Township as environmentally sensitive due to a high quality wetland in this location. The consultants have verified that this is a high quality wetland and the maps have been modified to indicate this area as environmentally sensitive.

In the northeast quarter of Section 14 in Wheeling Township, Linden/Lenet Land Design, Ltd. and Engineering Strategies, Inc. recommends that the existing residential area be planned as an industrial development in the future. Given the nature of the surrounding existing land uses and the proximity to the newly renovated Pal-Waukee Airport, industrial development is more appropriate to this area. It is further recommended that rezoning to an industrial district should only occur if the residents of the existing neighborhood wish to sell their properties as a group.

## NORTH SUB-AREA

The North Sub-Area is generally an older area with pockets along Lake Michigan which boast some of the most expensive and exclusive real estate in the United States. In the past twenty years, there has been a subtle population shift within this sub-area. Young families and young adults from the sub-area, who wanted to remain in the region, could often not find appropriate housing in the eastern quadrant of the sub-region, so during the late 1970's and early 1980's the western quadrant of the sub-area experienced significant growth. However, it appears as if this trend may be subsiding, as the sub-area now has limited tracts of vacant land other than those within the Techny Mission area of Northfield Township. The North Sub-area consists of the following townships and municipalities:

- Maine Township:** Des Plaines City (part), Glenview (part), Morton Grove (part), Mount Prospect (part), Niles (part), Park Ridge (part), Rosemont (part);
- New Trier Township:** Glencoe (part), Glenview (part), Kenilworth, Northbrook (part), Northfield (part), Wilmette (part), Winnetka;
- Niles Township:** Glenview (part), Golf, Lincolnwood, Morton Grove (part), Niles (part), Skokie; and
- Northfield Township:** Deerfield (part), Glencoe (part), Glenview (part), Northbrook (part), Northfield (part), Prospect Heights (part), Wilmette (part).

From 1970 to 1990, population in the North Sub-Area decreased in all townships except Northfield Township, where population increased by 19%. None of the townships increased or decreased in population at the rate projected by the 1976 Plan. As Maine Township was expected to grow in population from 140,194 in 1970 to 152,000 in 1990, it actually decreased to 128,796 persons in that year. New Trier Township was estimated to remain virtually the same, at around 65,400 persons, but its population decreased to 54,712 in 1990. Niles Township was projected to lose population, from 110,892 to 109,100 persons. By 1990, this population decreased at a faster rate to 96,344. The population in Northfield Township was projected to grow from 65,557 in 1970 to 98,300 by 1990, but only grew to 78,215 that year. By 1994, the populations in each township essentially remained the same or increased. In both New Trier and Niles Townships, the populations rose by around 2,000 persons, while in Maine and Niles Townships, the 1994 population counts were within a few hundred persons of the 1990 count.

There was little change in the percent of population in the incorporated versus the unincorporated sections of the North Sub-Area between 1980 and 1990. In total, the population of the incorporated areas decreased 1.2%, from 362,582 persons in 1980 to 358,140 in 1990. In the unincorporated areas, the population decreased from 40,703 in 1980 to 40,258 in 1990, which equals 1.1%. Table

3.6 details the population changes since 1970. By the year 2020, it is estimated that the population in the North Sub-Area will increase by 5.57%, or 378,003 persons. The population in the unincorporated parts of the sub-area will decrease by 10%. Northfield Township is projected to increase by 26.1%, while it is estimated that Maine Township will decrease in population to be 1.0%.

Approximately 5% (Niles) to 7% (New Trier) of the populations in these townships are under five years old. Between 77% and 82% of the townships in the sub-area are 16 years old and over. The smallest percentage of 5-15 year old persons in the sub-area is in Maine Township (11%), while in New Trier this figure is 15%. Northfield and Niles Townships have 12% and 14%, respectively, of this age group. Twenty-six percent (New Trier and Northfield) to 31% (Maine) of the sub-area is between 25 and 44 years old. Of those 65 years and older, Niles Township has the largest population in the sub-area (21%). The remaining townships have between 14% to 16% of this age group. The median age of the sub-area ranges from 38 years old in Maine and Northfield Townships, to 40 years old in New Trier Township, to 42 years old in Niles Township.

It is significant to note that the age distribution in the North Sub-Area somewhat reflects the same seemingly diverse trends as in the Northwest Sub-Area. It appears as if people are continuing to move into the sub-area are raising their families and remaining within the region. This will cause municipalities in this sub-area to also feel continuing pressure to fund schools, but more so, provide housing and services for the aging population.

Between 83% and 96% of residents received their high school diploma and between 28% and 68% earned a bachelor's or advanced degree. New Trier Township holds the highest educational attainment of the sub-area, where 96% finished high school and almost 70% have a college and/or an advanced education.

In Maine and Niles Townships, the income levels are below those of New Trier and Northfield Townships. For example, the median household income is \$42,061 in Maine Township and \$44,839 in Niles Township, while in Northfield Township it is \$61,781 and \$84,198 in New Trier Township. Even further, the median family income is \$49,570 and \$51,264 in Maine and Niles Townships, respectively, \$99,650 in Northfield and \$72,563 in New Trier Townships. Per capita income is between \$20,028 and \$33,789 in Maine, Niles, and Northfield Townships, while in New Trier Township, the Per Capita income is \$48,983. The number of persons below the poverty level is between 1.8% (New Trier) and 3.3% (Niles). As most in this situation in each township are unrelated individuals (8%-11%), a significant amount are female headed households with children under 5 years old.

There is 64% to 68% participation in the labor force. Niles and New Trier Townships have 64% of their labor force employed, while in Maine and Northfield Townships, this figure is 68%. The unemployment rate is 1.8% to 3.5% in the sub-area. A majority in this sub-area are employed in executive, administrative, and managerial occupations, professional specialty occupations, sales occupations, and administrative support occupations, including clerical work. These jobs are mostly

in the Finance, Real Estate, Insurance, Retail Trade, Health Services, Manufacturing (durable goods), and Other Professional and Related Service Industries. Between 63%-78% of workers drive their own cars to work, 6% to 13% drive in carpools, and 7% to 20% use public transportation. New Trier Township has the most public transportation use (20%) and Niles Township has the most carpools (18%). The average commute is 25 (Maine) to 30 minutes (New Trier). Most workers are classified as private wage and salary workers, government workers, or self-employed workers.

The economic conditions in the North Sub-Area are secure. The populace is highly educated, and are employed in upper-level, high-paying occupations. There are relatively low percentages of unemployment and poverty. It seems as if most persons work outside of the sub-area. Therefore, the communities in the North Sub-Area may be considered "bedroom" communities.

The housing stock in the North Sub-area is 96% to 98% occupied. In Maine and Northfield Townships, a majority of the housing units were built between 1950 and 1979. In Niles Township, most housing units were built between 1940 and 1969, while in New Trier Township, a significant portion of their stock was built prior to 1939 and from between 1950 and 1969. Two to eight percent of the housing are condominium units. Northfield has the greatest number of condominiums and New Trier Township has the least. Almost all housing units have kitchen and plumbing facilities, use a public system or private company to service water, and have sewage disposal from a public sewer. A majority of homes are heated by utility gas or electricity. The median home value is \$145,600 and \$151,200 in Maine and Niles Townships, respectively. In Northfield Township, this value is \$258,600 and \$338,000 in New Trier Township. The median monthly owner costs, with mortgage, follows the same trend. In Maine and Niles Townships, the costs are \$872 and \$972, \$1,328 in Northfield Township, and \$1,694 in New Trier Township. Median gross rent ranges from \$592 in Maine Township to \$832 in New Trier Township.

Even with the increasing population in the past five years, the housing market is still very tight, almost prohibitive, in some townships of the North Sub-Area.

**Table 3.6 Population in the North Sub-Area**

	Maine	New Trier	Niles	Northfield	Total for Sub-Area
Total 1970 Population	140,194	65,365	110,892	65,557	382,008
Total 1980 Population	130,676	58,224	99,447	74,263	362,610
Total 1990 Population estimate	152,000	65,400	109,100	98,300	424,800
Total 1990 Population	128,796	54,712	96,344	78,215	358,067
Total 1994 Population	128,775	56,679	96,829	80,050	362,333
% Change 1970-1990	-8.1%	-16.3%	-13.1%	19.3%	-6.3%
% Change 1990-1994	0.0%	3.6%	0.5%	2.3%	1.2%
1990 Unincorp. Pop.	25,491	810	0	13,957	40,258
1980 Unincorp. Pop.	23,301	941	0	16,461	40,703
1970	23,404	903	30	19,477	43,814
% Change 1970-1990 Unincorp. Pop.	8.9%	-10.3%	-100.0%	-28.3%	-8.1%
% Change 1980-1990 Unincorp. Pop.	9.4%	-13.9%	0.0%	-15.2%	-1.1%

*SOURCE: U.S. Department of Commerce, Economics and Statistics, 1990 Census of Population Counts and Housing, Revised 1990 U.S. Census of Population and Housing, Selected Characteristics*

**Table 3.6a Population Projections in the North Sub-Area**

	Maine	New Trier	Niles	Northfield	Total Sub-Area
2020 Population Projection	124,953	55,726	100,609	96,715	378,003
Incorporated	104,214	54,903	100,609	82,240	341,967
Unincorporated	20,739	824	-	14,474	36,036
% Change 1990-2020	-1.0%	2.5%	6.7%	26.1%	5.57%
% Change 1990-2020, Incorporated	3.1%	2.5%	6.7%	30.2%	7.6%
% Change 1990-2020, Unincorporated	-17.4%	1.7%	0.0%	7.0%	-10.49%

*SOURCE: Northeastern Illinois Planning Commission*

**Table 3.7 Age Distribution in the North Sub-Area**

	Maine	New Trier	Niles	Northfield
Under 5 Years	5.8%	7.1%	5.3%	6.5%
16 and Over	82.6%	77.3%	82.6%	79.3%
18 and Over	80.4%	74.4%	80.3%	76.6%
5-15 Years	11.7%	15.5%	12.1%	14.3%
16-17 Years	2.2%	2.9%	2.3%	2.7%
18-20 Years	3.5%	2.9%	3.1%	3.1%
21-24 Years	5.5%	3.3%	4.1%	4.6%
25-44 Years	31.0%	26.8%	26.7%	28.8%
45-54 Years	11.8%	14.6%	11.9%	13.7%
55-59 Years	5.7%	6.0%	5.9%	5.9%
60-64 Years	6.1%	6.0%	7.1%	6.2%
65 Years and Over	16.7%	14.7%	21.5%	14.3%
75 Years and Over	6.9%	6.0%	8.9%	5.4%
85 Years and Over	1.8%	1.4%	2.1%	1.5%
Median Age	38.3	40.3	42.5	38.9

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Table 3.8 Educational Attainment in the North Sub-Area**

	Maine	New Trier	Niles	Northfield
Percent high school graduate or higher	83.9%	96.2%	84.5%	92.4%
Percent bachelor's degree or higher	27.6%	68.7%	34.8%	49.0%

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Table 3.9 Income in the North Sub-Area**

	Maime	New Trier	Niles	Northfield
Median household income	\$42,061	\$84,198	\$44,839	\$61,781
Median family income	\$49,570	\$99,650	\$51,264	\$72,563
Median nonfamily household income	\$25,116	\$35,515	\$22,751	\$31,460
Per capita income	\$20,028	\$48,983	\$21,456	\$33,789
All persons living below poverty level	3.1%	1.8%	3.3%	2.7%
Persons 18 years and over	2.9%	1.9%	3.2%	2.8%
Persons 65 years and over	4.1%	3.3%	4.4%	4.7%
Related children under 18 years	3.6%	1.2%	3.5%	2.3%
Related children under 5 years	3.9%	1.6%	1.9%	2.6%
Related children 5 to 17 years	3.4%	1.0%	4.0%	2.2%
Unrelated individuals	8.5%	11.2%	10.5%	11.3%
<b>% BELOW POVERTY LEVEL</b>				
All families	2.1%	1.0%	2.3%	1.6%
With related children under 18 years	3.4%	1.3%	3.2%	2.3%
With related children under 5 years	3.8%	2.0%	2.4%	2.2%
Female householder families	6.0%	3.6%	4.4	5.9
With related children under 18 years	12.3%	7.3%	6.6%	10.6%
With related children under 5 years	16.8%	26.8%	2.8%	15.7%

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.10 Labor Force and Employment in the North Sub-Area**

	Manac	New Trier	Niles	Northfield
<b>LABOR FORCE STATUS</b>				
Persons 16 yrs. & over	16,241	42,334	79,709	62,043
Percent in labor force	68.5%	64.7%	64.4%	68.1%
Civilian labor force	72,765	27,352	51,289	41,551
Employed	70,616	26,856	49,492	40,513
Unemployed	2,149	496	1,797	1,038
Percent unemployed	3.0%	1.8%	3.5%	2.5%
<b>COMMUTING TO WORK</b>				
Workers 16 yrs. & over	69,271	26,546	48,490	40,686
Percent drove alone	77.1%	63.7%	71.4%	78.4%
Percent in carpools	9.7%	6.4%	13.5%	6.8%
Percent using public transportation	7.8%	20.5%	9.5%	8.2%
Percent using other means	0.5%	0.6%	0.4%	0.5%
Percent walked or worked at home	4.8%	8.6%	5.3%	6.0%
Mean travel time to work (minutes)	25.6	30.6	26.4	27.6
<b>OCCUPATION</b>				
Employed persons 16 yrs. & over	70,616	26,856	49,492	40,513
Executive, administrative, & managerial occupations	11,866	7,252	8,585	9,169
Professional specialty occupations	10,425	8,361	9,757	8,985
Technicians & related support occupations	2,767	474	1,962	1,101
Sales occupations	10,292	5,343	8,502	8,556
Administrative support occupations, including clerical	14,171	2,732	9,166	6,187
Private household occupations	143	216	123	100
Protective service occupations	885	77	471	277
Service occupations, except protective & household	5,493	1,088	3,348	2,152
Farming, forestry, & fishing occupations	273	28	142	211
Precision production, craft, & repair occupations	6,814	705	3,980	1,963
Machine operators, assemblers, & inspectors	3,526	257	1,804	769
Transportation & material moving occupations	1,892	132	705	461
Handlers, equipment cleaners, helpers, & laborers	2,069	191	947	582



**Table 3.10 Labor Force and Employment in the North Sub-Area, cont.**

	Maine	New Tier	Niles	Northfield
<b>INDUSTRY</b>				
Employed person 16 yrs. & over	70,616	26,856	49,492	40,513
Agriculture, forestry, & fisheries	434	132	191	302
Mining	53	28	8	0
Construction	3,704	768	1,822	1,620
Manufacturing, nondurable goods	5,472	1,593	3,618	2,774
Manufacturing, durable goods	8,611	1,346	4,427	3,131
Transportation	3,127	588	1,411	1,047
Communications & other public utilities	1,522	336	613	459
Wholesale trade	5,184	1,230	3,483	2,979
Retail trade	11,751	3,629	9,191	6,427
Finance, insurance, & real estate	6,741	4,774	4,735	5,272
Business & repair services	4,256	1,358	2,872	2,233
Personal services	1,940	649	1,601	1,012
Entertainment, & recreation services	932	428	800	679
Health services	5,629	2,305	4,800	3,976
Educational services	4,050	2,739	3,990	3,060
Other professional & related services	5,598	4,528	4,641	4,856
Public administration	1,612	425	1,289	686

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Table 3.11 Housing Characteristics in the North-Sub-Area**

	<b>Maine</b>	<b>New Trier</b>	<b>Niles</b>	<b>Northfield</b>
<b>HOUSING CHARACTERISTICS</b>				
Total housing units	51,136	20,410	36,848	29,606
Occupied housing units	49,706	19,728	36,131	28,617
Occupancy Rate	97.2%	96.7%	98.1%	96.7%
Condo. Housing Units	7,797	1,304	3,605	6,089
Median Home Value	\$145,600	\$338,000	\$151,200	\$258,600
Median Monthly Owner Costs, w/ mortgage	\$892	\$1,694	\$972	\$1,328
Median Gross Rent	\$592	\$832	\$645	\$728
<b>YEAR STRUCTURE BUILT</b>				
1989 to March 1990	385	78	124	605
1985 to 1988	1,399	290	272	1,805
1980 to 1984	1,984	175	700	2,214
1970 to 1979	8,977	1,145	3,719	8,366
1960 to 1969	14,599	2,931	8,260	6,549
1950 to 1959	14,523	5,088	17,322	6,803
1940 to 1949	4,351	1,562	4,184	2,092
1939 or earlier	4,918	9,141	2,267	1,172
<b>SOURCE OF WATER</b>				
Public system or private company	50,677	20,387	36,837	28,348
Individual drilled well	393	0	11	1,183
Individual dug well	39	9	0	65
Some other source	27	14	0	10
<b>SEWAGE DISPOSAL</b>				
Public sewer	50,889	20,283	36,767	28,949
Septic tank or cesspool	222	83	58	644
Other means	25	44	23	13
<b>HOUSE HEATING FUEL</b>				
Utility gas	42,935	17,964	32,193	23,068
Bottled, tank, or LP gas	325	127	281	166
Electricity	5,832	1,275	3,163	5,115
Fuel oil, kerosene, etc	168	237	290	186
Coal or coke	11	0	7	0
Wood	0	0	0	25
Solar energy	0	0	6	0
Other fuel	325	93	152	18
No fuel used	110	32	39	39

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

### **Recommendations for North Sub-Area:**

The north sub-area is a section of Cook County where, in the main, redevelopment activities will be more common than conventional new development. The redevelopment and general *upgrading* of properties which do not meet current code requirements will require special attention. The consulting team recommends that a planning sub-area team be created consisting of local elected officials and planners from the local municipalities and planners from the Cook County Department of Planning and Development. This team should investigate methods for bringing properties up to code and incentive programs to encourage annexation of these properties.

## **CENTRAL SUB-AREA**

The Central Sub-Area consists of Leyden, Lyons, Norwood Park, Proviso, Riverside, River Forest, and Stickney Townships. Many of the cities and villages in this sub-area are older, established communities such as Maywood, Elmwood Park, Bellwood, and Westchester. This sub-area at one time had a strong industrial base due to the convergence of several rail yards. Today, in addition to these active rail facilities, proximity to O'Hare International Airport and both the interstate highway system as well the Illinois Tollway system continue to make this a vital industrial area.

The residential character of this area was essentially a continuation of the pattern established in the City of Chicago. The street system is largely an extension of the city's signature grid pattern and in general, the lot sizes are reminiscent of the lot sizes found in the west and northwest sections of Chicago. The current Cook County Zoning Ordinance, however, has a minimum lot size of ten thousand square feet. The established single family homes in the area have been built on smaller lots than current zoning permits. A new zoning classification that recognizes this reality for the Central Sub-Area townships should be considered. Future planning and policy programs ought to focus on maintaining the strong industrial base and recognition of the older, established single family areas.

The Central Sub-Area is also home to mature strip-commercial areas, such as along Mannheim Road. This area in specific has been subject to inappropriate or incompatible land uses over the past twenty years. Some commercial centers have experienced high rates of vacancies as a result. Code enforcement and other incentive programs, such as Tax Increment Financing Districts, Main Street programs, or Enterprise Zones would help to maintain control and encourage renovation and upgrading of the area. As single family homes are located directly behind these uses, future planning for commercial development should be cognizant of this proximity, especially since these homes are built on smaller lots than permitted by the current zoning ordinance. Minimum transition yards and other types of buffer zones would be appropriate.

Please refer to Tables 3.12 through 3.17 for detailed demographic and socio-economic information about the Central Sub-Area. The townships and municipalities in the Central Sub-area are as follows:

<b>Leyden Township:</b>	Bensenville (part), Elmwood Park, Franklin Park, Melrose Park (part), Norridge, Northlake, Park Ridge, River Grove, Rosemont, Schiller Park;
<b>Lyons Township:</b>	Bedford Park (part), Bridgeview (part), Brookfield (part), Burr Ridge (part), Countryside, Hickory Hills (part), Hinsdale (part), Hodgkins, Indian Head Park, Justice, La Grange, Lyons (part), McCook, Riverside (part), Summit, Western Springs (part), Willow Springs (part);
<b>Norwood Park Township:</b>	Harwood Heights, Norridge, Park Ridge (part);

- Proviso Township:** Bellwood, Berkeley, Broadview, Brookfield (part), Forest Park (part), Hillside, La Grange Park, Maywood, Melrose Park (part), Northlake (part), North Riverside (part), Oak Park, Stone Park, Westchester, Western Springs (part);
- River Forest Township:** River Forest
- Riverside Township:** Brookfield, Lyons (part), North Riverside (part), Riverside (part); and
- Stickney Township:** Bedford Park (part), Bridgeview (part), Burbank, Forest View, Stickney.

In six of the townships, the population decreased between 1970 and 1990. Lyons Township gained 3,400 persons in this time period. In all of the townships the populations were smaller in 1990 than estimated in the 1976 Plan. In Leyden Township, the population was anticipated to grow to 102,000, but in 1990 actually decreased to 89,185. Lyons Township was estimated to increase to 154,000 persons, but only grew to a 1990 population of 105,270. Proviso Township was given an estimate of 177,000 for 1990, but decreased to 152,447 persons. The population of Stickney Township decreased to 37,215 in 1990 but was estimated to reach 67,000. By 1994, most township populations grew between 1,400 and 3,500 persons. Lyons township experienced a further decrease in population by 350 persons.

In the unincorporated sections of the sub-area, the population decreased by 13%, while in the incorporated sections, the population decreased 2%. River Forest Township has no unincorporated residents. Population projections for 2020 estimate that total population in the Central Sub-Area will decrease by 9.8%, or to 420,685. The unincorporated population is projected to decrease by over 14% by 2020. Lyons Township is estimated to decrease by 4%. Leyden Township is projected to decrease in population by 19%. It would appear that these decreases are primarily a function of the older housing stock and relatively little vacant land for new residential growth. The Village of Westchester has been an exception with significant new housing being developed in the southwestern portion of the community.

The age distribution among the townships in the Central Sub-Area is very similar. Four to seven percent of the Sub-Area is under five years old, while 78% to 80% of the population is 16 years old and over. In Lyons, Proviso, and Stickney Townships, 14% of the population is between 5 and 15 years old. Leyden Township has 12% in this age group, while River Forest Township has 19% elementary-aged children. Approximately 30% to 33% of the populations are 25-44 years old.

Thirteen to sixteen percent of the sub-area is 65 years and older. The median age of the townships are between 34 years (Lyons and Proviso) and 35 years old (Leyden and Stickney). Approximately 70% to 80% of the Central Sub-area received their high school diploma and 7% to 25% earned a bachelor's or graduate degree. Sixty-nine percent (69%) of persons in Stickney

Township have their high school diploma, 7.6% of which received a college or advanced degree. In River Forest Township, these figures are 95% and 59.5%, respectively.

Income levels in the Central Sub-area are consistent among most of the townships. Income levels in River Forest Township are slightly greater. The median household income is between \$34,189 (Leyden Township) and \$40,844 (Lyons Township), while it is \$62,469 in River Forest Township. Median family income is between \$40,638 (Stickney Township) and \$47,843 (Lyons Township), while per capita income ranges from \$13,000 in Stickney Township to \$19,000 in Lyons Township. The percent of all persons living below the poverty level in this sub-area is a narrow range of 5% to 6%. A majority of these persons (7%-19%) are unrelated individuals. A significant portion (9%-13%) are female-headed householder families with children under five years old. In Norwood Park, Riverside, and River Forest Township, this figure is around 3%,

There is a 58%-68% labor force participation rate in the Central Sub-area and a 4% to almost 6% unemployment rate. Most people in the work force are in administrative support occupations, including clerical. There are also significant portions employed in executive, administrative, and managerial occupations, professional specialty occupations, or precision, craft, and repair occupations. These occupations are mostly in the Retail Trade; Manufacturing of durable and nondurable goods; Transportation; Finance, Insurance, and Real Estate; and Health Services industries. Most workers (62-76%) drive their own cars to work, while 7%-12% drive in carpools, and 6%-9% use public transportation to work. In Riverside and River Forest Townships, between 14% and 17% of workers use public transportation. Further, 14% of workers in River Forest Township walk or work at home, while around 4% of the workers in the remaining townships do the same. The average commute time is between 23 minutes (Leyden) to 26 minutes (Stickney).

Combining the educational attainment, employment, income, and poverty information in this sub-area, it appears that the economic conditions are good, but not as secure or stable as compared to the two northern sub-areas. This economy is viable, and residents earn a stable living. It appears that there are more commercial, industrial, and office entities in the immediate area, so the workforce is not commuting long distances or choose to take public transportation to their jobs. Also, the unemployment and poverty rates are slightly elevated, indicating that the economic conditions are not as comparatively solid as other sub-areas. As a result of the lower educational attainment, a majority of persons are employed in occupations which are traditionally blue collar, and not as well-paying as others or do not have many opportunities for growth.

Of all housing units in the Central Sub-Area, between 96% and 98% are occupied. Most housing units were built between 1950-1969. A significant portion of the housing stock in Proviso, Riverside, and River Forest Townships were built prior to 1939. Less than one percent of the housing units lack plumbing and kitchen facilities. Two to six percent of the stock are condominium units. Almost all housing units have water service from a public system or private company and sewage disposal from a public sewer. Most housing units are heated by utility gas or electricity. The median home value in the Central Sub-Area ranges from \$88,500 in Stickney Township to \$125,000 in Lyons Township. Median monthly owner costs, with mortgage, range from \$720 to \$1,480. Median gross rent is between \$495 and \$630 in all townships.

**Table 3.12 Population in the Central Sub-Area**

	Leyden	Lyons	Norwood Park	Proviso	Riverside	River Forest	Stickney	Total for Sub-Area
Total 1970 Population	99,772	101,837	30,974	172,775	16,475	13,402	41,752	476,987
Total 1980 Population	91,572	105,317	28,070	156,517	15,930	12,392	38,757	448,555
Total 1990 Population Estimate	102,000	154,000	29,000	177,000	19,000	13,400	67,000	563,390
Total 1990 Population	89,185	105,270	25,600	152,447	15,240	11,669	37,215	436,626
Total 1994 Population	88,837	108,772	25,427	154,833	15,404	11,980	38,685	443,938
% Change 1970-1990	-10.60%	3.40%	-17%	-11.80%	-7%	-13%	-10.90%	-8.5%
% Change 1990-1994	-0.40%	3.30%	-1%	1.60%	1%	3%	4.00%	1.7%
1990 Unincorp. Pop.	8,853	5,850	1,216	987	118	0	3,072	18,762
1980 Unincorp. Pop.	10,319	6,415	1,195	1,687	135	0	3,290	21,711
1970 Unincorp. Pop.	10,754	9,386	1,900	2,011	0	0	6,983	29,134
% Change 1990-1970 Unincorp. Pop.	-17.7%	-37.7%	-36.0%	-50.9%	0.0%	0.0%	-56.0%	-35.6%
% Change 1990-1980 Unincorp. Pop.	-14.2%	-8.8%	1.7%	-41.5%	-12.9%	0.0%	-6.6%	-13.6%

*SOURCE: U.S. Department of Commerce, Economics and Statistics, 1990 Census of Population Counts and Housing; Revised 1990 U.S. Census of Population and Housing, Selected Characteristics*

**Table 3.12a Population Projections in the Central Sub-Area**

	Leyden	Lyons	Norwood Park	Proviso	Riverside	River Forest	Stickney	Total for Sub-Area
2020 Population Projection	78,788	105,137	26,061	144,476	15,933	12,223	38,068	420,685
Incorporated	71,625	99,092	24,867	122,126	15,807	12,223	35,118	380,859
Unincorporated	7,163	6,045	1,194	22,349	126	-	2,950	39,826
% Change 1990-2020	-10.9%	1.5%	1.8%	-4.0%	4.5%	4.7%	3.5%	-3.7%
% Change 1990-2020 Incorporated	-10.0%	2.0%	2.0%	-0.7%	4.5%	4.7%	0.042	-2.3%
% Change 1990-2020 Unincorporated	-19.1%	-4.7%	-1.8%	-18.7%	7.2%	0.0%	-4.0%	-14.6%

*SOURCE: Northeastern Illinois Planning Commission*

**Table 3.13 Age Distribution in the Central Sub-Area**

	Leyden	Lyons	Norwood Park	Proviso	Riverside	River Forest	Stickney
Under 5 Years	6.5%	7.2%	4.4%	7.2%	5.5%	6.4%	6.4%
16 and Over	80.9%	78.7%	85.5%	78.8%	83.8%	80.6%	78.9%
18 and Over	78.6%	76.3%	83.4%	76.3%	82.0%	78.2%	76.1%
5-15 Years	12.6%	14.1%	14.5%	14.1%	16.2%	19.4%	14.8%
16-17 Years	2.4%	2.4%	2.1%	2.5%	1.8%	2.4%	2.8%
18-20 Years	3.9%	3.6%	3.4%	3.9%	2.8%	7.4%	4.2%
21-24 Years	6.2%	5.5%	5.1%	5.6%	4.6%	6.5%	5.4%
25-44 Years	31.6%	33.2%	26.6%	32.3%	30.8%	27.1%	30.0%
45-54 Years	10.5%	11.4%	10.9%	10.0%	11.1%	11.4%	10.8%
55-59 Years	4.7%	4.7%	6.4%	4.6%	5.0%	4.9%	5.4%
60-64 Years	5.3%	4.8%	7.8%	4.9%	5.4%	4.3%	5.4%
65 Years and Over	16.4%	13.2%	24.0%	15.0%	22.2%	16.6%	14.8%
75 Years and Over	6.7%	5.3%	9.6%	6.1%	10.6%	7.6%	5.3%
85 Years and Over	1.3%	1.2%	2.2%	1.4%	2.5%	1.5%	1.0%
Median Age	35.3	34.9	44.2	34.4	40.9	36.4	35.0

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Table 3.14 Educational Attainment in the Central Sub-Area**

	Leyden	Lyons	Norwood Park	Proviso	River- side	River Forest	Stickney
Percent high school graduate or higher	70.9%	80.0%	68.3%	76.0%	83.6%	95.0%	69.5%
Percent bachelor's degree or higher	12.3%	25.1%	15.5%	18.0%	34.1%	59.5%	76.0%

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census



**Table 3.15 Income in the Central Sub-Area**

	Leyden	Lyon	Norwood Park	Proviso	River- side	River Forest	Stickney
<b>INCOME</b>							
Median household income	\$34,189	\$40,844	\$36,049	\$36,357	\$41,943	\$62,469	\$35,977
Median family income	\$40,638	\$47,843	\$42,623	\$41,906	\$54,078	\$78,889	\$40,624
Median nonfamily household income	\$19,601	\$25,067	\$18,264	\$21,549	\$24,316	\$28,596	\$16,531
Per capita income	\$15,348	\$19,130	\$17,139	\$15,202	\$21,491	\$32,569	\$13,516
<b>% BELOW POVERTY LEVEL</b>							
All persons living below poverty level	5.30%	5.00%	2.94%	6.80%	2.40%	2.40%	5.20%
Persons 18 years and over	4.90%	4.60%	3.05%	6.00%	2.60%	2.30%	4.80%
Persons 65 years and over	6.30%	5.40%	4.88%	7.60%	4.20%	3.50%	6.50%
Related children under 18 years	6.40%	6.20%	2.43%	9.00%	1.60%	1.20%	6.00%
Related children under 5 years	5.40%	7.20%	0.99%	8.70%	0.90%	3.30%	4.50%
Related children 5 to 17 years	6.80%	5.80%	2.95%	9.20%	1.90%	0.40%	6.60%
Unrelated individuals	14.30%	12.90%	10.85%	16.70%	7.70%	12.90%	19.80%
All families	3.70%	3.70%	2.02%	4.60%	1.60%	0.70%	3.20%
With related children under 18 years	5.90%	5.10%	2.14%	6.70%	1.40%	1.10%	4.70%
With related children under 5 years	6.30%	7.10%	0.90%	8.00%	0.80%	2.50%	5.40%
Female householder families	9.90%	13.00%	3.50%	13.30%	3.30%	3.40%	10.30%
With related children under 18 years	19.70%	19.70%	6.00%	19.80%	13.00%	4.40%	22.60%
With related children under 5 years	29.50%	45.30%	0.00%	30.50%	0.00%	27.30%	0.39

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Table 3.16 Labor Force and Employment in the Central Sub-Area**

	Leyden	Lyons	Norwood Park	Proviso	River- side	River Forest	St. Clancy
<b>LABOR FORCE STATUS</b>							
Persons 16 yrs. & over	72,279	82,683	21,887	120,135	12,774	9,370	29,423
Percent in labor force	67.7%	68.8%	58.7%	67.7%	62.5%	66.7%	64.9%
Civilian labor force	48,920	56,819	12,837	81,194	7,968	6,229	19,076
Employed	46,558	54,195	12,411	76,376	7,758	6,112	10,318
Unemployed	2,362	2,624	426	4,818	210	117	973
Percent unemployed	4.8%	4.6%	3.3%	5.9%	2.6%	1.9%	5.1%
<b>COMMUTING TO WORK</b>							
Workers 16 yrs. & over	45,636	53,028	12,165	74,979	7,674	6,054	17,613
Percent drove alone	76.8%	76.2%	72.9%	72.5%	71.2%	62.1%	76.5%
Percent in carpools	11.3%	10.0%	11.2%	12.6%	7.5%	7.9%	12.4%
Percent using public transportation	6.3%	8.5%	10.1%	9.2%	17.0%	14.5%	5.8%
Percent using other means	1.0%	0.5%	0.7%	0.8%	0.0%	0.6%	0.7%
Percent walked or worked at home	4.5%	4.7%	5.1%	4.8%	4.2%	14.8%	4.3%
Mean travel time to work (minutes)	23.7	25.6	26.6	24.9	27.2	24.1	26.8
<b>OCCUPATION</b>							
Employed persons 16 yrs. & over	46,558	54,195	12,411	76,376	7,758	6,112	18,103
Executive, administrative, & managerial occupations	4,989	7,799	1,674	8,927	1,253	1,183	1,756
Professional specialty occupations	3,866	7,735	1,512	9,251	1,697	1,934	1,192
Technicians & related support occupations	1,474	1,526	387	2,640	322	194	473
Sales occupations	5,211	7,106	1,524	8,050	909	933	2,085
Administrative support occupations, including clerical	10,979	9,914	2,649	16,980	1,546	927	3,789
Private household occupations	57	85	14	205	22	20	21
Protective service occupations	886	832	186	1,570	148	90	293
Service occupations, except protective & household	4,335	4,450	1,162	6,940	448	432	1,761
Farming, forestry, & fishing occupations	211	254	65	471	53	6	66
Precision production, craft, & repair occupations	6,339	6,276	1,653	7,696	702	235	3,071
Machine operators, assemblers, & inspectors	3,770	3,254	767	6,382	306	39	1,323
Transportation & material moving occupations	2,070	2,770	382	3,457	193	18	1,215
Handlers, equipment cleaners, helpers, & laborers	2,371	2,194	436	3,807	159	101	1,058

**Table 3.16 Labor Force and Employment in the Central Sub-Area, cont.**

	Leyden	Lyons	Norwood Park	Proviso	River- side	River Forest	Stickney
<b>INDUSTRY</b>							
Employed person 16 yrs. & over	46,558	54,195	12,411	76,376	7,758	6,112	18,103
Agriculture, forestry, & fisheries	237	327	32	421	61	21	101
Mining	7	117	27	38	0	8	37
Construction	3,007	3,235	770	3,097	336	92	1,153
Manufacturing, nondurable goods	3,965	4,769	964	6,099	558	251	1,851
Manufacturing, durable goods	8,019	6,325	1,810	10,375	664	392	2,141
Transportation	3,179	3,866	577	5,995	313	133	1,580
Communications & other public utilities	1,005	1,083	230	2,321	130	78	375
Wholesale trade	3,268	3,342	863	4,503	403	275	989
Retail trade	7,793	9,230	2,064	11,838	1,023	700	3,700
Finance, insurance, & real estate	3,214	4,862	1,181	5,670	883	750	1,298
Business & repair services	2,714	2,662	820	3,967	415	279	1,019
Personal services	1,327	1,384	389	1,932	191	129	314
Entertainment & recreation services	593	707	187	868	90	75	268
Health services	2,675	3,986	840	7,427	921	788	1,200
Educational services	2,222	3,064	666	4,666	717	996	854
Other professional & related services	1,899	3,720	666	4,470	459	938	775
Public administration	1,434	1,516	305	2,689	294	207	448

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics: U.S. Bureau of the Census*

**Table 3.17 Housing Characteristics in the Central Sub-Area**

	Leyden	Lyons	Norwood Park	Proviso	River- side	River Forest	Stickney
<b>HOUSING CHARACTERISTICS</b>							
Total housing units	35,110	40,498	10,056	57,769	6,584	4,197	13,017
Occupied housing units	34,120	39,074	9,852	55,625	6,246	4,073	12,757
Occupancy Rate	97.2%	96.5%	98.0%	96.3%	94.9%	97.0%	98.0%
Condo. Housing Units	2,036	2,556	301	2,032	76	861	275
Median Home Value	\$104,600	\$125,000	n/a	\$94,000	n/a	n/a	\$88,500
Median Monthly Owner Costs, w/ mortgage	\$806	\$933	\$858	\$814	\$975	\$1,480	\$720
Median Gross Rent	\$497	\$529	\$550	\$505	\$523	\$630	\$496
<b>YEAR STRUCTURE BUILT</b>							
1989 to March 1990	193	534	3	240	0	0	98
1985 to 1988	679	1,533	126	879	152	26	608
1980 to 1984	437	1,743	151	574	33	58	336
1970 to 1979	3,959	8,430	740	4,960	220	348	1,390
1960 to 1969	9,073	8,219	2,729	10,710	810	335	3,419
1950 to 1959	10,393	8,845	4,052	19,924	1,651	752	4,881
1940 to 1949	5,920	4,211	1,192	8,325	1,125	674	1,518
1939 or earlier	4,456	6,983	1,063	12,157	2,593	2,004	767
<b>SOURCE OF WATER</b>							
Public system or private company	35,097	40,104	10,050	57,390	6,535	4,197	13,006
Individual drilled well	13	350	6	267	30	0	5
Individual dug well	0	12	0	16	0	0	0
Some other source	0	32	0	96	19	0	6
<b>SEWAGE DISPOSAL</b>							
Public sewer	34,982	40,026	10,037	57,439	6,549	4,186	13,012
Septic tank or cesspool	77	417	13	226	35	11	5
Other means	51	55	6	104	0	0	0
<b>HOUSE HEATING FUEL</b>							
Utility gas	30,309	35,292	9,353	49,704	6,078	3,582	12,023
Bottled, tank, or LP gas	390	208	68	602	30	36	76
Electricity	2,871	3,006	368	4,232	220	415	513
Fuel oil, kerosene, etc	136	219	28	647	34	20	88
Coal or coke	0	17	0	17	6	12	0
Wood	0	22	0	23	0	0	20
Solar energy	0	0	0	0	0	0	0
Other fuel	232	132	18	238	58	0	21
No fuel used	182	178	17	162	0	8	16

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

### **Recommendations for Central Sub-Area:**

As noted on page 42 of this planning document, the residential character of this area was essentially a continuation of the pattern established in the City of Chicago. The street system is largely an extension of the city's signature grid pattern and in general, the lot sizes are reminiscent of the lot sizes found in the west and northwest sections of Chicago. The current Cook County Zoning Ordinance, however, has a minimum lot size of ten thousand square feet. The established single family homes in the area have been built on smaller lots than current zoning permits. A new zoning classification that recognizes this reality for the Central Sub-Area townships should be considered. Future planning and policy programs ought to focus on maintaining the strong industrial base and recognition of the older, established single family areas.

The Central Sub-Area is also home to mature strip-commercial areas, such as along Mannheim Road. This area in specific has been subject to inappropriate or incompatible land uses over the past twenty years. Some commercial centers have experienced high rates of vacancies as a result. Code enforcement and other incentive programs, such as Tax Increment Financing Districts, Main Street programs, or Enterprise Zones would help to maintain control and encourage renovation and upgrading of the area. As single family homes are located directly behind these uses, future planning for commercial development should be cognizant of this proximity, especially since these homes are built on smaller lots than permitted by the current zoning ordinance. Minimum transition yards and other types of buffer zones would be appropriate.

## **SOUTH SUB-AREA**

The South Sub-Area consists of Bloom, Bremen, Calumet, Rich, and Worth Townships. These townships and their cities and villages are very diverse in terms of economic, social and housing characteristics. For example, at the one end of the spectrum is the Village of Robbins and on the other is the Village of Olympia Fields. For planning purposes, however, there are some common elements which should be addressed, such as flood control.

Of the five sub-areas delineated in this study, the South Sub-Area has by far the most vacant land available for development. There is a large amount of land previously planned and zoned for industrial uses, however relatively little new industrial development activity has taken place over the past twenty years. In fact, this sub-area has seen a lesser amount of development than any of the other four sub-areas. Municipalities closer in to the City of Chicago, such as Calumet City and South Holland, which are largely built out have been relatively stable and have very little if any unincorporated land remaining

When compared to the southwest sub-area as well as other communities to the east, such as Munster and Merrillville, Indiana, which have experienced significant development in the past twenty years, the south quadrant of the south sub-area is clearly languishing. This has left an area which is economically depressed and in need of development activity and subsequent job creation.

The South Sub-Area is also home to some mobile home parks, such as in Bloom Township. These and others throughout the County have been inappropriately zoned as special uses in commercial districts and industrial districts. This underlying zoning leaves opportunity for potentially incompatible development should a mobile home park become a temporary use. Zoning, in this circumstance, should be consistent with land use. The County should consider reclassifying these mobile home parks as special uses in a multi-family residential district, thus applying and enforcing standards and allowing amenities appropriate for residential neighborhoods. This will also help guide appropriate future development.

To spur growth, Cook County should consider entering into tax incentive programs in conjunction with local governments and other community groups. Programs which specifically target these issues include Tax Increment Financing Districts, Community Development Block Grants, and other state or federally sponsored economic development programs.

There are a wide variety of socio-economic factors at work to cause this disparity. Please refer to Table 3.18 through Table 3.23 to see a detailed account of the condition of the housing stock, work force, income levels, and other demographic data pertinent to understanding the South Sub-Area and its needs for planning and policies to spur economic growth.

The South Sub-area consists of the following townships and municipalities:

- Bloom Township:** Chicago Heights (part), Flossmoor (part), Ford Heights, Homewood (part), Lansing, Lynwood, Olympia Fields (part), Park Forest (part), Sauk Village, South Chicago Heights, Steger;
- Bremen Township:** Blue Island (part), Country Club Hills (part), Crestwood (part), Harvey (part), Hazel Crest (part), Homewood (part), Markham, Oak Forest, Orland Park (part), Posen (part), Robbins (part), Tinley Park (part);
- Calumet Township:** Blue Island (part), Calumet Park, Riverdale;
- Rich Township:** Country Club Hills (part), Flossmoor (part), Frankfort (part), Hazel Crest (part), Homewood (part), Matteson, Olympia Fields (part), Park Forest (part), Richton Park, Tinley Park (part), University Park (part);
- Thornton Township:** Blue Island (part), Burnham, Calumet City, Dixmoor, Dolton, East Hazel Crest, Glenwood (part), Harvey (part), Hazel Crest (part), Homewood (part), Lansing (part), Markham (part), Phoenix, Posen (part), Riverdale (part), South Holland, Thornton; and
- Worth Township:** Alsip, Blue Island (part), Bridgeview (part), Chicago Ridge, Crestwood (part), Evergreen Park, Hometown, Merrionette Park, Oak Lawn, Palos Heights, Robbins (part), Worth (part).

The population in the South Sub-Area decreased between 1970-1990 in every township except Rich Township, where the population grew by about 16,500 persons. In Bloom Township, the population increased from 94,757 in 1970 to 101,424 persons in 1980 and decreased to 94,906 in 1990. In Worth Township, the population increased from 155,834 in 1970 to 158,157 in 1980 and then decreased to 151,097 in 1990. The remaining townships in the sub-area did not experience such fluctuations in populations over the past 20 years. In the 1976 Plan, the population in Bloom Township was estimated to reach 118,000 in 1990, but was 94,906 in that year. Bremen Township was expected to reach 170,000 in 1990 but was actually 117,903. In Calumet Township, the population was projected to be 27,000 but was 21,166 in 1990. This trend continued throughout the remaining townships. By 1994, population increased to 99,113 in Bloom Township, decreased to 112,536 in Bremen Township, increased to 21,980 in Calumet Township, increased to 65,419 in Rich Township, increased to 180,165 in Thornton Township. The 1994 population figure for Worth Township is unavailable.

Between 1980 and 1990, the populations in the unincorporated parts of this sub-area decreased by 7.4%. Incorporated population fell by 4% during the same period. 2020 population projections suggest that in the South Sub-Area, population will increase by approximately 17%. Unincorporated populations are expected to decrease by 60.2%. Rich Township is projected to increase in population by 49%, while Calumet Township is estimated to lose 7% of its population. Table 3.18 and Table 3.18a further describe such population changes in the South Sub-Area.

Close to 7% to 8% of the sub-area is below five years old. Between 73% (Rich) and 79% (Worth) of the townships are 16 years old and over. In Worth Township, 13% of the population is between 5 and 15 years old, while in Bloom and Calumet Townships, this figure is 18%. The remaining townships have 16% to 17% in this age group. Approximately 30% to 33% of the population in each township is between 25-44 years old. In Bremen Township, 9% of their population is 65 years old and over, whereas in Worth Township, 16% of the population is in this age group. In the remaining townships, this figure is 10% in Rich and Calumet Townships, 11% in Bloom Township, and 14% in Thornton Township. The median age in the South Sub-Area ranges from 30.5 years old in Calumet Township to 35.1 years old in Worth Township.

The significant amount of school-aged children in the sub-area will cause many of the townships to continue to experience pressure to fund schools. However, there is also a necessity in this sub-area to create jobs through economic development. Therefore, economic development programs which will fund schools and create jobs at the same time will need to be created.

Between 66% (Calumet) and 87% (Rich) of the residents in the South Sub-area received their high school diploma, while 9% (Calumet Township) to 30% (Rich Township) earned a bachelor's or advanced degree. In the remaining four townships, the percent of persons earning a high school diploma ranges from 74% to 79%; 13% to 16% earned a bachelor's or advanced degree.

The median household income level ranges from \$28,189 in Calumet Township to \$44,026 in Rich Township. Median family income is between \$31,903 (Calumet) and \$49,726 (Rich). Median nonfamily household income ranges from \$18,194 in Bloom Township to \$25,485 in Rich Township. Per capita income is between \$11,534 and \$19,168. The percent of persons below the poverty level is between 3% in Rich Township and 11% in both Bloom and Calumet Townships. Up to 31% of persons in this condition are female headed householders with children under 5 years old and 14% to 21% of persons below the poverty level are unrelated individuals.

Sixty-four to seventy percent of persons 16 years and older participate in the labor force. Between 5% and 9.7% are unemployed. The main occupations in this sub-area are administrative support, including clerical; precision production, craft, and repair; service occupations, except protective services; professional specialty; and executive, administrative, and managerial occupations. These occupations are most likely in the manufacturing (durable goods); Retail Trade; Finance, Insurance, and Real Estate; Health Services; and Educational Services industries. Between 61% (Calumet) and 73% (Bremen) of workers drive alone to work, while 9% (Rich) to 17% (Calumet) drive in carpools,



8% (Bloom) to 15% (Calumet) use public transportation as travel to work. The average commute time is 27 minutes (Bloom) to 32 minutes (Calumet).

The major planning issue in the South Sub-Area will be economic development and job-creation. The unemployment rate and poverty levels in the sub-area are relatively high.

Of the total housing units in the South Sub-area, between 92% (Calumet) to 97% (Rich and Worth) are occupied. Most of the housing stock was built between 1950 and 1979. In Calumet and Thornton Townships, a significant number of housing units were built before 1939. Up to 11% of the housing stock in the sub-area is condominium units. A large majority of the housing stock has complete kitchen and plumbing facilities. Most housing units use a public system or private company as a water source, a public sewer for sewage disposal, and homes are heated by utility gas or electricity. The median home value is between \$60,700 in Calumet Township and \$94,800 in Worth Township. Median monthly owner costs, with mortgage, ranges from \$681 to \$837. The median gross rent is \$437 to \$529.

**Table 3.18 Population in the South Sub-Area**

	Bloom	Bremen	Calumet	Rich	Thornton	Worth	Total for Sub-Area
Total 1970 population	94,757	93,906	23,614	44,801	188,014	155,834	600,926
Total 1980 population	101,424	109,023	21,637	58,730	191,359	158,157	640,330
Total 1990 population Estimate	118,000	170,000	27,000	90,500	232,500	192,300	830,300
Total 1990 population	94,906	117,903	21,166	61,355	175,930	151,097	622,357
Total 1994 population	99,113	112,536	21,980	65,419	180,165	n/a	479,213
% Change 1970-1990	0.2%	14.9%	-10.4%	37.0%	-6.4%	-3.0%	-100.0%
% Change 1990-1994	4.4%	4.3%	3.8%	6.6%	2.4%	n/a	-23.0%
1990 Unincorp. Pop.	4,420	4,588	0	3,122	39,473	3,943	55,546
1980 Unincorp. Pop.	4,685	4,603	1	2,904	42,970	4,801	59,964
1970 Unincorp. Pop.	8,132	2,730	64	831	1,812	4,317	17,886
% Change 1970-1990 Unincorp. Pop.	-45.6%	68.1%	-100.0%	275.7%	2078.4%	-8.7%	210.6%
% Change 1980-1990 Unincorp. Pop.	-5.7%	-0.3%	-100.0%	7.5%	-8.1%	-17.9%	-7.4%

SOURCE: U.S. Department of Commerce, Economics and Statistics, 1990 Census of Population Counts and Housing. Revised 1990 U.S. Census of Population and Housing, Selected Characteristics

**Table 3.18a Population Projections in the South Sub-Area**

	Bloom	Bremen	Calumet	Rich	Thornton	Worth	Total for Sub-Area
2020 Population Projection	137,705	129,870	22,482	90,500	190,716	158,320	729,594
Incorporated	131,273	123,804	22,482	86,027	189,578	154,308	707,473
Unincorporated	6,432	6,066	-	4,473	1,137	4,012	22,122
% Change 1990-2020 Incorporated	46.5%	22.6%	7.1%	49.6%	9.5%	6.2%	17.23%
% Change 1990-2020 Unincorporated	46.8%	20.8%	5.8%	49.9%	9.6%	6.3%	24.8%
% Change 1990-2020 Incorporated	40.2%	76.6%	0.0%	43.3%	2.0%	3.3%	-60.2%

SOURCE: Northeastern Illinois Planning Commission

**Table 3.19 Age Distribution in the South Sub-Area**

	Bloom	Bremen	Calumet	Rich	Thornton	Worth
Under 5 Years	8.0%	7.8%	8.0%	6.8%	7.2%	7.0%
16 and Over	74.0%	74.8%	73.9%	76.5%	77.4%	79.4%
18 and Over	70.8%	71.7%	70.8%	73.2%	74.5%	77.1%
5-15 Years	18.0%	17.3%	18.0%	16.7%	15.4%	13.6%
16-17 Years	3.2%	3.1%	3.1%	3.3%	2.9%	2.3%
18-20 Years	4.4%	4.5%	4.2%	4.0%	4.0%	3.7%
21-24 Years	5.6%	5.6%	6.5%	4.9%	5.4%	5.9%
25-44 Years	30.5%	33.1%	33.8%	33.3%	30.7%	30.3%
45-54 Years	10.6%	11.0%	8.9%	11.5%	10.3%	9.8%
55-59 Years	4.4%	3.9%	3.3%	4.3%	4.7%	5.1%
60-64 Years	4.4%	3.8%	3.4%	4.5%	5.0%	5.4%
65 Years and Over	11.0%	9.7%	10.7%	10.7%	14.4%	16.9%
75 Years and Over	4.2%	3.8%	4.1%	3.8%	5.6%	7.2%
85 Years and Over	0.9%	0.9%	0.8%	0.9%	1.1%	1.7%
Median Age	31.8	31.7	30.5	34.3	34.0	35.1

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.20 Educational Attainment in the South Sub-Area**

	Bloom	Bremen	Calumet	Rich	Thornton	Worth
Percent high school graduate or higher	74.8%	79.3%	66.7%	87.7%	75.8%	79.6%
Percent bachelor's degree or higher	16.9%	14.9%	9.8%	30.3%	13.1%	16%

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.21 Income in the South Sub-Area**

	Bloom	Bremen	Calumet	Rich	Thornton	Worth
<b>INCOME</b>						
Median household income	\$35,189	\$38,111	\$28,189	\$44,026	\$32,648	\$36,972
Median family income	\$39,331	\$42,346	\$31,903	\$49,726	\$37,493	\$43,505
Median nonfamily household income	\$18,194	\$21,327	\$19,659	\$25,485	\$18,692	\$18,387
Per capita income	\$13,978	\$14,042	\$11,534	\$19,168	\$13,630	\$15,688
<b>% BELOW POVERTY LEVEL</b>						
All persons living below the poverty level	11.7%	6.9%	11.2%	3.6%	9.9%	4.9%
Persons 18 years and over	8.9%	5.8%	9.3%	3.6%	7.6%	4.3%
Persons 65 years and over	8.1%	9.1%	6.5%	6.7%	7.5%	5.0%
Related children under 18 years	18.5%	9.6%	15.7%	3.6%	16.4%	6.9%
Related children under 5 years	21.6%	9.4%	14.3%	3.4%	18.0%	8.4%
Related children 5 to 17 years	17.3%	9.6%	16.3%	3.6%	15.8%	6.3%
Unrelated individuals	21.4%	17.9%	16.4%	14.3%	16.8%	11.4%
All families	9.4%	5.2%	9.7%	2.5%	7.9%	3.8%
With related children under 18 years	14.1%	7.5%	14.4%	3.0%	12.8%	6.2%
With related children under 5 years	18.7%	9.1%	15.7%	4.4%	16.4%	8.1%
Female householder families	31.5%	19.3%	19.2%	8.7%	22.8%	13.7%
With related children under 18 years	43.3%	27.1%	25.5%	12.0%	32.5%	25.7%
With related children under 5 years	58.2%	34.4%	34.9%	27.2%	46.3%	0.443

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Table 3.22 Labor Force and Employment in the South Sub-Area**

	Bloom	Bremen	Calumet	Rich	Thornton	Worth
<b>LABOR FORCE STATUS</b>						
Persons 16 yrs. & over	70,107	80,862	15,654	47,103	36,141	19,979
Percent in labor force	66.7	69.9	67.5	70.6	65	64.8
Civilian labor force	46,638	56,395	10,556	33,242	88,343	77,680
Employed	43,364	52,881	9,531	31,573	80,988	73,952
Unemployed	3,274	3,514	1,025	1,669	7,355	3,728
Percent unemployed	7.0%	6.2%	9.7%	5.0%	8.3%	4.8%
<b>COMMUTING TO WORK</b>						
Workers 16 yrs. & over	42,637	51,906	9,321	31,020	79,041	72,668
Percent drove alone	73.8%	73.9%	61.9%	73.2%	71.2%	76.3%
Percent in carpools	12.5%	11.2%	17.0%	9.2%	12.9%	10.3%
Percent using public transportation	8.9%	10.8%	15.4%	13.5%	11.7%	8.5%
Percent using other means	0.7%	0.8%	0.8%	0.5%	0.7%	0.5%
Percent walked or worked at home	3.9%	3.2%	4.9%	3.7%	3.5%	4.4%
Mean travel time to work (minutes)	27.0	30.2	32.1	31.3	28.9	28.2
<b>OCCUPATION</b>						
Employed persons 16 yrs. & over	43,364	52,881	9,531	31,573	80,988	73,952
Executive, administrative, & managerial occupations	4,944	6,152	665	4,952	8,680	8,993
Professional specialty occupations	5,406	6,147	854	5,834	9,400	8,856
Technicians & related support occupations	1,408	1,891	241	1,275	3,092	2,300
Sales occupations	5,222	6,208	835	4,634	8,756	9,719
Administrative support occupations, including clerical	7,767	10,793	2,145	5,989	17,113	15,175
Private household occupations	110	19	27	60	143	194
Protective service occupations	732	929	222	470	1,733	1,508
Service occupations, except protective & household	4,939	5,134	1,254	2,607	8,802	6,348
Farming, forestry, & fishing occupations	382	265	47	128	285	286
Precision production, craft, & repair occupations	5,287	7,399	1,078	2,839	9,887	10,226
Machine operators, assemblers, & inspectors	3,112	2,500	863	1,120	5,024	3,178
Transportation & material moving occupations	2,127	3,162	770	903	4,502	3,702

**Table 3.22 Labor Force and Employment in the South Sub-Area, cont.**

	Bloom	Bremen	Calumet	Rich	Thornton	Worth
Handlers, equipment cleaners, helpers, & laborers	1,928	2,282	530	762	3,571	3,467
<b>INDUSTRY</b>						
Employed person 16 yrs. & over	43,364	52,881	9,531	31,573	80,988	73,952
Agriculture, forestry, & fisheries	422	290	67	135	310	375
Mining	86	74	10	27	154	87
Construction	2,407	3,777	470	1,220	4,493	5,371
Manufacturing, nondurable goods	2,781	3,284	686	2,145	5,278	5,079
Manufacturing, durable goods	5,188	4,713	1,120	2,587	8,323	6,084
Transportation	2,737	4,204	944	1,959	6,287	5,199
Communications & other public utilities	917	1,686	326	795	2,656	1,990
Wholesale trade	2,424	2,670	558	1,375	4,109	4,512
Retail trade	7,798	9,504	1,451	5,412	13,559	14,001
Finance, insurance, & real estate	3,505	5,254	680	3,353	6,970	6,683
Business & repair services	1,920	2,309	375	1,323	4,020	3,244
Personal services	970	913	411	601	1,999	1,989
Entertainment, & recreation services	477	673	80	505	937	929
Health services	4,465	4,976	915	3,401	7,828	6,838
Educational services	3,504	3,859	585	3,426	5,838	5,243
Other professional & related services	2,497	3,076	472	2,336	4,968	4,155
Public administration	1,266	1,619	381	973	3,259	2,173

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

**Table 3.23 Housing Characteristics in the South Sub-Area**

	Bloom	Bremen	Calumet	Rich	Thornton	Worth
<b>HOUSING CHARACTERISTICS</b>						
Total housing units	33,203	37,496	8,321	22,606	68,082	57,887
Occupied housing units	31,769	36,026	7,693	21,823	64,383	56,237
Occupancy Rate	95.7%	96.1%	92.5%	96.5%	94.6%	97.2%
Condo. Housing Units	1,619	2,935	73	2,417	2,508	5,842
Median home value	\$69,500	\$82,200	\$60,700	\$82,500	\$66,100	\$94,800
Median gross rent	\$437	\$529	\$455	\$542	\$481	\$510
Median monthly owner costs, w/	\$707	\$771	\$681	\$837	\$697	\$764
<b>YEAR STRUCTURE BUILT</b>						
1989 to March 1990	155	504	6	228	272	497
1985 to 1988	885	2,292	39	1,072	890	1,557
1980 to 1984	1,223	2,005	249	1,666	2,384	1,952
1970 to 1979	7,362	10,920	1,470	6,906	13,552	12,807
1960 to 1969	8,497	10,852	1,747	4,148	18,415	15,623
1950 to 1959	8,331	6,784	1,915	5,899	17,175	16,004
1940 to 1949	2,920	2,038	643	1,973	6,911	5,402
1939 or earlier	3,830	2,101	2,252	714	8,483	4,045
<b>SOURCE OF WATER</b>						
Public system or private company	30,989	36,258	8,306	21,792	67,606	57,733
Individual drilled well	1,997	1,078	0	716	429	139
Individual dug well	170	123	0	58	47	15
Some other source	47	37	15	40	0	0
<b>SEWAGE DISPOSAL</b>						
Public sewer	31,604	36,176	8,261	21,995	67,155	57,552
Septic tank or cesspool	1,477	1,227	32	605	817	289
Other means	122	93	28	6	110	46
<b>HOUSE HEATING FUEL</b>						
Utility gas	29,309	32,754	6,961	19,130	58,442	49,916
Bottled tank. or LP gas	212	236	38	161	606	343
Electricity	1,985	2,750	574	2,453	4,455	5,312
Fuel oil, kerosene, etc	75	38	60	13	380	86
Coal or coke	0	0	0	0	0	0
Wood	14	44	0	10	53	46
Solar energy	0	36	0	0	0	0
Other fuel	91	128	34	46	318	332
No fuel used	83	40	26	10	129	202

SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census

### **Recommendations for South Sub-area:**

The South Sub-Area is home to a number of mobile home parks, such as in Bloom Township and Rich Township. These and others throughout the County have been inappropriately zoned as special uses in commercial district and industrial districts. This underlying zoning leaves opportunity for potentially incompatible development should a mobile home park become a temporary use. Zoning, in this circumstance, should be consistent with land use. The consulting team has reclassified these mobile home parks as special uses in the R-6 General Residence District; in the opinion of Linden/Lenet Land Design, Ltd. and Engineering Strategies, Inc. this results in the proper application of residential standards and provides the proper long term land use classification to the properties.

The 1976 land use plan recommended that the future land use for all the privately owned and operated golf courses and country clubs in Cook County be open space. Linden/Lenet Land Design, Ltd. and Engineering Strategies, Inc. have recommended that this designation be changed to the appropriate residential classification. In the consultant's opinion, should these facilities ever be placed on the market for development, an open space designation does not provide the county with any land use guidance with respect to suitable future development. Therefore, in Worth Township for example, the recommended future land use for the Beverly Country Club and the Westgate Valley Country Club are single family residential use. A similar recommendation has been made for the Calumet Country Club in Thornton Township and for the Olympia Fields Country Club in Rich Township.



## **SOUTHWEST SUB-AREA**

The Southwest Sub-Area consists of Lemont, Orland, and Palos Townships. This sub-area is characterized as having large expanses of Cook county Forest Preserve, and high quality residential areas. Concerns in this sub-area primarily revolve around high density developments, traffic impacts and the associated impacts on the environment. In the twenty year period since the last Cook County Comprehensive Plan was adopted, these three townships have experienced a very rapid rate of growth. It is expected that these growth pressures will continue, especially in Lemont Township where the extension of I-355 will bring about new opportunities for commercial and perhaps industrial development.

Within Lemont Township, there are several very large parcels which are currently either held by not-for-profit institutions and/or are being utilized for privately held golf courses. The 1976 Cook County Plan assumed there would be no change in the status of these uses. In the 1997 plan, we are making future land use recommendations for these sites. Experience has shown that development pressures as well as the increased land values make potential development far more likely to happen during the life of this plan than the previous plan. As such, the 1997 plan is obligated to review and make development recommendations for these parcels. It should be clear however, that as a matter of public policy, it the position of Cook County that these parcel would best serve the public interest if they were to remain as open space. Therefore, the 1997 plan indicates that these parcels are "*open space opportunity areas*".

Palos Township has relatively little remaining undeveloped unincorporated land. The most significant land use issues in Palos Township will reflect environmental concerns and density. Northwest Palos Township has a number of single family homes which are served by older septic disposal systems. Sanitary sewers will soon be available to these areas, as well as technologically newer private disposal system methods. Leaching from the older septic systems may impact on nearby forest preserves as well as the region's aquifers and water recharging areas.

Over the past twenty years, Orland Township has been the focal point of much of the development pressures experienced by this sub-area. While there are very few large parcels left to be developed in Orland Township, population forecasts project significant growth for Orland Township. It is expected that issues of density and traffic management along with open space preservation will be foremost among the planning issues facing Orland Township in the future.

The Southwest sub-area consists of the following townships and municipalities:

**Lemont Township:** Lemont, Willow Springs (part);

**Orland Township:** Orland Hills, Orland Park (part), Tinley Park (part); and

**Palos Township:** Bridgeview (part), Hickory Hills (part), Palos Heights (part), Palos Hills, Palos Park, Willow Springs (part), Worth (part).

Lemont township has the smallest population, at 11,536, Palos township is second largest in the sub-area (50,756), and Orland township has the greatest population (69,560). Otherwise, all of the demographic characteristics between the three townships are consistent. The population in the Southwest Sub-Area has essentially doubled in all three townships in the past twenty years. In fact, Orland township had a 292% increase in population during this time. Palos and Lemont Township grew by 81% and 80%, respectively. In the past five years, Lemont Township had the greatest population growth in the sub-area, 25%, while Orland Township grew by 19%. Palos Township had a 2% increase in population over the past five years.

In the unincorporated sections of the sub-area, the population grew 34% from 1980 to 1990. In the incorporated areas, the population grew by 39%. For the year 2020, population projections suggest that the Southwest Sub-Area will increase by 66%. Lemont Township is estimated to see a 66% increase in its population, with a 62% increase in its unincorporated population. This is significant in that Lemont Township has the greatest area of unincorporated property. This suggests that the municipalities in this township will grow significantly in geographic area and population, as will the unincorporated areas. Orland Township is projected to increase its population by 70%, while Palos Township is estimated to increase by 26%. Tables 3.24 and 3.24a further detail population changes in the Southwest Sub-Area.

In Palos Township, 6% of the population is under five years old. In Orland and Lemont Townships, this figure is 7% to 8%. 73% of the population in Orland Township is 16 years old and over, 76% is in this category in Lemont Township, while in Palos Township, 80% of the population is 16 years old and over. Between 16% and 18% of Lemont and Orland Townships are 5 to 15 years old, while in Palos Township, this figure is 13%. In Orland Township, 36% of the population is 25-44 years old. In Lemont and Palos Townships, 30% to 33% of the population is in this age group. Twelve to thirteen percent of the populations in Lemont and Palos Townships are 65 years and over. This figure is 7.9% in Orland Township. The median age in Orland Township is 32.2, 34.2 in Lemont Township, and 37.0 in Palos Township.

All three townships will experience continuing pressure to fund schools in the future, as they each have a significant, and growing, number of school-aged children. In Palos and Lemont Township, providing housing and services to the aging population will also be important issues.

Over 80% in the sub-area have earned their high school diploma and over 20% received a bachelor's and/or an advanced degree. Orland township has the highest percentages of high school (86%) and college (24.5%) educated residents.

The median household income is between \$44,709 (Palos Township) and \$49,873 (Orland Township) and the median family income is between \$50,634 and \$53,256. Two to three percent

of the population is below the poverty level, most of which are unrelated individuals. Lemont Township has the greatest percent of persons living below the poverty level (3.5%) and Orland Township has the lowest percent (2.2%) of such persons. Most persons living below the poverty level are unrelated individuals.

There is a 70% labor force participation rate and a 2% to 3% unemployment rate. A majority of the employed work in administrative support; executive, administrative, managerial, or sales occupations. In Lemont townships, there is a significant percentage of persons employed in precision production, craft, and repair occupations. These jobs are mostly in the Retail Trade; Manufacturing (durable goods); Finance, Insurance, and Real Estate; Health Services; and other professional and related services industries. All three townships classify their workers as private wage and salary, government, and local government workers. As for commuting to work, 80% drive alone, 8-9% drive in carpools, and 4-7% use public transportation. In Lemont township, 9.7% drive in carpools. Orland township has the most public transportation use (7.5%). Mean travel time to work is between 26 minutes (Lemont) and 31 minutes (Orland).

Although the economic conditions in the Southwest Sub-Area are already relatively stable, the area is poised for development from the I-355 extension. It is anticipated that new growth along the I-355 extension will reduce travel times by providing new and closer job opportunities.

About 97% of all housing units in Orland and Palos Townships are occupied, while in Lemont Township, 94.7% are occupied. Most of the dwelling units in the sub-area were built between 1950-1980, and in the late 1980's, and almost all have complete kitchen and plumbing facilities. A majority use a public system or private company or an individually drilled well as a source of water; public sewers or septic tanks for sewage disposal; and are heated by utility gas or electric heat. Many units in Orland and Palos Townships are condominium (19% and 35%, respectively). There are no condominium units in Lemont Townships. The median home value is in the \$130,000's, in all three townships. Median monthly owner costs, with mortgage, are all similar, between \$936-\$982. Median gross rent is \$613 in Orland Township, \$526 in Palos Township, and \$449 in Lemont Township.

All of this data is indicative of the very strong housing market in the southwest subarea. Subject to the availability of public sewer and water, it is anticipated that there will be continued residential growth in this sub-market, especially in Lemont Township, which has large amounts of land available for development.

**Table 3.24 Population in the Southwest Sub-Area**

	Lemont	Orland	Palos	Total for Sub-Area
Total 1970 population	8,314	15,028	33,100	56,442
Total 1980 population	8,850	42,607	46,412	97,869
Total 1990 population estimate	15,000	59,000	60,000	134,000
Total 1990 population	11,536	69,560	50,756	131,852
Total 1994 population	14,508	83,184	51,755	149,447
Percent Change 1970-1990	80.4%	292.6%	81.3%	133.6%
Percent Change 1990-1994	25.8%	19.6%	2.0%	13.3%
1990 Unincorp. Pop.	4,188	6,288	5,739	16,215
1980 Unincorp. Pop.	3,210	4,658	3,760	11,628
1970 Unincorp. Pop.	3,234	5,109	4,750	13,093
% Change 1970-1990 Unincorp. Pop.	29.5%	23.1%	20.8%	23.8%
% Change 1980-1990 Unincorp. Pop.	30.5%	35.0%	52.6%	39.4%

*SOURCE: U.S. Department of Commerce, Economics and Statistics, 1990 Census of Population Counts and Housing, Revised 1990 U.S. Census of Population and Housing, Selected Characteristics*

**Table 3.24a Population Projections in the Southwest Sub-Area**

	Lemont	Orland	Palos	Total for Sub-Area
2020 Population Projection	36,759	115,619	63,670	216,049
Incorporated	27,391	105,879	57,412	190,682
Unincorporated	9,368	9,741	6,258	25,367
% Change 1990-2020	231.1%	69.0%	26.7%	66.46%
% Change 1990-2020 Incorporated	275.2%	70.4%	28.2%	66.95%
% Change 1990-2020 Unincorporated	146.5%	54.9%	14.0%	62.86%

*SOURCE: Northeastern Illinois Planning Commission*

**Table 3.25 Age Distribution in the Southwest Sub-Area**

	<b>Lemont</b>	<b>Orland</b>	<b>Palos</b>
Under 5 Years	7.7%	8.2%	6.0%
16 and Over	76.1%	73.4%	80.4%
18 and Over	73.2%	70.6%	77.7%
5-15 Years	16.3%	18.3%	13.6%
16-17 Years	2.9%	2.8%	2.7%
18-20 Years	3.7%	3.8%	4.1%
21-24 Years	4.6%	4.6%	6.0%
25-44 Years	33.4%	36.4%	30.3%
45-54 Years	11.6%	10.6%	13.5%
55-59 Years	3.7%	3.7%	5.3%
60-64 Years	3.6%	3.5%	5.4%
65 Years and Over	12.6%	7.9%	13.2%
75 Years and Over	6.4%	2.3%	4.7%
85 Years and Over	2.1%	0.4%	0.9%
Median Age	34.2	32.2	37.0

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.26 Educational Attainment in the Southwest Sub-Area**

	<b>Lemont</b>	<b>Orland</b>	<b>Palos</b>
Percent high school graduate or higher	80.7%	86.4%	83.2%
Percent bachelor's degree or higher	21.2%	24.5%	23.4%

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.27 Income in the Southwest Sub-Area**

	Lemont	Orland	Palos
<b>INCOME</b>			
Median household income	\$47,287	\$49,873	\$44,709
Median family income	\$53,256	\$53,204	\$50,634
Median nonfamily household income	\$19,310	\$28,932	\$25,368
Per capita income	\$18,815	\$18,030	\$20,865
<b>% BELOW POVERTY LEVEL</b>			
All persons living below the poverty level	3.5%	2.2%	2.9%
Persons 18 years and over	3.9%	2.1%	2.8%
Persons 65 years and over	14.3%	5.4%	3.9%
Related children under 18 years	1.6%	2.3%	3.3%
Related children under 5 years	1.4%	1.7%	4.6%
Related children 5 to 17 years	1.8%	2.5%	2.9%
Unrelated individuals	24.5%	12.0%	11.7%
All families	1.8%	1.4%	2.0%
With related children under 18 years	1.6%	1.7%	3.5%
With related children under 5 years	1.3%	1.7%	4.2%
Female householder families	6.9%	6.6%	9.1%
With related children under 18 years	14.0%	11.2%	18.8%
With related children under 5 years	0.0%	22.9%	32.4%

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

**Table 3.28 Labor Force and Employment in the Southwest Sub-Area**

	Lemont	Orland	Palms
<b>LABOR FORCE STATUS</b>			
Persons 16 years and over	8789	51115	40786
Percent in labor force	70.7	70.6	68.4
Civilian labor force	6206	36037	27834
Employed	6030	34949	26822
Unemployed	176	1088	1012
Percent unemployed	2.8%	3.0%	3.6%
<b>COMMUTING TO WORK</b>			
Workers 16 yrs. & over	5969	34435	26427
Percent drove alone	79.8%	81.9%	83.1%
Percent in carpools	9.7%	8.2%	9.3%
Percent using public transportation	3.8%	7.5%	4.2%
Percent using other means	0.8%	0.3%	0.5%
Percent walked or worked at home	6.0%	2.1%	2.8%
Mean travel time to work (minutes)	26.8	31.7	29
<b>OCCUPATION</b>			
Employed persons 16 yrs. & over	6,030	34,949	26,822
Executive, administrative, & managerial occupations	743	5,894	4,166
Professional specialty occupations	911	5,251	4,075
Technicians & related support occupations	213	994	822
Sales occupations	803	5,497	4,220
Administrative support occupations, including clerical	1,212	5,943	4,654
Private household occupations	30	46	58
Protective service occupations	60	467	356
Service occupations, except protective & household	339	2,530	2,118
Farming, forestry, & fishing occupations	16	184	120
Precision production, craft, & repair occupations	894	4,542	3,264
Machine operators, assemblers, & inspectors	290	994	938
Transportation & material moving occupations	229	1,595	1,077
Handlers, equipment cleaners, helpers, & laborers	290	1,012	954

**Table 3.28 Labor Force and Employment in the Southwest Sub-Area, cont.**

	Lemont	Orland	Palos
<b>INDUSTRY</b>			
Employed person 16 yrs. & over	6,030	34,949	26,822
Agriculture, forestry, & fisheries	35	301	175
Mining	19	17	13
Construction	529	2,402	1,683
Manufacturing, nondurable goods	387	1,965	1,942
Manufacturing, durable goods	543	3,502	2,327
Transportation	366	2,431	1,923
Communications & other public utilities	215	963	705
Wholesale trade	302	1,686	1,859
Retail trade	1,084	6,840	5,212
Finance, insurance, & real estate	477	3,408	2,113
Business & repair services	380	1,505	1,267
Personal services	129	692	667
Entertainment, & recreation services	82	470	355
Health services	446	3,187	2,319
Educational services	366	2,661	2,042
Other professional & related services	542	1,991	1,634
Public administration	128	928	586

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*



**Table 3.29 Housing Characteristics in the Southwest Sub-Area**

	<b>Lemont</b>	<b>Orland</b>	<b>Palos</b>
<b>HOUSING UNITS</b>			
Total housing units	4,012	23,207	19,213
Occupied housing units	3,797	22,507	18,732
Occupancy Rate	94.6%	97.0%	97.5%
Condo. Housing Units	0	4,430	3,613
Median Home Value	\$131,900	\$138,100	\$136,800
Median Gross Rent	\$449	\$613	\$526
Median Monthly Owner Costs, With Mortgage	\$962	\$982	\$936
<b>YEAR STRUCTURE BUILT</b>			
1989 to March 1990	361	1,988	358
1985 to 1988	596	5,729	2,095
1980 to 1984	168	3,655	1,507
1970 to 1979	834	8,333	7,213
1950 to 1959	491	1,073	2,774
1940 to 1949	185	118	649
1939 or earlier	885	294	338
<b>SOURCE OF WATER</b>			
Public system or private company	2,768	22,317	17,280
Individual drilled well	1,191	823	1,814
Individual dug well	53	50	102
Some other source	0	17	17
<b>SEWAGE DISPOSAL</b>			
Public sewer	3,022	22,303	17,904
Septic tank or cesspool	979	886	1,277
Other means	11	18	32
<b>HOUSE HEATING FUEL</b>			
Utility gas	3,619	20,988	15,899
Bottled, tank, or LP gas	22	104	45
Electricity	113	1,241	2,260
Fuel oil, kerosene, etc	7	49	376
Coal or coke	0	0	0
Wood	7	27	0
Solar energy	8	0	0
Other fuel	14	81	95

*SOURCE: 1990 U.S. Census of Population and Housing, Selected Characteristics; U.S. Bureau of the Census*

### **Recommendations for Southwest Sub-Area:**

A number of significant new recommendations have been made for Lemont Township. The recommendations for Lemont Township are:

- In the western quadrant of the township where the new north - south tollway intersects the township at approximately 135th Street the current planning recommendation is for commercial/industrial land uses, which is consistent with the Village of Lemont Comprehensive Plan.
- Properties currently owned by the Archdiocese of Chicago have been planned for low density residential.

In Orland Township a greenbelt connection between the Cook County Forest Preserve properties known as Tampier Slough and McGinness Slough has been planned. This connection is consistent with the acquisition plans of the Cook County Forest Preserve District, which has passed an ordinance to this effect and is also consistent with the recently adopted plans of the Village of Orland Park and the Village of Palos Park.

In Palos Township, the Cook County maintenance facility has been recommended to be rezoned from an industrial classification to a "P-2" classification to better reflect the existing use of the property as well as to protect properties in the surrounding area.

## CHAPTER IV. LAND USE RECOMMENDATIONS & CONCLUSIONS

### *Section A. Overview*

As anticipated in 1976, the amount of developable land in unincorporated Cook County has diminished, however, not at the rate expected. A number of factors can be isolated, but the most significant would seem to be the differential rate of growth and accompanying density as seen by the municipalities in Cook County compared to that planned under the 1976 Cook County Comprehensive Land Use and Policies Plan. This update has attempted to narrow that gap as there are now far less high density multifamily land uses planned.

The 1976 Comprehensive Land Use and Policies Plan and the 1976 Cook County Zoning Ordinance placed mobile home parks in industrial, and commercial zoning districts and as a special use in the high density residential zoning classification. This update views mobile home parks as residential land uses and affords the residents of these trailer parks the same benefits and protection as those Cook County citizens who reside in areas zoned residential. The one exception is in Elk Grove Township in the northeast quadrant of Section 25 there is an existing mobile home park currently zoned I-1, Restricted Industrial District. It is proposed that this mobile home park be zoned R-6, Special Use, but the long range plan recommends industrial uses in the future. The future land use recommendation is consistent with the existing uses and zoning in the immediate area.

The 1997 plan is very sensitive to the need for additional open space throughout Cook County. In the development of this plan one of the factors identified has been the disturbing trend of privately owned golf courses being sold for development with the attendant reduction of open space. The 1997 plan introduces the planning concept of "*Open Space Opportunity Area*". This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.

In 1976, the suburban office market was still growing. Today that market as well as the office/research and industrial markets have shifted towards the collar counties. An unprecedented number of requests for what is commonly referred to as "*down zoning*" are being seen. These are generally requests to rezone properties from an office classification to residential.

A very significant trend has been the desire on the part of the real estate development community to build on sites with significant environmental concerns, such as wetlands and floodplain, areas that are prone to flooding, have significant topographic relief, or have significant stands of mature hardwood vegetation. In large part, this is a testament to the vitality of the Cook County economy. Previously these parcels of land were passed over as being too difficult to develop, however, the scarcity of developable land has resulted in these parcels now being considered for development. In order to properly plan and protect these areas the Comprehensive Plan includes a designation on the future land use maps of "*Environmentally Sensitive*" and further recommends that these parcels be developed only under the Planned Unit Development provisions of the Cook County Zoning Ordinance. The Planned Unit Development provisions of the Cook County Zoning Ordinance should be amended to require that applicants conduct an environmental assessment where the parcel to be developed includes Environmentally Sensitive areas. Proposed development plans which include environmentally sensitive areas must address measures which will mitigate or prevent injury to the Environmentally Sensitive areas of the site. The Planned Unit Development provisions of the zoning ordinance must incorporate substantial safeguards for the protection of these areas. The "*environmentally sensitive*" designation means that the parcel exhibits one or more of the following factors:

- Portions of the parcel lie within jurisdictional wetlands as noted on the National Wetland Inventory Maps distributed by the U.S. Army Corps of Engineers;
- Portions of the site lie within the floodplain as noted on the Federal Emergency Management Administration (FEMA) maps and which have been adopted by Cook County;
- At least thirty-three percent (33%) of the site is heavily wooded with mature hardwood vegetation;
- At least thirty-three percent (33%) of the site has significant topographic relief in excess of ten percent (10%).
- Has been (is) designated as a natural area in the Illinois Natural Areas Inventory program administered by the Illinois Department of Natural Resources.

### *Section B. Recommendations and Conclusions*

In conclusion, this 1997 Cook County Comprehensive Plan is the most thorough planning analysis that Cook County has ever undertaken. In order to fully actuate the findings and recommendations contained in this plan the County of Cook should undertake the following actions:

1. Update critical sections of the Cook County Zoning Ordinance
  - a. Add a new single family residential district allowing for smaller lots sizes limited to a few townships, such as Leyden;
  - b. Update the industrial performance standards;

- c. Revise the regulations governing mobile home parks;
  - d. Update the section of the ordinance regarding bulk regulations;
  - e. Update the flood damage prevention regulations section of the ordinance especially those sections which reference specific maps;
  - f. The provisions for "Compensatory Development Rights" section 8.10-5 have never been utilized and should be reviewed;
  - g. Section 8.10-6 "Clustering of Residences" should be allowed only as part of a Planned Unit Development and should be incorporated into the PUD provisions;
  - h. The Planned Unit Development provisions are overly complex and should be simplified;
  - i. Article 10 regarding non-conformities and amortization should be reviewed;
  - j. The parking requirements should be reviewed in light of current trends and uses;
  - k. Section 12, regarding signs has long been identified as a problem and should be completely overhauled;
  - l. Article 13, regarding administration and enforcement is in need of updating, especially in the area of the standards for variations and special uses as well as reviewing the standards for municipal protests; and
  - m. Section 14, regarding rules and definitions is now twenty years old and many uses which are common today were never envisioned then, such a cellular towers; this section should be reviewed and updated.
2. Update the Cook County Subdivision regulations; the county's subdivision regulations are nearly forty years old and are seriously outdated.
  3. Review policies and ordinances regarding individual sewage disposal systems.
  4. Review policies regarding utilization of private streets.
  5. Undertake a study of the current real estate taxing system which may be discouraging new office and office/research growth.
  6. Review policies regarding mobile home and trailer parks.
  7. Encourage the acquisition of privately owned lands, such as golf courses which provide needed open space when such areas are threatened with development.

# **ADDENDUM DESCRIBING MAP LOCATIONS OF ENVIRONMENTALLY SENSITIVE AREAS\***

\* See page 75 of text for definitions of environmentally sensitive areas.

**BARRINGTON TOWNSHIP  
INDEX OF ENVIRONMENTALLY SENSITIVE AREAS**

**100 Year Floodplain**

- Section 1 North portion of the southwest quarter of the southeast quarter of section 1.  
(Bounded by Illinois Street and Yale Avenue)
- Section 21 & 28 Southeast portion of southeast quarter of section 21 extending through the upper  
portion of the northeast quarter of section 28.  
(Spring Creek)
- Section 24 Northwest quarter of section 24.  
(Poplar Creek)
- Section 35 Southwest quarter of section 35.  
(Poplar Creek)

**Wetlands**

- Section 1 Southeast portion of southwest quarter of section 1.  
(both sides of Yale between Hough and Cook streets)
- Section 12 Northeast quarter of the northwest quarter and a small portion of the northeast quarter  
of section 12.  
(South of Harvard Street from Cook Street to Summit Street and north of Princeton  
Avenue)

**Mature Vegetation**

- Section 24 North three quarters of northwest quarter of section 24.
- Section 28 Southeast portion of the northwest quarter and the northeast quarter of Southwest  
quarter of section 28.  
(Between Route 59 and Sutton Road)

**Topography**

- Section 21 West edge of southeast quarter of section 21.  
(North of Elgin Joliet and Eastern Railroad, East of Button Road between Tricia Lane  
and Penny Road)
- Section 22 Southeast corner of northeast quarter of section 22.

**ection 24**

**Northwest quarter of section 24.**

**ection 25**

**Northwest quarter of section 25.  
(South of Algonquin Road and east of Barrington Road)**



**BLOOM TOWNSHIP  
INDEX OF ENVIRONMENTALLY SENSITIVE AREAS**

**100 Year Floodplain in Township 36N, R 14E**

- Section 5, 7 & 8      Southwest corner of the southwest quarter of section 5.  
Southwest quarter and north half of northeast quarter of section 7.  
Northwest quarter of northwest quarter of section 8.  
(Butterfield Creek)
- Section 10, 15, 22      West half of northeast quarter and north half of southeast quarter of section 10  
East half of northwest quarter, west half of northeast quarter, and east half of  
southwest quarter of section 15.  
West half of northwest quarter and southwest quarter of southwest quarter of section  
22.  
(Third Creek)
- Section 14, 23, 26,  
27 & 35      Northwest quarter, northeast quarter of southwest quarter and southwest corner of  
southwest quarter of section 14.  
East half of southeast quarter of section 23.  
Southwest quarter of southeast quarter of section 26.  
Southeast quarter of southeast quarter of section 27.  
West half of northeast quarter and south half of northwest quarter of section 35  
(Deer Creek)
- Section 28      Northeast corner of northwest quarter and northwest corner of northeast quarter of  
section 28.
- Section 36      Northeast quarter of southwest quarter of section 36.  
(Unnamed stream)

**100 Year Floodplain in Township 36N, R15E**

- Section 6      Northwest quarter of northeast quarter of section 6.
- Section 18      Northeast quarter and southwest quarter of southeast quarter of section 18.
- Section 19      West half of northeast quarter, east half of southwest quarter and southeast quarter of  
section 19.
- Section 20 & 30      Southeast corner of northwest quarter and north half of southwest quarter of section

20.

East half of northwest quarter, northeast quarter and east half of southeast quarter of section 30.

(Lansing Drainage Ditch)

tion 29 & 32 Southeast quarter and southeast corner of southwest quarter of section 29.  
East half of northwest quarter and southwest quarter of section 32.  
(Plum Creek)

lands in Township 36 N, R 15E

ction 18 Northeast corner of southwest quarter of section 18.

ction 20 West half of northwest quarter of section 20.

ography in Township 36N, R 14 E

ction 6 & 7 Southeast half of southeast quarter of section 6.  
Northeast half of northeast quarter of section 7.  
(Idlewild Country Club)

ction 7 Northwest quarter and southwest quarter of section 7.  
(Flossmoor Country Club)

**BREMEN TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 4 Northwest quarter of southeast quarter of section 4.
- Section 4 & 9 Southwest corner of southwest quarter of section 4 and northwest quarter of northwest quarter of section 9.  
(Unnamed stream)
- Section 8 & 18 Southeast quarter of southwest quarter of section 8. Northwest corner of northwest quarter of section 18.  
(Tinley Creek)
- Section 10 Southwest corner of southwest quarter of section 10.
- Section 12 Southeast quarter of southwest quarter of section 12.
- Section 15 Southeast quarter of northwest quarter of section 15.
- Section 22 Northwest quarter of southwest quarter and northeast corner of southeast quarter of section 22.
- Section 24 East half of northeast quarter of section 24.  
(Drainage ditch between Elmdale Avenue and Thorndale Avenue)
- Section 28 East half of northeast quarter, northeast quarter of southeast quarter and east half of southwest quarter of section 28.
- Section 32 Southwest corner of northwest quarter and northwest corner of southwest quarter of section 32.  
(East of Ridgeland Avenue, south of 178<sup>th</sup> St. if extended, west of Highland Avenue, North of 180<sup>th</sup> Place if extended)

**Wetlands**

- Section 28 Southeast quarter of southwest quarter of section 28.
- Section 33 Northwest quarter of northeast quarter of section 33.

**CALUMET TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

no environmentally sensitive areas were noted in Calumet Township

**ELK GROVE TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 23, 25 & 26    South half of northwest quarter and southwest corner of southeast quarter of section 23.  
Southeast quarter and north half of southwest quarter of section 25.  
Southeast quarter of northwest quarter and northeast quarter of section 26.  
(Higgins Creek)
- Section 25            South half of northeast quarter of section 25.  
(South of Willie Road, north of Northwest Tollway)
- Section 31            Northeast quarter of section 31.  
(West of Beisner Road, East of Illinois Route 53 off ramp, south of East-West leg of Lincoln Street.)
- Section 33            Southwest corner of southwest quarter of section 33.  
(Salt Creek)

**HANOVER TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 9 & 17      Southeast quarter of southwest quarter of section 9.  
South half of southeast quarter and east half of southwest quarter of section 17.  
(Poplar Creek)
- Section 21      East half of northwest quarter and southwest quarter of northeast quarter of section  
21.  
(East Branch of Poplar Creek)
- Section 28      Southeast quarter of southeast quarter of section 28.
- Section 32      Southwest quarter of southwest quarter of section 32.
- Section 32 & 33      Northeast corner of northeast quarter of section 32 and northwest quarter of  
northwest quarter of section 33.  
(Unnamed drainage ditch)

**Wetlands**

- Section 8      Southwest quarter of southeast quarter of section 8.  
(East of Berner Drive, South of Dale Drive, North of Golf Road, West of Rohrson  
Road)
- Section 17      Northwest corner of northeast quarter of section 17.  
(South of Evanston-Elgin Road, East of Berner Drive, North of Wolsfeld Drive if  
extended)
- Section 27      Northwest quarter of southeast quarter of section 27.  
(North of Lake Street, South of Old Lake Street)

**Mature Vegetation**

- Section 20      East three quarters of northeast quarter and northeast corner of southeast quarter of  
section 20.
- Section 21      East two thirds of southwest quarter of Section 21.

**LEMONT TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 14            South half of northeast quarter and northwest quarter of section 14.  
(Calumet Sag Channel)
- Section 19 & 20       Southeast corner of northeast quarter, northwest corner of southeast quarter and southwest quarter of section 19. South half of northwest quarter and north half of northeast quarter of section 20.  
(Des Plaines River Diversion Channel)
- Section 19, 20,  
21 & 30            Southeast quarter and southeast corner of southwest quarter of section 19. South half of northeast quarter, southeast corner of northwest quarter, north half of southwest quarter of section 20. North half of northwest quarter and northwest corner of northeast quarter of section 21. Northwest corner of northwest quarter of section 30.  
(Sanitary Drainage and Ship Canal)
- Section 19, 20,  
21, 22 & 30       South half of southeast quarter and southeast corner of southwest quarter of section 19. North half of southeast quarter and southwest quarter of section 20. South half of northwest quarter and north half of northeast quarter of section 21. Northwest corner of northwest quarter of section 22. Northwest corner of northwest quarter of section 30.  
(Illinois and Michigan Canal)
- Section 22 & 27       West half of northwest quarter, southwest corner of southeast quarter and southwest quarter of section 22. East half of northwest quarter and northwest corner of northeast quarter of section 27.  
(Unnamed stream south of Illinois Central Railroad to north of McCarthy Road.)
- Section 24 & 25       East half of northwest quarter, southwest quarter of northeast quarter, and southeast quarter of section 24. East half of northeast quarter of section 25.  
(Unnamed stream south of 111<sup>th</sup> Street and west of Will-Cook Road.)
- Section 31            South quarter of southeast quarter and south third of southwest quarter of section 31.  
(Portion of unnamed tributaries to Long Run Creek.)
- Section 32            South edge of southwest quarter of section 32.  
(Portion of Long Run Creek northwest of Archer Avenue)

Section 32, 33 & 34 South half of southeast quarter of section 32. South half of northeast quarter, southeast quarter and southwest quarter of section 33. South half of northwest quarter and south half of northeast quarter of section 34.  
(Portion of Long Creek and tributaries southeast of Archer Avenue and west of Parker Road.

Section 35 Southwest quarter of southeast quarter of section 35.  
(Unnamed stream, vicinity of east end of Hunt Master Lane)

### **Wetlands**

Section 12 North half of southwest quarter of section 12.  
(Area between Sanitary Drainage and Ship Canal and Illinois and Michigan Canal.)

Section 20 South Edge of northeast quarter of section 20.

Section 23 Center of section 23.  
Also, east half of southeast quarter and southwest quarter of section 23.  
(East of Woodlawn Avenue if extended, north of Liberty Drive and west of Bell Road. Also, Palos Memorial Gardens, southeast of Archer Avenue, north of McCarthy Road and west of Schoolbrook Lane)

Section 24 Southeast quarter and northwest corner of southwest quarter of section 24.  
(Northeast of Riva Ridge Road, south of Bridle Path, and north of Lake View. Also, area south of 115<sup>th</sup> Street, East of Bell Road, North of Horseshoe Lane and West of Paddock Lane if extended)

Section 26 Northwest quarter and west half of Northeast quarter of section 26.  
(Palos Hills Memorial Gardens, see section 23)

Section 27 Northeast quarter of section 27.  
(Palos Hills Memorial Gardens, southeast of Archer Avenue)  
Northwest quarter of southeast quarter of section 27

Section 35 North half of northwest quarter.

### **Mature Vegetation**

Section 21 Southeast half of northeast quarter, portions of southeast quarter and east half of southwest quarter of section 21.  
(Cog Hill Country Club)

Section 22 North half of northwest quarter and south half of northeast quarter.



Section 25 Southwest quarter of section 25.  
(Gleneagles Country Club)

**Topography**

Section 21 Southeast half of northeast quarter, portions of southeast quarter and east half of southwest quarter of section 21.  
(Cog Hill Country Club)

Section 22 North half of northwest quarter and south half of northeast quarter of section 22.

Section 25 Southwest quarter of section 25.  
(Gleneagles Country Club)

**LEYDEN AND NORWOOD TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 18**            Northeast quarter of southwest quarter of section 18.  
(South of Irving Park Road, west of Union Pacific Railroad, and north of Northeast Illinois Rail Corporation Railroad.)
- Section 20**            Southeast corner of northwest quarter, southwest corner of northeast quarter,  
northwest corner of southeast quarter and northeast corner of southwest quarter of  
section 20.  
(Silver Creek north of Franklin Avenue)
- Section 29**            South edge of northeast quarter and northeast quarter of southeast quarter of section  
29.  
(Silver Creek from north side of Grand Avenue to Manheim Road)
- Section 30**            Northwest quarter of southeast quarter of section 30.  
(Addison Creek south of Thodes Avenue, north of Winters Drive if extended)
- Section 33**            Northeast quarter of section 33.  
(Silver Creek, south of Fullerton Avenue and north of Armitage Avenue)

**LYONS TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplains in Township 38 N**

- Section 8** Southeast corner of northeast quarter and east half of southeast quarter of section 8. (La Grange Country Club, north boundary between 50<sup>th</sup> Street and 51<sup>st</sup> Street, south boundary at 55<sup>th</sup> Street)
- Section 18** West half of southeast quarter of section 18. (Flag Creek south of Ridge Lane if extended and north of Plainfield Road)
- Section 29, 31 & 32** Southwest quarter of northwest quarter and west half of southwest quarter of section 29. Southwest corner of northwest quarter, east edge of northeast quarter, west half of southeast quarter and southwest quarter of section 31. Northwest corner of northwest quarter of section 32. (Flag Creek and tributaries south of 73<sup>rd</sup> Place if extended and north of 87<sup>th</sup> Street)

**Floodplains in Township 37 N**

- Section 6** East half of northwest quarter, west half of northeast quarter and northwest quarter of southwest quarter of section 6. (Flag Creek and tributaries south of 87<sup>th</sup> Street and east of Cook-DuPage Road)

**Wetlands in Township 38 N**

- Section 29** Southeast corner of southwest quarter of section 29.

**Mature Vegetation in Township 38 N**

- Section 18** Southeast quarter of section 18. (Timber Trails Golf Course)

**Mature Vegetation in Township 37 N**

- Section 6** Northwest quarter and northeast quarter of section 6.

**MAINE TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**floodplains**

- Section 8 & 9      Northeast quarter and northeast corner of southeast quarter of section 8. Southwest corner of northwest quarter and northwest corner of southwest quarter of section 9. (All Saints Cemetery)
- Section 9 & 10      Southeast corner of southeast quarter of section 9. Southwest corner of southwest quarter of section 10. (Lake Mary Anne)
- Section 15      Southwest corner of southeast quarter and southeast quarter of southwest quarter of section 15. (unnamed stream between Potter Road and east end of Debi Lane)
- Section 15 & 16      West edge of northwest quarter of section 15. East edge of northeast quarter of section 16.
- Section 30      Southwest corner of southwest quarter of section 30. (East of Mount Prospect Avenue, North of Touhy Avenue and south of Northwest Tollway.)
- Section 32      Southwest corner of northwest quarter and northeast corner of southwest quarter. (Willow Creek east of Douglas Avenue if extended and west of Lee Street)

**Wetlands**

- Section 10      Northwest corner of southwest quarter of section 10. (North of Linnea Lane, South of Harrison Street if extended, East of Tri-State Tollway, North of Oak Lane if extended)

**NEW TRIER TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 28 & 29**      West half of northwest quarter of section 28. East half of northeast quarter of section 29.  
(Skokie Ditch)
- Section 29**      Northwest quarter, northwest corner of northeast quarter and north edge of southwest quarter of section 29.
- Section 30**      Southeast corner of northeast quarter and north third of southeast quarter of section 30.  
(Area east of Colton Lane, south of Longmeadow Road, west of Hubbard Road and north of Illinois Road. Also, the Edens Expressway / Skokie Road interchange)  
Also, north edge of southwest quarter of section 30.  
(North of Edgewood Court)

**Mature Vegetation**

- Section 29**      Northeast quarter of section 29.  
(Indian Hill Club)

**Topography**

- Section 29**      Northeast quarter of section 29.  
(Indian Hill Club)

**NILES TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

No environmentally sensitive areas were noted in Niles Township

**NORTHFIELD TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

**Section 4**                    South quarter of northeast quarter and north quarter of southeast quarter of section 4.

**Section 15**                Northeast corner of southwest quarter of section 15.  
(South of Techny Road, east of Northeast Illinois Rail Corporation Railroad and west of the Union Pacific Railroad)

**ORLAND TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 1 Southwest corner of southwest quarter of section 1.  
(East of 80<sup>th</sup> Avenue, south of Cambridge Drive, West of Hempstead Court and north of 143<sup>rd</sup> Street)
- Section 2 South edge of southwest quarter of section 2.  
(south of 142<sup>nd</sup> Street if extended, west of 84<sup>th</sup> Avenue, north of 143<sup>rd</sup> Street and east of 87<sup>th</sup> Avenue if extended)
- Section 3 North half of northwest quarter of section 3.  
(Northwest of southwest Highway, east of Howe Drive, south of 135<sup>th</sup> Street)
- Section 5 South half of southwest quarter of section 5.  
(Between Wolf Road and west end of Arbor Ridge. Also, a portion of Long Run Creek south of Arbor Ridge and north of 143<sup>rd</sup> Street)
- Section 6 Northwest quarter of southwest quarter of section 6.
- Section 7 North half of northeast quarter and southeast corner of southeast quarter of section 7.  
(Long Run Creek between 143<sup>rd</sup> Street and Valley View Drive if extended. Also, Spring Creek north of 151<sup>st</sup> Street, east of Ginger Creek Lane if extended and west of Marti Road)
- Section 8 Northeast corner of northwest quarter and southwest corner of southwest quarter of section 8.  
(Long Run Creek south of 143<sup>rd</sup> Street and west of 108<sup>th</sup> Avenue. Also, Spring Creek east of Marti Road, north of 151<sup>st</sup> Street and west of 108<sup>th</sup> Avenue if extended)
- Section 11 Southeast quarter of northeast quarter and north quarter of southeast quarter of section 11.  
(Tinley Creek east of 84<sup>th</sup> Avenue if extended and west of 80<sup>th</sup> Avenue if extended)
- Section 12 Northwest quarter of northwest quarter of section 12.  
(Tributary to Tinley Creek south of 143<sup>rd</sup> Street, west of Claridge Court, north of Dorstep Lane if extended and east of 80<sup>th</sup> Avenue)
- Section 16 East half of southeast quarter and southeast quarter of southwest quarter of section 16.  
(West of 96<sup>th</sup> Avenue, north of Sunrise Lane if extended, east of Ravinia Avenue if



extended and south of Helen Lane if extended. Also, north of 159<sup>th</sup> Street, east of Highland Avenue if extended, south of 158<sup>th</sup> Street if extended and west of 100<sup>th</sup> Avenue if extended.)

- Section 17 Northwest corner of northwest quarter of section 17.  
(Spring Creek south of 151<sup>st</sup> Street if extended and east of Marti Road)
- Section 18 & 19 Southeast quarter of section 18. East half of northwest quarter and north quarter of southwest quarter of section 19.  
(Spring Creek south of 155<sup>th</sup> Street and east of Will-Cook Road)
- Section 20, 29, 30, 31 & 32 East half of northeast quarter and south two-thirds of southwest quarter of section 20. Southwest corner of northwest quarter, south two-thirds of southeast quarter and west half of southwest quarter of section 29. Northeast corner of northeast quarter of section 30. Southeast corner of northwest quarter, northeast quarter, north half of southeast quarter and southwest quarter of section 31. Southwest corner of northeast quarter and west half of southwest quarter of section 32.  
(Marley Creek and tributaries south of 159<sup>th</sup> Street, west of 104<sup>th</sup> Avenue, north of 183<sup>rd</sup> Street and east of Will-Cook Road)
- Section 21 Southeast corner of northwest quarter and north half of southwest quarter of section 21.  
(Marley Creek east of 104<sup>th</sup> Avenue, west of 100<sup>th</sup> Avenue if extended, south of 159<sup>th</sup> Street and north of 167<sup>th</sup> Street)
- Section 24 South half of southeast quarter of section 24.  
(South of 165<sup>th</sup> Street, east of 76<sup>th</sup> Avenue, north of 167<sup>th</sup> Street and west of Odell Avenue if extended)
- Section 25 Southwest quarter of southwest quarter of section 25.  
(East of 80<sup>th</sup> Avenue, south of 173<sup>rd</sup> Street if extended, west of Ozark Avenue, north of Belle Rive Court)
- Section 26 Southeast quarter of northwest quarter of section 26.  
(East of Creekside Avenue, south of Waterford Drive if extended, west of 84<sup>th</sup> Avenue, north of Plum Court.)
- Section 29 West half of southwest quarter of section 29.  
(South of 171<sup>st</sup> Street, west of Norfolk & Western Railroad and east of Marti Road)
- Section 35 South half of southeast quarter of section 35.  
(Portion of unnamed stream west of 80<sup>th</sup> Avenue, north of 183<sup>rd</sup> Street if extended)

**Wetlands**

**Section 6**

**Northeast and northwest quarter of section 6.**

PALATINE TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS

**Floodplain**

- Section 1 & 2 Southeast quarter and southwest quarter of section 1. South half of southeast quarter of section 2.  
(Unnamed stream west of Illinois Route 53, east of Hicks Road and north of Dundee Road)
- Section 2 Northeast corner of northwest quarter and northwest corner of northeast quarter of section 2.  
(East of Rand Road, west of Hicks Road, south of Lake-Cook Road)
- Section 3 Southeast quarter of northwest quarter of section 3.  
(Unnamed stream east of Suthers Lane and south of Falkerck Place)
- Section 7 Northwest quarter of northwest quarter of section 7.
- Section 10 North edge of northwest quarter.  
(North of Dundee Road)  
West half of southwest quarter of section 10.  
(North of Pine Drive, east of Lakeside Drive, south of Glencoe Road and west of Louise Lane if extended)
- Section 12 East half of southeast quarter of section 12.  
(Unnamed stream south of Rand Road and north of Thurston Drive if extended)
- Section 18 Southeast corner of southeast quarter of section 18.  
(North of Palatine Road, south of Sunset Drive, East of Haman Road if extended and west of Poteet Avenue if extended)
- Section 28 Southwest corner of southwest quarter of section 28.
- Section 29 East half of southeast quarter of section 29.  
(South of Thor Drive, north of Castlewood Court if extended)
- Section 35 South quarter of northwest quarter, west half of southeast quarter, north half of southwest quarter of section 35.  
(Salt Creek east of Meacham Road and west of Illinois Route 53. Also pond located south and west of Brookdale Lane, east of Thorntree Lane and north of Briarwood Lane.)

## **Wetlands**

- Section 2** West half of northeast quarter of section 2.  
(North corner of Hicks Road / Rand Road intersection)
- Section 5** South quarter of southwest quarter of section 5.  
(Adjacent to east side of Ela Road / Cumnor Road intersection)
- Section 9** West half of southwest quarter of section 9.  
(East of Portage Avenue, south of Winnetka Street, west of Palos Avenue, North of Poplar Street)
- Section 10** Southwest quarter of northwest quarter of section 10.  
(East of Quentin Road, south of Hill Road, west of Lakeside Drive if extended, north of Glencoe Road)
- Section 12** East half of northeast quarter and east half of southeast quarter of section 12.
- Section 21** Northeast quarter of section 21.  
(South of Glencoe Road, East of Harrison Avenue, North of Dorset Street, west of Crescent Avenue)
- Section 30** Southeast corner of northwest quarter of section 30.  
(South of Algonquin Road, East of Versailles Road if extended)
- Section 33** Southeast quarter of southwest quarter of section 33.  
(Adjacent to east side of Roselle Road in vicinity of unnamed stream)

**PALOS TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 6            East half of northwest quarter, west half of northeast quarter, northwest quarter of southwest quarter of section 6.  
(Flag Creek south of 87<sup>th</sup> Street if extended and east of Cook-DuPage Road if extended)
- Section 33           Northwest quarter and northwest corner of northeast quarter of section 33.  
(Mill Creek south of 127<sup>th</sup> Street if extended to West Tanglewood Circle then northwest to 104<sup>th</sup> Avenue)
- Section 35           West half of northwest quarter of section 35.  
(East of 88<sup>th</sup> Avenue if extended, south of 127<sup>th</sup> Street if extended, west of 87<sup>th</sup> Avenue if extended, north of 130<sup>th</sup> Street)

**Wetlands**

- Section 28           Southwest quarter of southwest quarter of section 28.  
(East of 104<sup>th</sup> Avenue, south of 125<sup>th</sup> Street if extended, west of Lake Trail Drive, north of Lakeland Drive)
- Section 35           Northeast quarter of northwest quarter of section 35.

**Mature Vegetation**

- Section 6            Northwest quarter, northeast quarter, northwest corner of southeast quarter and north half of southwest quarter of section 6.  
(South of 87<sup>th</sup> Street, west of Wolf Road, north of Burlington Northern Santa Fe Railroad and east of Cook-DuPage Road if extended)

**PROVISO, RIVERSIDE & RIVER FOREST TOWNSHIPS  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

**Section 36**

**South two-thirds of southwest quarter of section 36.  
(Des Plaines River south of Burling Road and north of Bismarck Street)**

**RICH TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 5 Northwest quarter of northwest quarter of section 5.  
(North of I-80, east of Ridgeland Avenue, South of 183<sup>rd</sup> Street)
- Section 6 Northeast quarter of southeast quarter and southwest corner of southwest quarter of section 6.
- Section 7 & 18 South half of northwest quarter and southwest quarter of section 7. Northwest quarter of section 18.  
(Flossmoor Road Drainage Ditch south of Flossmoor Road and north of Beechwood Road if extended)
- Section 13 Southeast corner of northwest quarter, west half of northeast quarter, northwest quarter of southeast quarter and southwest quarter of section 13.  
(Butterfield Creek south of Volmer Road, north of 207<sup>th</sup> Street if extended)
- Section 15 East half of northwest quarter, southwest quarter of northeast quarter and southeast quarter of section 15.  
(Butterfield Creek east of Academy Avenue if extended and north of 207<sup>th</sup> Street)
- Section 17 Southwest quarter of southeast quarter of section 17.
- Section 19 & 20 Southeast quarter of northwest quarter, southeast quarter and east quarter of southwest quarter of section 19. North half of northwest quarter and southwest quarter of southwest quarter of section 20.  
(Butterfield Creek south of 207<sup>th</sup> Street if extended, north of 216<sup>th</sup> Street if extended)
- Section 27 North half of southeast quarter of section 27.  
(Unnamed stream west of Governors Highway, east of Karlov Avenue if extended, north of Poplar Avenue, south of 218<sup>th</sup> Place if extended. Also, area south of 218<sup>th</sup> Place if extended, west of Kildare Avenue if extended, north of Maple Avenue and east of Kostner Avenue if extended)
- Section 28 Northeast corner of southwest quarter of section 28.  
(East of I-57, south of Elgin, Joliet and Eastern Railroad, West of Hillside Drive if extended, north of north end of Scott Drive)
- Section 29 North half of southwest quarter of section 29.

- Section 30 North half of northwest quarter and south half of northeast quarter of section 30.  
(Hickory Creek east of Harlem Avenue and West of Ridgeland Avenue)
- Section 31 South edge of northwest quarter and southwest quarter of section 31.  
(Hickory Creek Tributary A east of Harlem Avenue and north of Steger Road)
- Section 32 East half of northwest quarter and northeast quarter of section 32.  
(Hickory Creek and tributary located south of Sauk Trail)
- Section 34 South quarter of northeast quarter and west half of southeast quarter.  
(Unnamed stream south of Maple Avenue if extended and east of Kostner Avenue)

### **Wetlands**

- Section 18 Northwest corner of southwest quarter of section 18.

### **Mature Vegetation**

- Section 13 East half of northwest quarter, west half of northeast quarter, northwest quarter of southeast quarter and southwest quarter of section 13.  
(Olympia Fields Country Club)

### **Topography**

- Section 13 East half of northwest quarter, west half of northeast quarter, northwest quarter of southeast quarter and southwest quarter of section 13.  
(Olympia Fields Country Club)

### **Natural Area**

- Section 20 & 21 Along south edge of sections 20 & 21.  
(Old Plank Road Trail Prairie)



**SCHAUMBURG TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 14            North half of southeast quarter of section 14.  
                          (Unnamed stream south of Woodfield Road and north of Higgins Road)
- Section 31            West half of southeast quarter of section 31.  
                          (DuPage River south of Walnut Avenue and north of Northeast Illinois Rail  
                          Corporation Railroad)

**Natural Area**

- Section 25            North half of Southeast quarter and southeast quarter of northeast quarter  
                          of section 25.  
                          (WGN Marsh)

**STICKNEY TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

**Section 5**

Southeast quarter and southwest quarter of section 5.  
(Sanitary Drainage and Ship Canal east of Ridgeland Avenue if extended and west of  
Central Avenue)

**THORNTON TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain in Township 36 N, R 14 E**

- Section 13**                South quarter of northwest quarter and north half of southwest quarter of section 13.  
(South of 156<sup>th</sup> Street if extended, west of Reitveld Avenue, north of 158<sup>th</sup> Place and  
east of Stony Island Avenue if extended)
- Section 15**                Northwest quarter of southwest quarter of section 15.  
(Confluence of Drainage Ditch and Little Calumet River)
- Section 19**                North half of northwest quarter of section 19.
- Section 25 & 26**        North quarter of southwest quarter of section 25, southeast quarter of northeast  
quarter of section 26.

**Wetlands in Township 36 N, R 14 E**

- Section 35 & 36**        Northeast quarter of northeast quarter of section 35. Northwest quarter of northwest  
quarter of section 36.  
(South of Thornton-Lansing Road, west of Ridgeland Avenue if extended, north of  
177<sup>th</sup> Street and east of Bishop Ford Freeway.)

**WHEELING TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

**Section 13**

East half of northwest quarter and west quarter of northeast quarter of section 13.  
(South of Hintz Road, West of Milwaukee Avenue, north of Larkin Drive if extended  
and east of Plant Road if extended.)

**WORTH TOWNSHIP  
ENVIRONMENTALLY SENSITIVE AREAS**

**Floodplain**

- Section 29 Northwest quarter, southwest quarter of northeast quarter and northeast quarter of southeast quarter of section 29.  
(Calumet Sag Channel south to Calumet Sag Road)
- Section 29 & 32 Southeast corner of southeast quarter of section 29. Northeast corner of northeast quarter of section 32.  
(South of 126<sup>th</sup> Place if extended, east of Menard Avenue if extended, north of 128<sup>th</sup> Street and west of Carriage Lane if extended.)
- Section 34, 35 & 36 Southwest corner of southwest quarter, north half of southeast quarter and north third of southwest quarter of section 34. Southeast quarter and southwest quarter of section 35. Southeast quarter and southwest quarter of section 36.  
(Calumet Sag Channel east of Cicero Avenue and west of California Street)

**Mature Vegetation**

- Section 1 East half of northeast quarter of section 1.  
(Beverly Country Club)

## REFERENCES

- 100 Year Floodplain information - Federal Emergency Management Agency, Federal Insurance Administration, Flood Boundary and Floodway Maps, dated April 15, 1981.
- Federal Emergency Management Agency, National Flood Insurance Program, *Draft* Flood Insurance Rate Maps, dated August 18, 1997.
- Wetland information - U.S. Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, dated November, 1981.
- Natural Areas - Illinois Department of Natural Resources, Illinois Natural Areas Inventory. As amended through December, 1999.

## Proposed Rezoning

<u>Township</u>	<u>General Location</u>	<u>Current Zone</u>	<u>Proposed Zone</u>	<u>ZBA Position</u>	<u>Comments</u>
Hanover Twp	Lake & Sutton Rd (Sec. 28, S ½ NE 1/4 & N 1/4 of SE 1/4)	C-8	R-6 SU	No change to zoning	Mobile home park Annexation to Streamwood pending
Lyons Twp	Santa Fe Race Track (Sec. 6, SW 1/4 & SE 1/4)	I-1	R-6, R-6, SU	No change to zoning	Annexation to Willow Springs pending
Lyons Twp	Joliet Rd & 64 <sup>th</sup> St (Sec. 20, NE 1/4)	R-7	R-6 SU	No change to zoning	Mobile home park
Lyons Twp	79 <sup>th</sup> St & LaGrange (Sec. 27, W edge of SE 1/4 & SW 1/4)	C-8 SU	R-6 SU	No change to zoning	Mobile home park
Palos Twp	Southwest Hwy & 135 <sup>th</sup> (Sec. 34, SW 1/4 of SE 1/4)	I-1	P-2	Change zoning	County maintenance facility
Palos Twp	131 <sup>st</sup> & Mill Rd (Sec. 33, SE 1/4 of NE 1/4)	R-6 SU	R-3	Change zoning	Municipal Request
Rich Twp	Ridgeland & EJ&E (Sec. 30, NE 1/4)	C-6 SU	R-6 SU	No change to zoning	Mobile home park
Rich Twp	Harlem Ave & EJ&E (Sec. 30, NW 1/4 & SW 1/4)	I-2, C-4	R-4	Change zoning	Municipal Request
Bloom Twp	Lincoln Hwy (Sec. 19, R15E, E 1/4 of NW 1/4 & W 1/4 of NE 1/4)	C-6 SU	R-6 SU	No change to zoning	Mobile home park
Bloom Twp	Glenwood-Dyer Rd (Sec. 20, R 15 E, SE 1/4 of NW 1/4 & NE 1/4 of SW 1/4)	C-6 SU	R-6 SU	No change to zoning	Mobile home park
Bloom Twp	US 30 & State St (Sec. 22, R14E, SW 1/4 of NW 1/4)	I-3 SU	R-6 SU	No change to zoning	Mobile home park

Elk Grove Twp	Touhy Ave & I-90 (Sec. 25, SW 1/4)	I-1 SU	R-6 SU	No change to zoning	Mobile home park
Worth Twp	Ridgeland & 117 <sup>th</sup> (Sec 20, SW 1/4 of SW 1/4)	C-6, C-6, SU	R-6 SU	No change to zoning	Mobile home park



**Forest Preserve Land (Approx.), by Township, in Unincorporated Cook County  
as of September 1998**

<b>Township</b>	<b>Acres</b>
1. Barrington	1795
2. Palatine	2370
3. Wheeling	955
4. Northfield	2481
5. New Trier	225
6. Hanover	1527
7. Schaumburg	12
8. Elk Grove	3680
9. Maine	416
10. Niles	0
11. Leyden	23
12. Norwood Park	0
13. Proviso, Riverside, River Forest	1587
14. Lyons	160
15. Stickney	0
16. Lemont	2364
17. Palos	10759
18. Worth	480
19. Calumet	65
20. Orland	2550
21. Bremen	4240
22. Thornton	1637
23. Rich	2735
24. Bloom	4318
<b>Total</b>	<b>44379</b>

**UNDERLYING LAND USE DESIGNATION CHANGES**  
**Cook County Comprehensive Land Use & Policies Plan**

**UNDERLYING LAND USE DESIGNATION CHANGES**  
**Cook County Comprehensive Land Use & Policies Plan**

The following document is a breakdown of underlying land use designation changes recommended by the Comprehensive Land Use and Policies Plan for unincorporated properties within the boundaries of each Cook County Board of Commissioner Districts. This listing does not include all unincorporated properties within this district, but only the properties where land use designation has been recommended to change.

This document was approved by the Cook County Board of Commissioners as an addendum to the Cook County Comprehensive Land Use & Policies Plan on April 6, 1999.

**DISTRICT 1  
COOK COUNTY BOARD COMMISSIONER  
EARLEAN COLLINS**

**PROVISO TOWNSHIP**

Location- Proviso Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommended Change
W 1/2 of Sect. 24 Waldheim Cemetery	23.43	Institutional	Single Family	Reflects permitted use in zoning district.

**Total acreage: 23.43**

**DISTRICT 2  
COOK COUNTY BOARD COMMISSIONER  
BOBBIE L. STEELE**

There are no recommended land use designation changes to unincorporated land in District 2.

**DISTRICT 3  
COOK COUNTY BOARD COMMISSIONER  
JERRY BUTLER**

**WORTH TOWNSHIP**

Location- Worth Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommended Change
NE ¼ of Sect. 1 Beverly Country Club	81.08	Public Land, Buildings, Parks, and Rec Open Space	Single Family, Open Space Opportunity Area	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p style="text-align: right;"><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

**Total acreage: 81.08**

**DISTRICT 4  
COOK COUNTY BOARD PRESIDENT  
JOHN H. STROGER, JR.**

**THORNTON TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Thornton Township portion of District 4.

**CALUMET TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Calumet Township portion of District 4.

**DISTRICT 5  
COOK COUNTY BOARD COMMISSIONER  
DEBORAH SIMS**

**BLOOM TOWNSHIP**

Location- Bloom Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
W 1/2 of Sect. 7 Flossmoor Country Club	147.47	Public Land, Buildings, Parks, and Rec. Open Space	Single Family, Open Space Opportunity Area	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p style="text-align: right;"><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>
SW 1/4 of Sect. 11 SE side of Glenwood Dyer Road and Cottage Grove Avenue	195.40	Office & Research	Multi-Family	Reflects current land use and zoning.
E 1/2 of Sect. 10 Assumption Cemetery	76.60	Institutional	Open Space & Quasi-Public/ Institutional	Reflects current land use and zoning.



Location-- Bloom Township	Acreege	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
SW ¼ of Sect. 14 E of Cottage Grove Avenue	38.01	Industrial	Multi-Family	Reflects current land use and zoning.

**Total acreage: 457.48**

**RICH TOWNSHIP**

Location-- Rich Township	Acreege	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
S ½ of Sect. 20 SW of Lincoln Highway and Central Avenue	294.92	Office & Research, Industrial	Single Family	Reflects current land use and zoning.
SE ¼ of Sect. 11 NW side of Governor's Highway and Vollmer Road	11.01	Multi-Family	Single Family	Reflects current land use and zoning.

Location- Rich Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
Sect. 13 Olympia Fields Country Club	285.70	Public Land, Buildings, Parks, and Rec Open Space	Open Space Opportunity Area, Single Family	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>
SE ¼ of Sect. 2 Cherry Hill Country Club	56.28	Public Land, Buildings, Parks, and Rec Open Space	Open Space Opportunity Area, Single Family	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>
SW ¼ of Sect. 28 SE side of the Dan Ryan Expressway and the EJE Railroad	6.47	Industrial	Single Family	Reflects current land use and zoning.

**Total Acreage: 654.38**

**THORNTON TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Thornton Township portion of District 5.

**WORTH TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Worth Township portion of District 5.

**CALUMET TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Calumet Township portion of District 5.

**BREMEN TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Bremen Township portion of District 5.

**DISTRICT 6  
COOK COUNTY BOARD COMMISSIONER  
WILLIAM MORAN**

**WORTH TOWNSHIP**

Location- Worth Township	Acreege	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
SE ¼ of Sect. 26 Lincoln Cemetery	1.39	Industrial	Single Family	Existing cemetery, a portion of which may be sold for development.
E ½ of Sect. 31 Westgate Valley Country Club	126.04	Public Land, Buildings, Parks, and Rec. Open Space	Mixed-Use Residential PUD	Reflects approved development on property.
NW ¼ of Sect. 32 Shepard High School	35.53	Public Land, Buildings, Parks, and Rec. Open Space	Quasi-Public/ Institutional	Reflects current educational institutional use.
SW ¼ of Sect. 20 Between the Tri- State Tollway and Ridgeland Road	25.45	Office & Research	Multi-Family	“...This update views mobile home parks as residential land uses and affords the residents of these trailer parks the same benefits and protection as those Cook County citizens who reside in areas zoned residential.” <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>

**Total acreage: 188.41**

**BREMEN TOWNSHIP**

Location- Bremen Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
N 1/2 of Sect. 22 Cook County Oak Forest Infirmary	333.87	Public Land, Buildings, Parks, and Rec. Open Space	Open Space	Reflects current land use and zoning.

**Total acreage: 333.87**

**THORNTON TOWNSHIP**

Location- Thornton Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NE 1/4 of Sect. 25 West side of Torrence Avenue, north side of Bernice Road	4.96	Transportation, Utilities, & Communication	Single Family	Reflects existing zoning and environmentally sensitive.

**Total acreage: 4.96**

**RICH TOWNSHIP**

Location- Rich Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
Sect. 30 NE of Harlem Avenue and Sauk Trail	617.45	Industrial, Commercial	Mixed-Use Residential PUD, Single Family, Commercial	Village request
S ½ of Sect. 19 SW side of Lincoln Highway and Ridgeland Road	303.36	Industrial, Office & Research	Single Family	Village request
NW ¼ of Sect. 5 NE of Ridgeland Road	56.47	Industrial, Office & Research	Single Family	Village request
SW ¼ of Sect. 29 NE side of Ridgeland Road and Sauk Trail	149.98	Industrial	Single Family, Commercial	Village request
SE ¼ of Sect. 34, SW ¼ of Sect. 35 Governor's Highway and Steger Road	90.53	Multi-Family, Public Land, Buildings, Parks, and Rec. Open Space	Commercial, Single Family	Village request

**Total acreage: 1,217.79**

**BLOOM TOWNSHIP**

Location- Bloom Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
W ½ of Sect. 20 Lincoln Highway, E of Glenwood Dyer Road	32.43	Industrial	Multi-Family	“ ... This update views mobile home parks as residential land uses and affords the residents of these trailer parks the same benefits and protection as those Cook County citizens who reside in areas zoned residential.” <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>
N ½ of Sect. 19 N side of Lincoln Highway, E of Torrence Avenue	36.98	Commercial	Multi-Family	Reflects current land use and zoning
SW ¼ of Sect. 6 Idlewild Country Club	142.22	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Single Family	“ ... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.” <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>
SW ¼ of Sect. 32 NW corner of Carpenter Road and Steger Road	4.75	Forest Preserves	Single Family	Reflects current land use and zoning.

Location- Bloom Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NE ¼ of Sect. 25 NW of Sauk Trail and Torrence Avenue	88.16	Multi-Family PUD	Single Family	Reflects village Comprehensive Plan
N ½ of Sect. 29 NW corner of Sauk Trail and Glenwood Dyer Road	9.41	Commercial	Industrial	Reflects settlement of condemnation case by IDOT.
E ½ of Sect. 9, NE ¼ of Sect. 16, NW ¼ of Sect. 4 Between Joe Orr Road and 167 <sup>th</sup> Street	46.00	Forest Preserves & Industrial	Open Space Opportunity Area	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>
NW ¼ of Sect. 31 St. James School	22.24	Single Family	Quasi-Public/ Institutional	Reflects current educational institutional use.



Location-- Bloom Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NE ¼ of Sect. 11 SW corner of Glenwood Lansing Road and Stony Island Avenue	29.62	Multi-Family	Single Family	Reflects current land use and zoning.

**Total acreage: 411.81**

**CALUMET TOWNSHIP**

(There are no recommended underlying land use designation changes to unincorporated land in the Calumet Township portion of District 6.

**DISTRICT 7  
COOK COUNTY BOARD COMMISSIONER  
JOSEPH MARIO MORENO**

**STICKNEY TOWNSHIP**

There are no recommended land use designation changes to unincorporated land in the Stickney Township portion of District 7.

**DISTRICT 8  
COOK COUNTY BOARD COMMISSIONER  
ROBERTO MALDONADO**

There are no recommended land use designation changes to unincorporated land in District 8.

**DISTRICT 9  
COOK COUNTY BOARD COMMISSIONER  
PETER N. SILVESTRI**

**NORWOOD PARK TOWNSHIP**

Location- Norwood Park Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NE ¼ of Sect. 18 Ridgemoor Country Club	157.68	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Single Family	<p>“ ... The 1997 plan introduces the planning concept of “<i>Open Space Opportunity Area</i>”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p style="text-align: right;"><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

**Total acreage: 157.68**

**MAINE TOWNSHIP**

Location- Maine Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NE ¼ of Sect. 15 S side of Golf Road, west of Milwaukee Avenue	3.95	Multi-Family	Commercial	Reflects current land use and zoning.
NW ¼ of Sect. 15 E side of Potter Road, between Golf Road and Church Street	24.25	Single Family, Multi-Family, Public Land, Buildings, Parks, and Rec. Open Space	Townhouse	Reflects current land use and zoning.

**Total acreage: 28.20**

**LEYDEN TOWNSHIP**

Location-- Leyden Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NW ¼ of Sect. 29 N side of Grand Avenue just east of Wolf Road	5.70	Multi-Family	Single Family	Reflects current land use and zoning.
NW ¼ of Sect. 15 E side of Des Plaines River Road at Montrose Avenue	0.70	Public Land, Buildings, Parks, and Rec Open Space	Single Family	Reflects current land use and zoning.

**Total acreage: 6.40**

**NILES TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Niles Township portion of District 9.

**DISTRICT 10  
COOK COUNTY BOARD COMMISSIONER  
MIKE QUIGLEY**

**NILES TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Niles Township portion of District 10.

**DISTRICT 11  
COOK COUNTY BOARD COMMISSIONER  
JOHN P. DALEY**

**STICKNEY TOWNSHIP**

There are no recommended land use designation changes to unincorporated land in the Stickney Township portion of District 11.

**WORTH TOWNSHIP**

There are no recommended land use designation changes to unincorporated land in the Worth Township portion of District 11.



**DISTRICT 12  
COOK COUNTY BOARD COMMISSIONER  
TED LECHOWICZ**

**NILES TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Niles Township portion of District 12.

**NORWOOD PARK TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Norwood Park Township portion of District 12.

**DISTRICT 13  
COOK COUNTY BOARD COMMISSIONER  
CALVIN R. SUTKER**

**NEW TRIER TOWNSHIP**

Location— New Trier Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NW ¼ of Sect. 28 NE ¼ of Sect. 29 Indian Hill Country Club	122.60	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Single Family	<p>“...The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p style="text-align: right;"><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

**Total acreage: 122.60**

**NILES TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Niles Township portion of District 13.

**DISTRICT 14  
COOK COUNTY BOARD COMMISSIONER  
GREGG GOSLIN**

**BARRINGTON TOWNSHIP**

Location— Barrington Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NW ¼ of Sect. 23 S side of Palatine Road, E of Stover Road	92.92	Single Family	Open Space	Reflects current land use (Forest Preserve) and zoning.
W ½ of Sect. 33 NW and SW corners of Route 59 and Higgins Road	10.64	Commercial	Single Family	Reflects existing land use and zoning.
NW ¼ of Sect. 25 Algonquin Road and Barrington Road	49.60	Single Family	Quasi-Public/ Institutional	Reflects existing land use and zoning.

Location— Barrington Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
S ½ of Sect. 21, NW ¼ of Sect. 28 Vicinity of intersection of Sutton Road and Penny Road	76.91	Single Family	Open Space Opportunity Area, Single Family	<p>“...The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

Total Acreage: 230.07

**PALATINE TOWNSHIP**

Location— Palatine Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
S ½ of Sect. 33 W of Central and Roselle Roads	189.36	Single Family	Office Research	Reflects Village of Palatine’s Master Plan
NE ¼ of Sect. 33 N of Central Road, E of Roselle Road, and S of Algonquin	32.13	Single Family	Quasi-Public/ Institutional	Reflects current religious institutional use

Location-- Palatine Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
SE ¼ of Sect. 29 N side of Algonquin Road between Ela Road and Roselle Road	12.01	Multi-Family	Townhouse	Reflects lower density per surrounding villages
SE ¼ of Sect. 31 N side of Central Road, along Poplar Creek	26.16	Single Family	Open Space	Reflects current land use and zoning
SW ¼ of Sect. 32 N side of Central Road, W of Ela Road	4.16	Single Family	Open Space	Reflects current land use and zoning

**Total Acreage: 263.82**

**NORTHFIELD TOWNSHIP**

Location- Northfield Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NE 1/4 of Sect. 18 Mission Hills Country Club	140.94	Public Land, Buildings, Parks, and Rec Open Space & Multi-Family	Open Space Opportunity Area, Mixed Residential PUD	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>
SE 1/4 of Sect. 28 SE side of Greenwood Road and Lake Avenue	38.41	Multi-Family & Institutional	Single Family	Reflects current land use and zoning
SW 1/4 of Sect. 4 N of Dundee Road, S of Clay Hole Lake	16.87	Public Land, Buildings, Parks, and Rec. Open Space	Open Space	Reflects current zoning; not being acquired by Forest Preserve.
SE 1/4 of Sect. 19 W side of Sanders Road	21.68	Office & Research	Single Family	Reflects current land use and zoning.

Location- Northfield Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
SW ¼ of Sect. 7 NE corner of Tri- State Tollway and Walters Avenue	6.62	Public Land, Buildings, Parks, and Rec. Open Space	Single Family	Reflects current land use and zoning.
SE ¼ of Sect. 14 Sunset Ridge Country Club	141.9	Single Family	Open Space Opportunity Area, Single Family	<p>“...The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

**Total Acreage: 366.42**

**WHEELING TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Wheeling Township portion of District 14.

**DISTRICT 15  
COOK COUNTY BOARD COMMISSIONER  
CARL R. HANSEN**

**HANOVER TOWNSHIP**

Location— Hanover Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommended Change
E ½ of Sect. 28 Lake and Sutton Roads	95.07	Commercial	Multi-Family	<p>“ ... The area along Lake Street (Illinois Route 20) west of Sutton Road (Illinois Route 59) has remained vacant or underdeveloped in the twenty years since the County of Cook last undertook a comprehensive planning study. In spite of the fact that this corridor has been predominantly zoned C-8, Intensive Commercial District, which is the most intensive zoning classification in Cook County, no significant commercial development has taken place. More recently, the Illinois Department of Transportation (IDOT) improved the intersection of Lake Street and Sutton Road. This improvement included access restrictions making commercial development at the intersection exceedingly unlikely. Therefore, Linden/Lenet Land Design, Ltd. and Engineering Strategies, Inc. recommend that the approximately fifty acres at the northeast corner of Lake Street and Sutton Road be planned for low to moderate density townhomes and/or multifamily residential land uses.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p> <p><i>This property was recently annexed to the Village of Streamwood for townhomes—consistent with the Linden/Lenet Land Design recommendations.</i></p>
NW ¼ of Sect. 33 W of Naperville Road	4.74	Multi-Family	Single Family	Reflects existing land use and zoning.
SE ¼ of Sect. 1 Higgins Road, N of Shoe Factory Road	36.57	Industrial, Commercial	Open Space	Reflects existing Forest Preserves.



Location- Hanover Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommended Change
SW ¼ of Sect. 21 Lake Street Memorial Cemetery	45.71	Institutional	Single Family	Reflects permitted use in zoning district.
SE ¼ of Sect. 4 E side of the EJE Railroad	14.28	Industrial	Open Space	Reflects existing Forest Preserves.
S ½ of Sect. 17 SW side of Bode Road and Rohrsen Road	49.29	Single Family	Open Space Opportunity Area, Single Family	<p>“...The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

**Total Acreage: 245.66**

**SCHAUMBURG TOWNSHIP**

Location-- Schaumburg Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommended Change
SE ¼ of Sect. 25 W side of Rowling Road, north of Biesterfield Road	99.35	Public Land, Buildings, Parks, and Rec. Open Space	Single Family, Open Space Opportunity Area	"...The 1997 plan introduces the planning concept of "Open Space Opportunity Area". This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space." <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>
SW ¼ of Sect. 2, SE ¼ of Sect. 3, NW ¼ of Sect. 11 NW Tollway, E of Roselle Road	92.31	Single Family	Open Space	Reflects Forest Preserve Land Acquisition Plan.
SE ¼ of Sect. 14 SE side of Plum Grove Road and Woodfield Road	53.00	Commercial, Multi-Family	Single Family	No public utilities are available without annexation to the Village of Schaumburg.
NW ¼ of Sect. 36 NE side of Meacham Road and Nerge Road	14.99	Single Family	Quasi-Public/ Institutional	Reflects existing religious institutional use.

**Total Acreage: 259.65**

**ELK GROVE TOWNSHIP**

Location- Elk Grove Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommended Change
NE ¼ of Sect. 25 NE side of Touhy Avenue and Elmhurst Road	48.78	Industrial	Industrial	“...This update views mobile home parks as residential land uses and affords the residents of these trailer parks the same benefits and protection as those Cook County citizens who reside in areas zoned residential. The one exception is in Elk Grove Township in the northeast quadrant of Sect. 25 there is an existing mobile home park currently zoned I-1, Restricted Residential District. It is proposed that this mobile home park be rezoned R-6 Special Use, but the long range plan recommends industrial uses in the future. The future land use recommendation is consistent with the existing uses and zoning in the immediate area.” <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>
SW ½ of Sect. 23 NE side of Northwest Tollway at	21.57	Industrial, Office & Research	Multi-Family	“...This update views mobile home parks as residential land uses and affords the residents of these trailer parks the same benefits and protection as those Cook County citizens who reside in areas zoned residential.” <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>
SW ¼ of Sect. 22 SW side of Higgins Road and Lively Boulevard	85.00	Industrial	Single Family	Reflects existing zoning and surrounding uses. There have been several attempts to rezone this property, all of which have been denied.
NE ¼ of Sect. 22 N side of NW Tollway, east of Lively Boulevard	2.58	Single Family	Multi-Family	Reflects existing land use and zoning.
SW ¼ of Sect. 34 NE corner of Tonne Road and Devon Avenue	12.57	Industrial, Commercial	Single Family	Reflects existing land use and zoning.

**Total acreage: 170.50**

**WHEELING TOWNSHIP**

Location- Wheeling Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommended Change
NE ¼ of Sect. 28 Rolling Green Country Club	81.63	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Single Family	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

**Total Acreage: 81.63**

**DISTRICT 16  
COOK COUNTY BOARD COMMISSIONER  
ALLAN C. CARR**

**LYONS TOWNSHIP**

Location- Lyons Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
E ½ of Sect. 8 LaGrange Country Club	112.71	Public Land, Buildings, Parks, and Rec Open Space	Open Space Opportunity Area, Single Family	“...The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.” <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>
N ½ of Sect. 12 SE side of the Des Plaines River, W of Harlem Avenue	31.08	Industrial	Open Space	Reflects current land use and zoning.
SW ¼ of Sect. 27 SE of the Illinois and Michigan Canal, N of 79 <sup>th</sup> Street	81.21	Commercial	Multi-Family	“... This update views mobile home parks as residential land uses and affords the residents of these trailer parks the same benefits and protection as those Cook County citizens who reside in areas zoned residential.” <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>

**Total acreage: 225.00**

**PROVISO TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Proviso Township portion of District 16.

**RIVER FOREST TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the River Forest Township portion of District 16.

**RIVERSIDE TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Riverside Township portion of District 16.

**STICKNEY TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Stickney Township portion of District 16.

**DISTRICT 17  
COOK COUNTY BOARD COMMISSIONER  
HERBERT T. SCHUMMANN, JR.**

**ORLAND TOWNSHIP**

Location- Orland Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NE ¼ of Sect. 31 Southeast of Southwest Highway at 179 <sup>th</sup> Street, west of Wolf Road	129.69	Industrial	Open Space, Industrial, Single Family	Reflects Village of Orland Park request
SW ¼ of Sect. 29 N side of 175 <sup>th</sup> Street, east of Wolf Road	42.74	Industrial	Single Family	Reflects current land use and zoning.
S ½ of Sect. 33 E of 104 <sup>th</sup> Avenue	122.50	Industrial, Single Family	Single Family & Multi-Family	Reflects current land use and zoning.
S ½ of Sect. 20 N side of 167 <sup>th</sup> Street	156.66	Industrial	Single Family	Reflects current land use and zoning.
Sect. 19 Along Spring Creek between 167 <sup>th</sup> Street and 159 <sup>th</sup> Street	608.78	Single Family PUD	Single Family	Reflects current land use and zoning.

Location— Orland Township	Acreeage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NE ¼ of Sect. 19 S side of 159 <sup>th</sup> Street, W of Wolf Road	5.20	Public Land, Buildings, Parks, and Rec. Open Space	Quasi-Public/ Institutional	Reflects current educational institutional land use.
N ½ of Sect. 7 W side of Will- Cook Road, S of 143 <sup>rd</sup> Street	226.21	Multi-Family PUD	Townhouse	Reflects current land use and zoning.
SE ¼ of Sect. 16 W side of 96 <sup>th</sup> Avenue, N of 159 <sup>th</sup> Street	8.40	Single Family	Quasi-Public/ Institutional	Reflects current land use and zoning.
NW ¼ of Sect. 8 S side of 143 <sup>rd</sup> Street, between Wolf Road and 108 <sup>th</sup> Street	2.70	Public Land, Buildings, Parks, and Rec. Open Space	Single Family	Reflects current land use and zoning.
NE ¼ of Sect. 6 S of 135 <sup>th</sup> Street, west of Wolf Road	11.49	Commercial	Single Family	Reflects current land use and zoning.

**Total Acreeage: 1,314.37**



**PALOS TOWNSHIP**

Location- Palos Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
SW ¼ of Sect. 15 E side of 96 <sup>th</sup> Avenue, between 107 <sup>th</sup> Street and 111 <sup>th</sup> Street	28.29	Single Family	Open Space	Reflects current land use and zoning.
Areas surrounding the Cal-Sag Channel, throughout township	530.17	Public Land, Buildings, Parks, and Rec. Open Space	Open Space	Reflects current land use and zoning.
NW ¼ of Sect. 30 E side of Will- Cook Road, N of McCarthy Road	116.08	Single Family	Open Space	Reflects current land use and zoning.
N ½ of Sect. 32 Sansone Slough	66.33	Single Family	Open Space	Reflects current land use and zoning.
NE ¼ of Sect. 32 Palos West School	14.18	Public Land, Buildings, Parks, and Rec. Open Space	Quasi-Public/ Institutional	Reflects current educational institutional land use
SE ¼ of Sect. 33 Sandburg High School	50.28	Public Land, Buildings, Parks, and Rec. Open Space	Quasi-Public/ Institutional	Reflects current educational institutional land use

Location- Palos Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NW ¼ of Sect. 33 NW side of 104 <sup>th</sup> Avenue and 131 <sup>st</sup> Street	74.83	Single Family	Multi-Family, Single Family, & Quasi- Public/ Institutional	Reflects current educational institutional land use
NE ¼ of Sect. 33 NE side 104 <sup>th</sup> Avenue and 131 <sup>st</sup> Street	135.99	Multi-Family	Townhouse, Multi-Family	Reflects current educational institutional land use
SE ¼ of Sect. 34 Cook County Maintenance Facility #4	23.53	Industrial	Quasi-Public/ Institutional	Reflects current Cook County-owned institutional land use
SE ¼ of Sect. 35 Palos South Junior High School	12.54	Public Land, Buildings, Parks, and Rec Open Space	Quasi-Public/ Institutional	Reflects current educational institutional land use

**Total Acreage: 1,052.22**

**LEMONT TOWNSHIP**

Location- Lemont Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
N 1/2 of Sect. 31 S side of 127 <sup>th</sup> Street and E of Smith Road	211.63	Single Family	Office/ Research	Reflects Village of Lemont Comprehensive Plan
Sect. 30 N of 127 <sup>th</sup> Street, S of New Avenue, W of Timberline Road	293.48	Industrial, Single Family	Office/ Research, Open Space, Industrial, Townhouse	Reflects Village of Lemont Comprehensive Plan
N 1/2 of Sect. 23 S 1/2 of Sect. 22 Cog Hill Country Club	406.71	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Mixed Use Residential PUD	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

Location- Lemont Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
SE ¼ of Sect. 26 Gleneagles Country Club	48.43	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Mixed Use Residential PUD	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>
N ½ of Sect. 22 NW ¼ of Sect. 23 St. Mary's Seminary	376.44	Institutional, Public Land, Buildings, Parks, and Rec. Open Space	Single Family	Reflects current land use and zoning.
NE ¼ of Sect. 27 NW side of Archer Ave, across from Palos Hills Memorial Gardens	19.90	Commercial	Single Family	Reflects current land use and zoning.
NE ¼ of Sect. 27 N ½ of Sect. 26 S ½ & NE ¼ of Sect. 23 Palos Hills Memorial Gardens	648.09	Institutional, Single Family	Quasi-Public/ Institutional	Reflects current religious institutional land use.

Location- Lemont Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
N 1/2 of Sect. 25, SE 1/4 of Sect. 24 N side of McCarthy Road, W of Will-Cook Road	305.81	Institutional, Public Land, Buildings, Parks, and Rec. Open Space	Single Family	Reflects current land use and zoning.
SW 1/2 of Sect. 25 E side of Bell Road	85.88	Single Family	Open Space	Reflects current land use and zoning.
W 1/2 of Sect. 36 E side of Bell Road	104.80	Single Family	Open Space	Reflects current land use and zoning.

Total Acreage: 2,501.17

**LYONS TOWNSHIP**

Location- Lyons Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
S ½ of Sect. 6 Former Santa Fe Speedway property	77.91	Industrial	Mixed-Use Residential PUD	Per consultant's expertise and surrounding land use trends.
W ½ of Sect. 29 Edgewood Valley Country Club	161.52	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Mixed- Use Residential PUD	" ... The 1997 plan introduces the planning concept of "Open Space Opportunity Area". This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space." <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>
SW ¼ of Sect. 17 S side of Plainfield Road, E of Wolf Road	36.99	Public Land, Buildings, Parks, and Rec. Open Space	Single Family	Reflects current land use and zoning.
SE ¼ Sect. 18 Timber Trails Golf Club	115.58	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Single Family	" ... The 1997 plan introduces the planning concept of "Open Space Opportunity Area". This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space." <i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i>

Location- Lyons Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
NW ¼ of Sect. 17 N side of Plainfield Road, between Willow Springs and Wolf Road	21.73	Institutional, Public Land, Buildings, Parks, and Rec. Open Space	Single Family, Quasi-Public/ Institutional	Reflects current land use and zoning.
NW ¼ of Sect. 32 Between German Church Road and 79 <sup>th</sup> Street	6.43	Public Land, Buildings, Parks, and Rec. Open Space	Quasi-Public/ Institutional	Reflects current educational institutional land use.

**Total Acreage: 420.16 N ½ of Section**

**PROVISO TOWNSHIP**

Location- Proviso Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
S ½ of Sect. 19 Queen of Heaven Cemetery	86.14	Public Land, Buildings, Parks, and Rec. Open Space	Quasi-Public/ Institutional	Reflects current religious institutional use
S ½ of Sect. 19 (Fresh Meadow Golf Club)	215.99	Public Land, Buildings, Parks, and Rec. Open Space	Open Space Opportunity Area, Mixed Use Residential PUD	<p>“... The 1997 plan introduces the planning concept of “Open Space Opportunity Area”. This concept identifies areas on the planning maps which are either currently private open space, such as private golf courses, or areas identified by either the Cook County Forest Preserve District Acquisition Plan (by Forest Preserve District ordinance) or local park districts as highly desirable for eventual acquisition as open space. The open space opportunity area acts as an overlay district and thus balances the rights of the property owner with the needs and rights of the general public. It should remain clear, however, that as a matter of public policy, it is the official position of Cook County that these properties would best serve the interests of the citizens of Cook County as open space.”</p> <p><i>(Cook County Comprehensive Land Use and Policies Plan, 1999)</i></p>

**Total Acreage: 302.13**



**LEYDEN TOWNSHIP**

Location- Leyden Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
N 1/2 of Sect. 30 SW corner of Grand Avenue and Rhodes Avenue, SW corner of Barry Avenue and Marian Avenue	6.79	Multi-Family, Public Land, Buildings, Parks, and Rec. Open Space	Single Family, Quasi-Public/ Institutional	Reflects current land use and zoning.

**Total Acreage: 6.79**

**MAINE TOWNSHIP**

Location- Maine Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
W ½ of Sect. 10 S of Central Road, W of Dee Road, S of Central Road, E of the Tri-State Tollway	57.85	Public Land, Buildings, Parks, and Rec Open Space, Industrial	Quasi-Public/ Institutional, Multi-Family	Reflects current land use and zoning.

**Total Acreage: 57.85**

**BREMEN TOWNSHIP**

Location- Bremen Township	Acreage	1976 Land Use Designation	1998 Recommended Land Use Designation	Reason for Recommendation
SW ¼ of Sect. 18 N side of 159 <sup>th</sup> Street	2.01	Institutional	Single Family	Reflects current land use and zoning.

**Total Acreage: 2.01**

**WHEELING TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Wheeling Township portion of District 17.

**ELK GROVE TOWNSHIP**

There are no recommended underlying land use designation changes to unincorporated land in the Elk Grove Township portion of District 17.

