

The Land Use Framework Plan provides clear direction for the type and location of anticipated development in the area, as well as potential refinements to the Village's zoning regulations. Since the Village seeks to create a vibrant "Main Street" business district that is connected to the Elmwood Park Station, the land use recommendations relate to Grand Avenue and contiguous residential areas. Proposed future land uses are depicted in Figure 8: Land Use Framework.

The Plan encourages new mixed-use with ground-floor commercial and upper-story multi-family residential along Grand Avenue from Harlem to 76th Avenues. This area currently contains a disparate mix of new and old commercial uses, a few mixed uses, and surface parking lots. Current zoning in this area is general commercial, which allows a variety of commercial uses and multi-family above retail as a special use. In order to encourage multi-family above retail, the general commercial zoning category should be amended to allow multi-family above retail as a permitted use. However, the Village should consider a new maximum height of approximately 60 feet on Grand Avenue to limit development to five stories.

The shallow lot depth along Grand Avenue from Harlem to 76th Avenues is a constraint to modern retail and mixed-use development. As such, the Plan encourages land assembly to create larger sites. This could be facilitated by vacating alley right-of-ways and permitting private sector assembly of adjacent residential lots to create more feasible development sites.

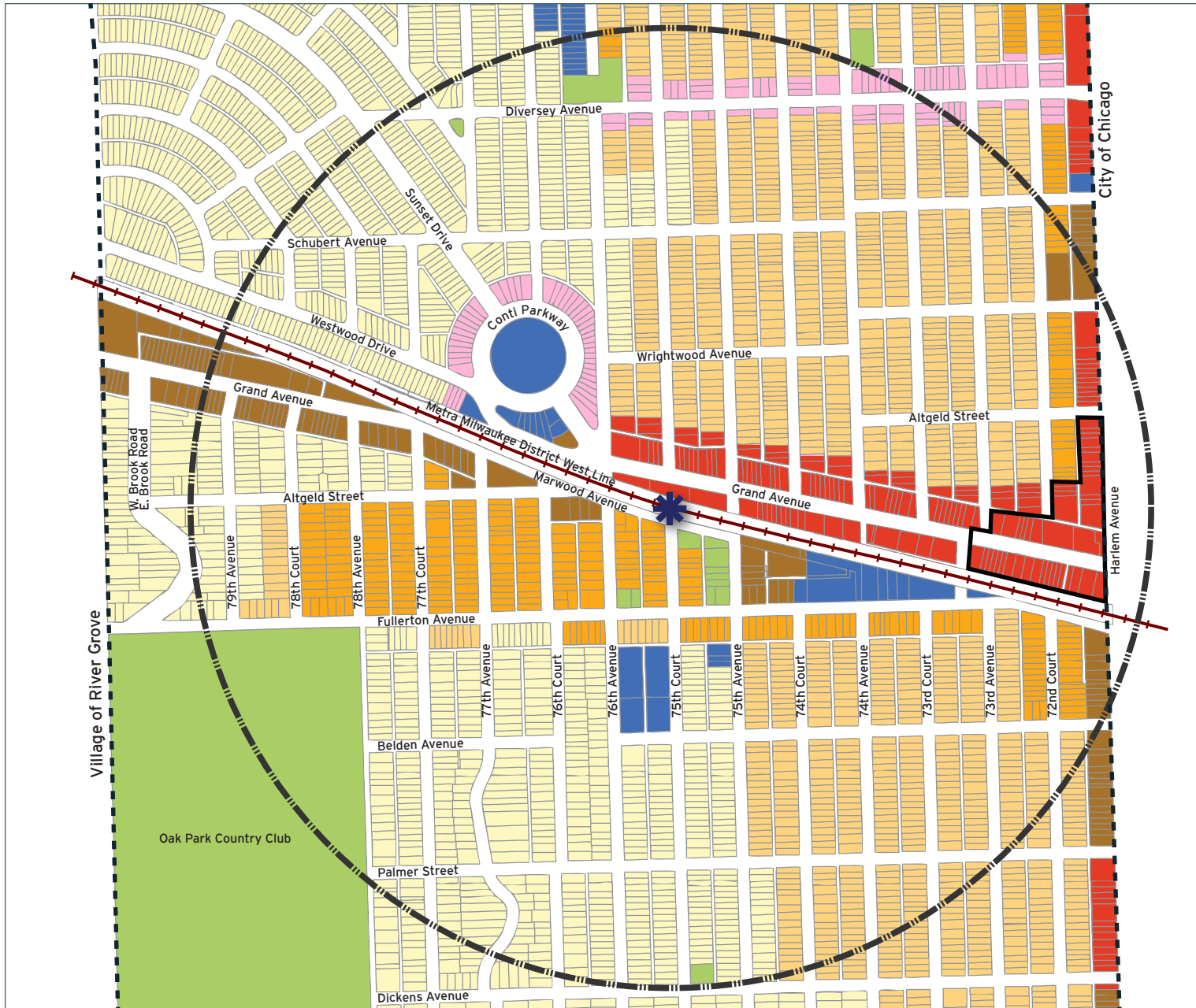
The Plan also encourages higher residential densities on Grand Avenue, west of 76th Avenue, to provide additional support for the business district and the Elmwood Park Station. This area currently contains a mix of well-maintained multi-family uses, as well as aging commercial and industrial uses. The current zoning in this area allows for general commercial on the north side of Grand Avenue, and general commercial and general residence on its south side. In order to encourage new multi-family uses in this western gateway area, the general commercial category should be re-zoned to general residence.

Based on previous planning and zoning efforts, the Village has appropriately dealt with land use issues in the remaining portions of the station area. Therefore, no further direction is provided in the Land Use Framework Plan for these areas.



FIGURE 8
Land Use Framework:
Preferred Concept Plan

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- Elmwood Park Metra Station
 - Study Area Boundary
 - Village Boundary
 - TIF District
- Land Uses**
- Single Family
 - Multi-Family Residential (Up to 3 units/ building/lot)
 - Multi-Family Residential (Up to 6 units/ building/lot)
 - Multi-Family Residential (More than 6 units/ building/lot)
 - Commercial
 - Mixed Use
 - Public/Institutional
 - Parks/Open Space

