



Roosevelt Road and North Avenue

Current Business Trends, Recent New Developments &
Past Planning Efforts

Presentation to the Village Board – May 22, 2023

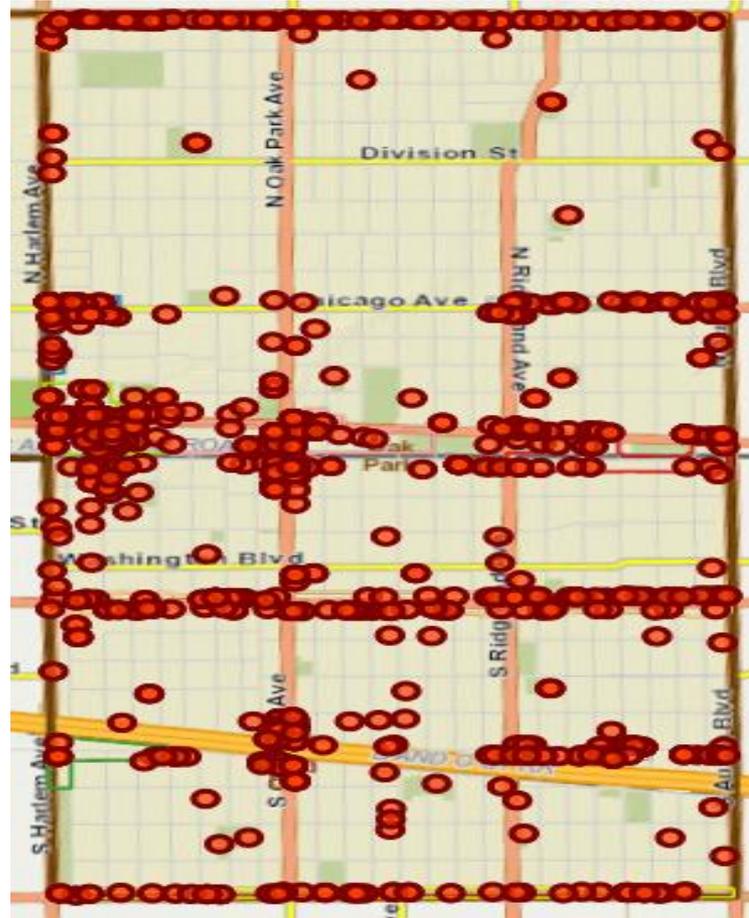
Roosevelt Rd. & North Ave. - Information Overview

- **Current Business Trends**
 - ✓ **Current Total Business License Numbers**
 - ✓ **New Business License Numbers**
 - ✓ **Commercial Vacancy Trends**
- **Recent New Developments**
- **Past Planning Efforts**
- **Questions?**



**Roosevelt Rd. & North Ave. –
Current Total Business
License Numbers**

Business Licenses in Oak Park - 2023



Current Total Business License Numbers

- Roosevelt Road Business Licenses
 - ✓ 2023 - **57** Business Licenses (4.30.23)
 - ✓ 2022 - **66** Business Licenses
 - ✓ 2019 - **67** Business Licenses
- North Avenue Business Licenses
 - ✓ 2023 - **83** Business Licenses (4.30.23)
 - ✓ 2022 - **112** Business Licenses
 - ✓ 2019 - **118** Business Licenses

Business License Numbers - % of Total

- Roosevelt Road Business Licenses
 - ✓ 2023 - **6%** of Overall Business Licenses
 - ✓ 2022 - **6%** of Overall Business Licenses
 - ✓ 2019 - **6%** Of Overall Business Licenses

- North Avenue Business Licenses
 - ✓ 2023 - **9%** of Overall Business Licenses
 - ✓ 2022 - **10%** of Overall Business Licenses
 - ✓ 2019 - **11%** of Overall Business Licenses



Roosevelt Rd. & North Ave. –
New Business License Numbers

New Business License Numbers

- Roosevelt Road **New** Business License Activity

- ✓ **2023** - 0 New Business Licenses (4.30.23)
- ✓ **2022** - 4 New Business Licenses
- ✓ **2021** - 4 New Business Licenses
- ✓ **2020** - 1 New Business License
- ✓ **2019** - 2 New Business Licenses

- North Avenue **New** Business License Activity

- ✓ **2023** - 3 New Business Licenses (4.30.23)
- ✓ **2022** - 7 New Business Licenses
- ✓ **2021** - 9 New Business Licenses
- ✓ **2020** - 1 New Business License
- ✓ **2019** - 3 New Business Licenses

New Business License Numbers – % of Total

- Percentage of **new** business licenses on Roosevelt Road vs. the total of new licenses across the entire community
 - ✓ 2023 - 0 out of 32 or **0%** (4.30.23)
 - ✓ 2022 - 4 out of 119 or **3%**
 - ✓ 2021 - 4 out of 67 or **6%**
 - ✓ 2020 - 1 out of 60 or **1.6%**
 - ✓ 2019 - 2 out of 75 or **2%**

*Home based Business Licenses are not included in these numbers.

New Business License Numbers - % of Total

- Percentage of **new** business licenses on North Avenue vs. the total of new licenses across the entire community
 - ✓ 2023 - 3 out of 32 or **9%** (4.30.23)
 - ✓ 2022 - 7 out of 119 or **6%**
 - ✓ 2021 - 9 out of 67 or **13%**
 - ✓ 2020 - 3 out of 60 or **5%**
 - ✓ 2019 - 3 out of 75 or **4%**

*Home based business licenses are not included in these numbers.

New Business License Numbers – 218 New Licenses with % by District/Corridor for 2021, 2022 and 2023

- DTOP District = 77 or **35%**
- All Other Areas = 28 or **12%**
- Hemingway District = 27 or **12%**
- **North Avenue = 19 or 9%**
- Madison Street = 18 or **8%**
- Southtown District = 12 or **6%**
- Arts District = 11 or **5%**
- Chicago Avenue = 10 or **5%**
- Pleasant District = 8 or **4%**
- **Roosevelt Road = 8 or 4%**

New Business License Numbers – 218 New Licenses with % by District/Corridor for 2021, 2022 and 2023

% of New Business Licenses 2021, 2022 and 2023



*Home based business licenses are not included in these numbers.



Roosevelt Rd. & North Ave. – Commercial Vacancy Trends

Commercial Vacancy Trend – Roosevelt Rd. & North Ave.

- **Roosevelt Road**

- ✓ 2019 = **11** Vacant Commercial Spaces
- ✓ 2023 = **13** Vacant Commercial Spaces

- **North Avenue**

- ✓ 2019 = **22** Vacant Commercial Spaces
- ✓ 2023 = **20** Vacant Commercial Spaces

*2019 Numbers From July & 2023 Numbers from April



Roosevelt Rd. & North Ave. – Recent New Developments

Recent New Developments

- **Recent North Avenue Developments - 4**
 - ✓ **6031-6035** (3 Building Oak Park Edge Apartment Complex)
 - ✓ **6603** (7 Unit North Edge Townhome Complex)
 - ✓ **6557** (New Cigar Store Development)
 - ✓ **6555** (3 Story, 9 Unit Residential Complex)

Recent New Developments

- **Recent Roosevelt Road Developments - 2**
 - ✓ **6300** (Oak Park Friends School - Expansion)
 - ✓ **6501** (Turano's Baking Company, Corporate Headquarters Development)



Roosevelt Road & North Avenue Past Planning Efforts

Roosevelt Road - Past Planning Efforts

2001 - Roosevelt Road Corridor Plan completed

- ✓ Joint study with Berwyn – Illinois Tomorrow Grant

2005 - VOP Adopted Plan

2007 - IGA approved with Berwyn and Cicero

- ✓ 2007 Roosevelt Road Advisory Committee formed
- ✓ 2008/9 Zoning Ordinance Overlay developed
- ✓ 2010/11 Streetscape Project constructed

2014 - Elhers - Business Corridor Study

- ✓ Staff Recommended BID, BOT Declined)

2017 - Updated Zoning Ordinance per Envision Oak Park recommendation

Roosevelt Road - Funding

2008/09 - Contract with Planning & Zoning
Consultant - Total Investment \$220,000

✓ VOP \$110,000

2010/11 - Corridor Streetscape Improvement –
Total Investment \$14.3 Million

✓ VOP \$7.1 Million

✓ Funded with CDBG funds, IDOT and ITEP

North Avenue - Past Planning Efforts

1995/96 - First Corridor Economic Plan

2007 - Infrastructure Plan. Streetscape Improvements from Harlem to Oak Park Avenue

2016 - Elhers prepared Business Corridor Study

2017 - Updated North Avenue Zoning per Envision Oak Park recommendations

2018 - CMAP/Chicago Metropolitan Agency on Planning - Technical Assistance Project. Joint Project with Chicago / Agreement with The North Avenue District, a res. group

2018 - CDOT Transportation Study - Infrastructure

2018 - ULI / Urban Land Institute - Two-Day Panel

2025/26 - Proposed Implementation

North Avenue - Funding

2007 - Streetscape Project Harlem to Oak Park Avenue - Total Investment \$4.6 Million (VOP \$2.3 Million)

2018 - Total CMAP Project Investment - (VOP \$7,000)

Gateway Feature Project at Austin Boulevard - Total Investment \$650,000 with a \$200,000 grant from HUD

2025/2026 - Corridor Project Improvements – Harlem Avenue to Central Avenue

- Total Investment \$21.4 Million
- IGA to be developed (Chicago, VOP & CDOT)



Questions?