



Village of Woodridge, IL

Comprehensive Plan



ACKNOWLEDGEMENTS

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The following people served as part of a special committee to develop the updated Woodridge Comprehensive Plan. Their time and commitment in this project is of special recognition.

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Special thanks is due, as well, to many other Village staff members, governmental bodies, other organizations, and interested citizens who spent time assisting with various facets of this project.

What is the Comprehensive Plan?

The Woodridge Comprehensive Plan is:

- A policy document that is flexible, unlike a law or regulation;
- Long-range in orientation and intended to express general community aspirations;
- Specific enough to guide day-to-day activities of the Plan Commission, Village Board, and Village staff; and
- Geographically comprehensive, it provides policy guidance for both the incorporated land within the Village and land within its planning area that may be annexed in the future.



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INTRODUCTION



The Village of Woodridge, Illinois is located approximately 25 miles southwest of downtown Chicago and is situated just east of the DuPage River. It was incorporated in 1959, at which time it consisted of two-thirds (2/3) of one (1) square mile in size and was populated with 459 residents. Since that time, Woodridge has grown significantly and is now comprised of nine (9) square miles and 33,253 residents, according to the 2004 U.S. Special Census.



INTRODUCTION

The Village of Woodridge initiated the update of its 1995 Comprehensive Plan in 2005. This Plan is an update of the 1995 Woodridge Comprehensive Plan in that it reflects the current community vision, and yet responds to changes in market conditions and development patterns that have occurred over the past twelve years. The updated Plan focuses on the opportunities provided by redevelopment of existing uses and infill sites within the Village limits and by property within the Village's planning area remaining to be annexed in the future.

The updated Plan is generally based on the current requirements of the State of Illinois' Local Planning Technical Assistance Act. The Village of Woodridge is committed to taking an active role in facilitating development that is consistent with the goals and policies contained in the Comprehensive Plan.



THE COMPREHENSIVE PLANNING PROCESS

The planning process was structured with a focus on public participation, which is described in the following section. The update of the Comprehensive Plan was guided by a Steering Committee comprised of local officials, residents, representatives of Village organizations, and members of the business community. The 16-month comprehensive planning process included the following steps:

PUBLIC PARTICIPATION

A variety of meetings and other public involvement activities were conducted throughout the planning process to solicit input regarding planning issues and opportunities within the Village. This open process helped generate the overall vision for Woodridge in the future.

- Steering Committee Kick-Off
- Key Person Interviews
- Community Facilities Surveys
- Community Workshop # 1
- Community Surveys
- Steering Committee Review Meetings
- Community Forum
- Community Workshop # 2
- Plan Commission and Village Board Hearings/Adoption

STEP 1

This entailed a thorough analysis of existing community conditions. An overview of the results of this analysis is contained in the Community Vision element of the Comprehensive Plan.

STEP 2

This included development of planning goals and objectives. These are meant to provide sufficient policy direction, while still providing flexibility to remain relevant over the next ten years. Specific goals and action-oriented policies that address the objectives developed early in the process related to community character, land use, community facilities and open space, transportation, housing, and economic development are included in subsequent sections of the Comprehensive Plan.

STEP 3

Using the planning goals and objectives as a guide, the third step entailed the crafting of land use and development recommendations for the entire Village, and for select community sub-areas. This process was undertaken utilizing an interactive GIS-based land use scenario building tool that enabled the Steering Committee and Village staff to “test” various future land use scenarios and reach consensus on the preferred future land use alternative.

STEP 4

Following development of consensus on the preferred land use and development scenarios, a preliminary community-wide plan was prepared. Upon receiving public comments, the Steering Committee provided oversight for the preparation of the final, complete Comprehensive Plan document.



LOCATIONAL FRAMEWORK

Woodridge is ideally located with excellent access to the regional transportation system, as both the Illinois North-South Tollway (I-355) and Interstate 55 (I-55) traverse the community. Figure 1 Vicinity Map identifies the location of Woodridge, along with surrounding communities and regional access routes.

PLANNING AREA

Woodridge is projected to continue to grow and this growth will occur both within the current Village boundary and its planning area. According to the 2000 U.S. Census, the Village of Woodridge had a total population of 30,934 – almost an 18% increase since 1990 when the Village’s total population was 26,256. According to a special census conducted in 2004, Woodridge’s population had grown further to a total of 33,253. The Village is projected to grow an additional 39% to a population of 42,889 people by 2030.

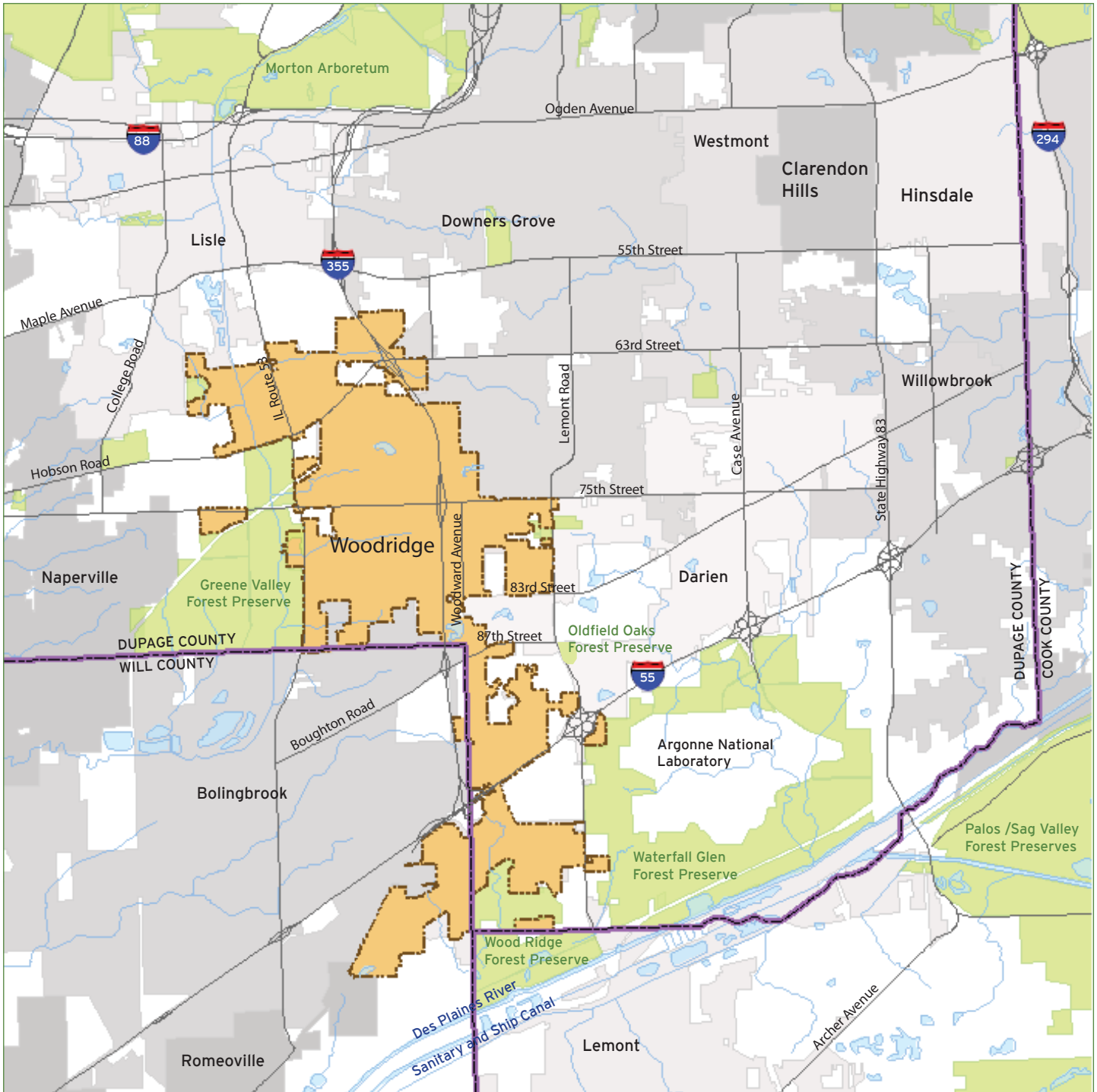
Table 1: Population Trends and Forecasts

	1990 Population	2000 Population	2030 Population Projection	Percentage Change (1990-2000)	Percentage Change (2000-2030)
Village of Woodridge	26,253	30,934	42,889	18%	39%
DuPage County	781,666	904,161	1,002,325	16%	11%
Northeastern IL (six- county region)	7,261,176	8,091,720	10,034,835	11%	24%

Source: U.S. Census and Northeastern Illinois Planning Commission (NIPC)

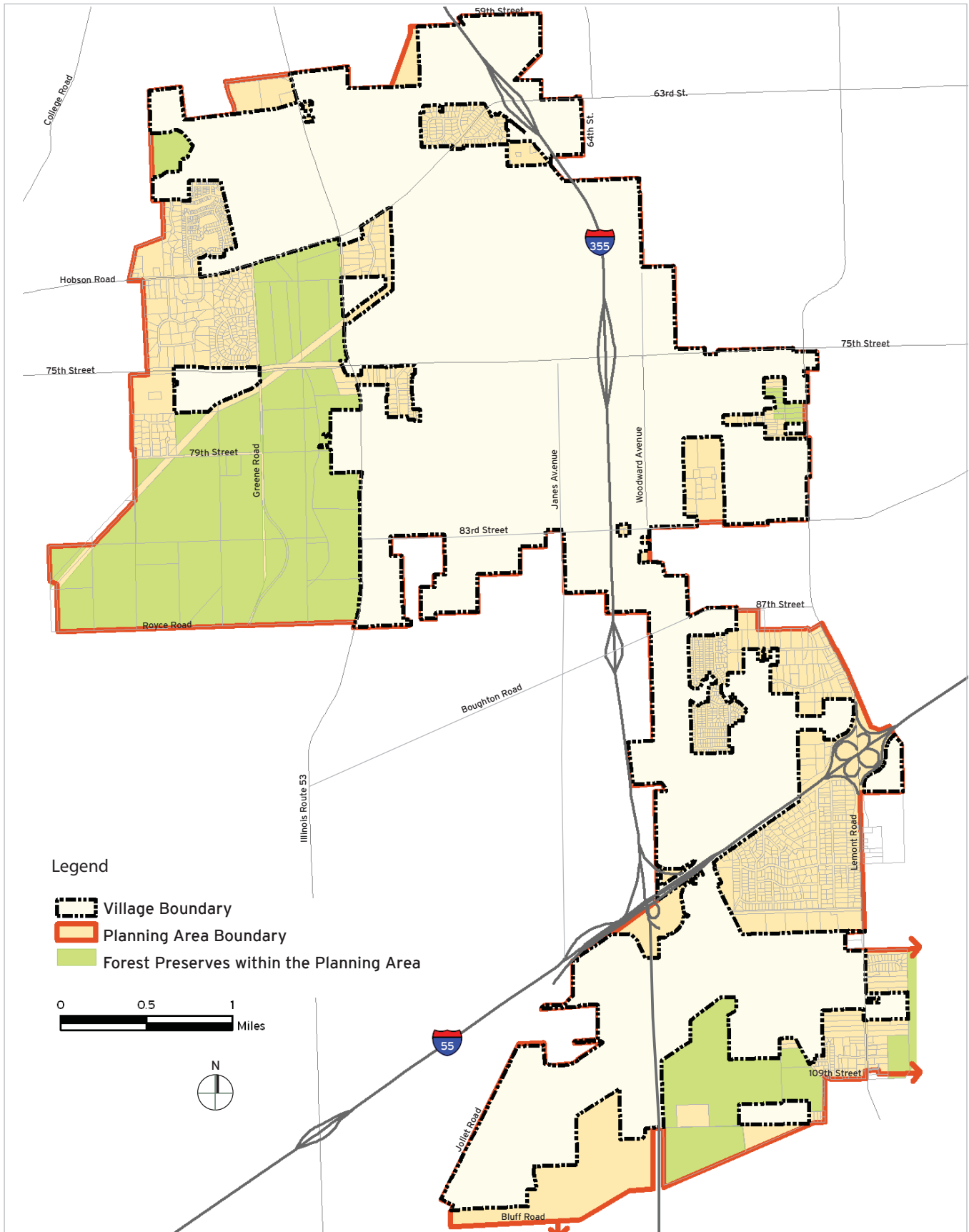
Planning for the entirety of Woodridge requires the Village to also plan for some adjacent unincorporated areas. These are areas that are outside of the current Village boundaries and within its one and one-half (1-1/2) mile extraterritorial planning jurisdiction (ETJ), provided for by Illinois State law. It should be noted that the planning area is limited by boundary agreements that the Village has with the neighboring communities of Naperville, Lisle, Downers Grove, Darien, and Lemont. The unincorporated areas within the Village planning area are indicated on Figure 2 Planning Area Boundary.





Source: Chicago Metropolitan Agency for Planning based on 2000 U. S. Census data, updated by HNTB





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C COMMUNITY VISION



As part of a comprehensive planning process, it is imperative to understand where the community is now so local officials and residents can make clear, informed decisions about the vision and goals for the future. This includes a Community Assessment that identifies existing conditions in Woodridge, and General Goals that set forth the overall community vision.



COMMUNITY ASSESSMENT

As the initial step in the comprehensive planning process, the community assessment of Woodridge entailed:

- Conducting interviews with Village staff, residents, business owners, and representatives of other stakeholder groups.
- A detailed analysis of a variety of data sources, including its land use pattern, population, housing, transportation system, and community facilities.
- Review of existing local plans and data related to parks and open space, economic development activities, school and infrastructure capacity, and development regulations.
- Conducting a community forum and community survey.

The culmination of this analysis was the creation of the *Community Assessment and Issues and Opportunities Report* in July 2006 (available under separate cover). Key insights gleaned from the community assessment shaped the Woodridge vision for the future and formed the basis for the policies included in the Plan.

Elements of the Community Assessment and Issues and Opportunities Report (available under separate cover)

- Existing Land Use
- Building Conditions
- Community Character
- Key Pending and Proposed Development Activity
- Demographic Overview
- Access and Circulation
- Community Facilities and Resources
- Development Regulations
- Economic Development Activities
- Communications Tools
- Issues and Opportunities



GENERAL COMMUNITY GOALS - THE VISION FOR WOODRIDGE

This section identifies the general, community-wide planning goals that provide the vision for Woodridge, and build upon the general goals from the 1995 Comprehensive Plan.

General Goal #1

We will achieve a carefully considered pattern of physical growth and development in our community that provides for well designed and economically and environmentally sustainable residential, business, and employment areas.

General Goal #2

We will be seen as a physically distinctive and high-quality community, with a unique and recognizable identity.

General Goal #3

We will continue to enhance and improve the quality of life for our citizens through the provision of new employment opportunities, the provision of quality community facilities and services, and environmentally responsible development.

General Goal #4

We will forge and maintain strong public and private partnerships to capitalize upon and coordinate all resources and assets our community has to offer in carrying out plans, policies, and programs.





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C OMMUNITY CHARACTER AND QUALITY OF LIFE



Among the most important characteristics that make Woodridge a desirable community is its community character and the quality of life that is offered to Village residents. This element of the Plan provides a brief description of some of the variables that contribute to the community character of Woodridge and make it distinctive from other communities.



COMMUNITY CHARACTER ATTRIBUTES

Some of the key attributes that contribute to community character and the quality of life in Woodridge are described as follows:

Town Centre: Located along Janes Avenue and Center Drive between 75th Street and Hobson Road, the Town Centre is the civic hub of Woodridge. Within the Town Centre are a variety of governmental facilities including the Village Hall, Woodridge Public Library, Police Department, Public Works Department, U.S. Post Office, Park District Community Center, and park and open space areas. This “campus” of civic facilities and open space is the central gathering place for Woodridge community functions.



Natural Features: The Woodridge planning area benefits from a number of environmental features and access to over 4,600 acres of Forest Preserve land. A significant natural feature is the east branch of the DuPage River on the western edge of the Village. The Des Plaines River also runs along the southern edge of the planning area. Surrounding these hydrologic features are steep slopes, woodland areas, and low-lying floodplain areas that enhance the physical character of adjoining neighborhoods and provide recreational opportunities for all Village residents.



Open Space: Woodridge is unique in its abundance of open space and recreational opportunities. The Village and Woodridge Park District work closely together to achieve common open space. Open space priorities that have been identified by the Village and Park District include preservation of the School District 99 site within the Town Centre and property currently part of the Ide Tree Farm located north of 83rd Street and east of Woodward Avenue.



Recreational Amenities: Woodridge residents have access to a variety of recreational opportunities within and surrounding the Village. These include three golf courses, three theater complexes, a large aquatic center, a public pool, an ice arena, a large number of athletic fields, and approximately 19 miles of bikeways.



Urban Design Features: The Village has undertaken certain urban design projects. Street trees and median landscaping have been planted along Center and Woodridge Drives within the Town Centre area. The Village also recently completed construction of streetscape improvements that unify the appearance of Janes Avenue, near 83rd Street. The Village has constructed nine entryway signs at high-visibility locations welcoming motorists into Woodridge.



Sustainability Initiatives: Woodridge officials and staff are committed to promoting “sustainability.” The Village is already utilizing many sustainable practices and is in the process of developing a proactive strategy to educate residents and business owners about the benefits of incorporating sustainable practices into their daily lives and business plans.

Other existing Village strategies, programs, and regulations that promote sustainability and contribute toward the overall quality of life in Woodridge include the following:

- Street tree planting requirements and a street tree cost-share program that helps to reduce energy consumption and improve air quality.
- The tree preservation ordinance promotes preservation of mature trees and requires tree replacement to help improve air quality, lower energy costs and heat island effect, and reduce soil erosion and stormwater run-off and provide ecological benefits.
- The recycling program encourages environmental responsibility.
- The community mulch pile is made possible by local recycling of materials, and mulch is available to residents free of charge. The use of this material by the Village and residents contributes to water conservation.



COMMUNITY CHARACTER GOALS AND POLICIES

These specific goals and policies are intended to provide general policy direction. Goals describe a desired end state toward which planning efforts should be directed, while policies describe action steps that are to be taken to achieve the respective goals.

GOAL A

We will develop a strong and positive physical community image through public and private improvements that enhance various physical features of the community and contribute to the community's sense of place.

Policy #1:

Utilize urban design improvements to enhance community identity.

The Village has utilized urban design and streetscape improvements such as landscaping, pedestrian amenities, and entryway signage to enhance the identity of Woodridge and create a sense of place. The Village will continue to encourage property owners to expand these efforts to other areas of the Village as new development and redevelopment occur, to distinguish Woodridge from other communities.

Policy #2

Enhance the identity of Woodridge by unifying the appearance of corridors with distinctive physical features.

The aesthetic condition of Woodridge's principal arterials is a representation of the overall community image to citizens, visitors, and through-travelers. With the exception of entryway signs at certain locations, there are few physical elements that distinguish the major corridors through Woodridge. The Village should develop a "palette" of improvements for major corridors including parkway trees, street lighting, additional entryway signs, banners, and public signage to unify and distinguish major corridors through Woodridge.



GOAL B

We will protect open spaces and natural resources which enhance the quality of life and provide a counterpoint to developed areas.

Policy #3:

Continue to preserve natural features and open space.

As remaining vacant properties are developed, the Village will continue to require preservation of open space and natural features including wetlands, woodlands, and floodplains. Working in collaboration with the Park District, the Village will pursue strategic acquisition of open space and connections to existing community parks and bike-ways.

GOAL C

We will build upon ongoing sustainability efforts to minimize the environmental impact of development and other activities in the Village.

Policy #4:

Promote sustainable development practices and “green” building and site design.

The Village will develop guidelines that will educate residents and business owners about the benefits of sustainable practices, both for the purposes of sustainability and cost savings for property owners. Additionally, the Village will continue its efforts to educate homeowners’ associations about property maintenance needs of detention/retention basins, and the benefits of natural landscaping.



GOAL D

We will encourage the expansion of cultural and educational activities and resources in the Village.

Policy #5:

Support expansion of educational and cultural programs and resources that benefit Village residents.

The Village of Woodridge is fortunate to be home to many public and private entities which have facilities and programs that contribute toward the quality of life for Village residents. These include the Park District, Woodridge Public Library, Community Resource Center, and Woodridge Community Pantry. The Village will continue to support and work in cooperation with these entities to expand programs for all ages, including senior citizens and youth.



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LAND USE



The land use element of the Plan sets forth the desired land use pattern for the planning area over the next ten to fifteen years. This element includes the Existing Land Use map as a means of comparison to the Future Land Use Framework. The future land use categories used in the Future Land Use Framework are described in this element. Also included is a comparison of the number of acres and percentages of land area devoted to the various land uses in 1995 (when the Plan was last updated), at the present time, and as projected in the future.

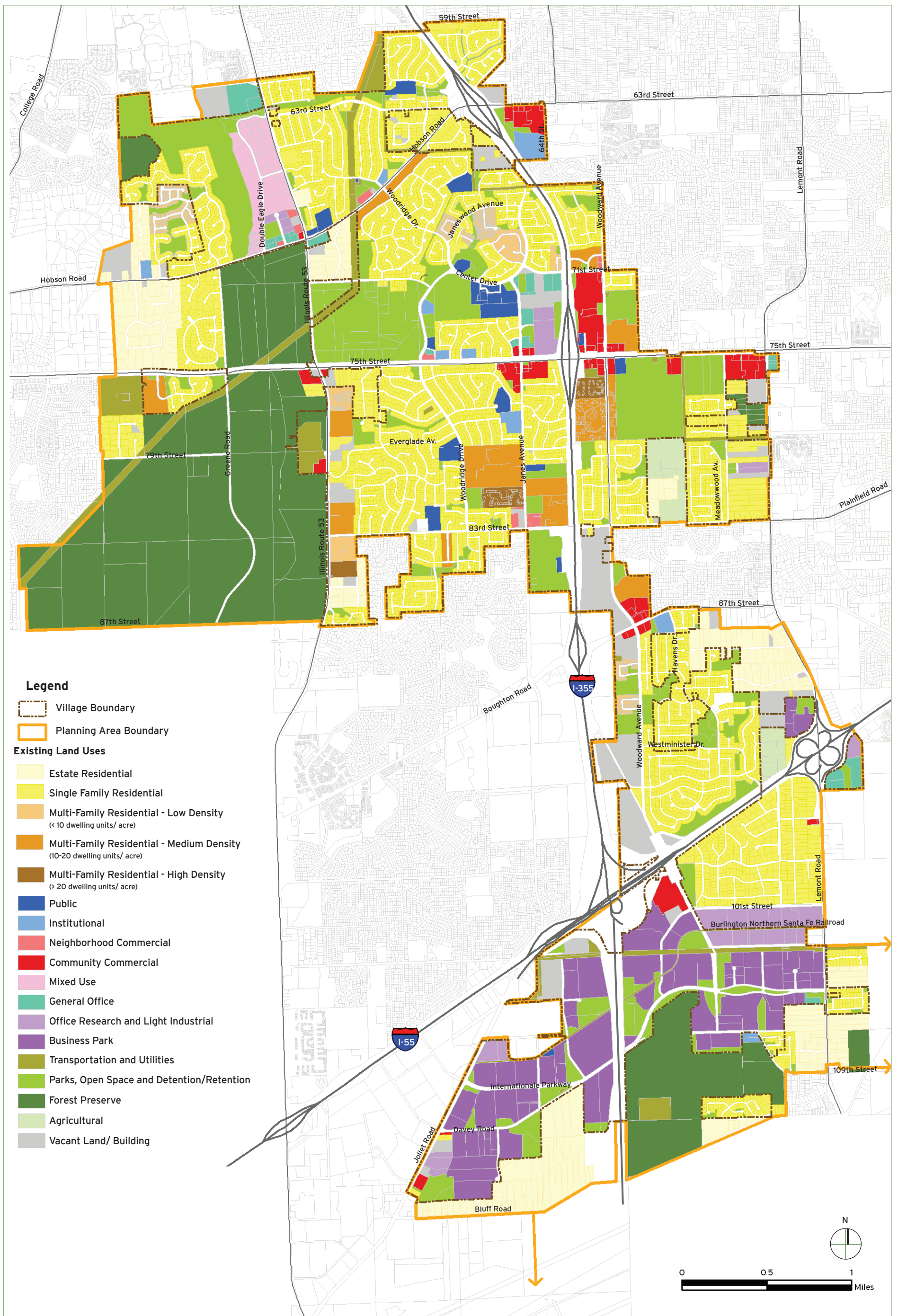


EXISTING LAND USE PATTERNS

Existing patterns of land use are a strong influence on potential future land uses, and are therefore an important consideration in the planning process. Figure 3 Existing Land Use identifies the different existing land uses within the Village and its planning area. Detailed descriptions of the existing land use categories are included in the *Community Assessment and Issues and Opportunities Report*. The following observations describe the overall existing land use pattern in Woodridge:

- Woodridge is largely a mature, low-density residential community with single-family residential as the primary land use, representing approximately 36% of the Village's land area. Multi-family residential occupies approximately 5% of the land area in Woodridge.
- Just over 2% of the total land area of the Village is in commercial use. These uses are primarily located along the major arterials of 75th Street, Woodward Avenue, and Hobson Road.
- Seven Bridges, located at the northwest corner of Woodridge, contains a mix of uses that allow for residents to live, work, and shop within the development. Permitting extension of the mixed use category would allow for expansion of this desirable development pattern.
- Parks, open space, and detention/retention comprise approximately 14% of the total land area of Woodridge.
- The presence of business park and industrial uses, particularly in ProLogis Park Internationale Centre, provide employment opportunities.
- Vacant land remaining in the Village is primarily located along Woodward Avenue.





LAND USE GOALS AND POLICIES

Goals and policies for land use are as follows:

GOAL A

We will provide housing stock and a living environment which will accommodate anticipated future growth and provide a positive community identity.

Policy #1:

Maintain a balance among land uses.

The Village seeks to promote sustainable, balanced growth. As such, it intends to continue to permit a broad mix of residential, commercial, business park, and light industrial uses that will enhance the tax base, but avoid straining community services and infrastructure. The Plan indicates appropriate locations for various uses, so that they remain compatible with one another.

Policy #2

Provide adequate transitions between single-family residential and more intensive land uses.

The proposed future land use pattern seeks to protect single-family neighborhoods from negative impacts such as traffic, noise, glare, and odor. Single-family neighborhoods should be buffered from more intensive uses by less intensive uses or earthen berms, extensive landscaping, common open space, wall, fences, and/or other methods of screening.

Policy #3:

Ensure infill development is consistent with adjoining land uses.

The future land use plan identifies land uses for vacant infill parcels that will not have negative impacts on existing adjoining land uses.



Policy #4

Preserve open space and environmental features as infill development occurs.

The Village should ensure that site planning and design preserves the maximum amount of open space and is sensitive to environmental features including wooded areas, large trees, wetlands, and floodplains. All existing public and private open space features are designated in the Plan for continued use as parks and open space.

GOAL B

We will develop aesthetically pleasing and functionally well-designed retail and commercial areas.

Policy #5:

Discourage “strip” commercial and encourage coordinated commercial development in “nodes” at major intersections.

New commercial developments should be designed in a coordinated manner, rather than be “sprawled” along corridors on individual sites. Creating “nodes” or concentrations of planned commercial uses at major intersections, rather than isolated individual commercial uses is the preferred land use pattern. This allows for the provision of shared parking and access drives, coordinated signage, and consistent site and building improvements.

Policy #6

Facilitate enhancement of the 75th Street corridor.

As commercial properties along the corridor age and in some cases become obsolete, efforts must be made to minimize vacancies and encourage private property improvements to ensure that the corridor remains viable for commercial purposes. This can be achieved through a combination of efforts including: code enforcement, business attraction/retention efforts, requiring high-quality building and site design, and public realm improvements.



GOAL C

We will encourage a strong office, office research, and industrial base in the community that is compatible with adjacent residential uses.

Policy #7:

Permit new office development as a transition to less intensive nearby residential uses.

We will encourage development of office uses in areas where they serve as an appropriate transition from more intense uses to less intense uses such as single-family residential uses. The impact of office uses on adjacent residential uses should be minimized through the use of buffering. This may consist of berms, landscaping, fencing, etc.

Policy #8:

Allow light industrial uses at locations where they will have minimal impact on residential areas.

Light industrial uses are allowed at locations where they can minimize impacts on residential uses. Appropriate locations are identified on the periphery of ProLogis Park Internationale Centre, along the east side of Joliet Road, on the west side of north Lemont Road, and abutting the west side of I-355 between 71st and 75th Streets. Light industrial uses shall be required to screen outdoor operations and storage from adjoining residential uses and the public right-of-way. Access and circulation on these sites must be carefully designed to ensure that truck traffic does not cut-through residential areas.



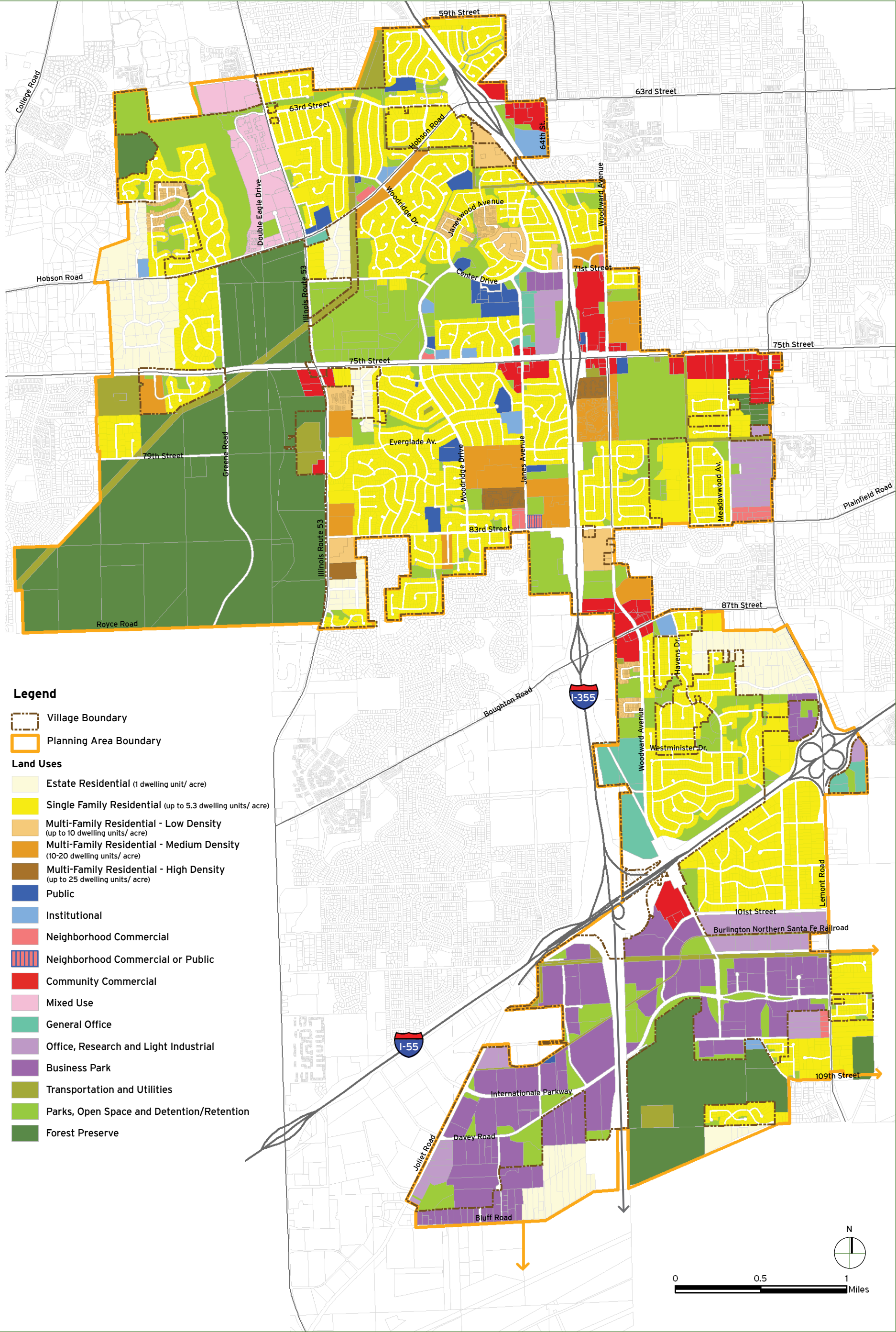
FUTURE LAND USE FRAMEWORK

The Future Land Use Framework translates the Village's goals and policies into physical terms. It establishes the pattern of future land uses for the next ten to fifteen years. It also includes community land use goals and policies to realize the community vision. The Future Land Use Framework, presented as Figure 4, strives to maintain and enhance the basic character of the community, promotes improvements and upgrades as needed, and proactively manages market-driven development and redevelopment in a compatible manner.

The Future Land Use Framework is to be considered in concert with other elements of the Comprehensive Plan, including the sub-area plans presented as a separate element of the Plan.

A description of the future land use categories represented in Figure 4 is provided as follows.





Note: Base Map is based on updated files provided by the Village in July 2006

RESIDENTIAL LAND USES



Residential land uses as indicated in the Future Land Use Framework will continue to sustain an overall pattern of development consistent with the current land use pattern in the Village. It also promotes a balanced mix of housing within the community, allowing for a range of housing types and residential densities.

Residential land use categories are as follows:

- **Estate Residential-** residential areas that include single-family detached dwellings with a maximum density of 1 dwelling unit per acre.
- **Single Family Residential-** residential areas that include single-family detached dwellings with a maximum density of 5.3 dwelling units per acre.
- **Multi-Family, Low Density-** residential areas with a maximum density of up to 10 dwelling units per acre. These areas include townhome and multiple family “walk up” buildings that are designed with exterior entrances for each unit.
- **Multi-Family, Medium Density-** residential areas with a maximum density of 10-20 dwelling units per acre. These areas were designated in the 1995 Plan and should continue to be located along major corridors. The category, as depicted in Figure 4, is generally mapped to reflect the density of existing developments. However, if these sites are redeveloped in the future, the intent is for density to be reduced to meet current density limitations within the A-1 and A-2 zoning districts.
- **Multi-Family, High Density-** residential areas with a maximum density of up to 25 dwelling units per acre. This land use category is only utilized in three locations where the densities of existing multi-family residential exceed 20 dwelling units per acre. However, if these sites are redeveloped in the future, the intent is for density to be reduced to meet current density limitations within the A-2 zoning district.



PUBLIC AND INSTITUTIONAL USES

The Future Land Use Framework recognizes that public and institutional uses are important for sustaining basic community service functions, as well as enhancing overall quality of life in the Village. Public and institutional land uses are addressed in more detail in the Community Facilities and Open Space element of the Plan.

Public and institutional land use categories are as follows:

- **Public-** areas occupied by facilities operated by either the Village or other governmental bodies, including fire stations, public schools, U.S. Postal Service, library, and the Woodridge Park District Community Center.
- **Institutional-** areas occupied by places of worship and private schools.



COMMERCIAL LAND USES

The Future Land Use Framework strives to strengthen and reinforce the role and function of existing commercial areas within the Village. Another objective of the Plan is to encourage continued maintenance of existing viable commercial uses and redevelopment of obsolete commercial uses.

Commercial land use categories are as follows:

- **Neighborhood Commercial-** areas providing consumer goods and personal services primarily to meet the convenience needs of surrounding neighborhood residents.
- **Community Commercial-** areas that provide consumer goods and services for comparison shopping and serve Village residents and the broader region.
- **Mixed Use-** areas that accommodate an integrated mix of commercial, office, entertainment, and/or residential uses within the same building or development. Typical residential density for this category would be up to 20 dwelling units per acre.



EMPLOYMENT LAND USES

The Future Land Use Framework recognizes that employment land uses serve an important economic role for the Village and provide jobs. The Plan seeks to continue to permit these uses at current locations and to permit new employment uses only in areas where they will not have a deleterious effect on adjacent residential uses.

Employment land use categories are as follows:

- **General Office**- areas that accommodate professional, medical, technical, research, and business services provided to the general public and other businesses.
- **Business Park**- areas that accommodate office, research and development, warehousing, distribution, and light assembly/manufacturing in a large-scale, “campus-like” setting.
- **Office, Research, and Light Industrial**- areas that accommodate manufacturing, processing, packaging, warehousing, and distribution facilities.



TRANSPORTATION AND UTILITY LAND USES

The Future Land Use Framework identifies locations where there are existing transportation and public utility facilities.

The Transportation and Utility land use category is as follows:

- **Transportation and Utilities** - areas that accommodate transportation and utility infrastructure and facilities including the Burlington Northern Santa Fe (BNSF) railroad right-of-way which runs through ProLogis Park Internationale Centre, the DuPage County wastewater treatment facility west of Route 53, Village water storage and treatment facilities, and utility easements. Public road rights-of-way (including the I-355 right-of-way) are not included in this category.



PARKS AND OPEN SPACE LAND USES

The Future Land Use Framework recognizes the importance of the Village's significant park and open space features and their environmental and aesthetic value. It is the intent of the Plan to ensure preservation of existing parks and public open space and protect them from redevelopment with alternative uses. Parks and public open space are addressed in more detail in the Community Facilities and Open Space element of the Plan.

Parks and Open Space land use categories are as follows:

Parks, Open Space, and Detention/Retention- areas that are public and private parks and open spaces that are accessible for civic, passive or active recreational purposes. Storm water detention/retention facilities, some of which are maintained by the Woodridge Park District, are also included. These uses are located throughout the Village.

Forest Preserve- areas that consist of property that is owned and managed by the DuPage, Will, and Cook County Forest Preserve Districts. These properties are publicly accessible and located primarily on the periphery of the Village.



COMPREHENSIVE PLAN LAND USE DISTRIBUTION

Table 2: Comparison of 1995, 2006 and Projected Land Uses by Percentage

Land Use	Land Use 1995 Percentage	Existing Land Use 2006 Percentage	Future Land Use 2020 Percentage
Single Family Residential	32.5%	35.8%	34.9%
Multi-Family Residential	3.8%	5.0%	5.6%
Commercial	2.8%	2.4%	3.7%
Mixed Use	N/A	1.1%	1.8%
Office	0.2%	0.9%	1.4%
Business Park	N/A	7.2%	9.1%
Office, Research and Light Industrial	2.7%	1.9%	3.0%
Transportation and Utilities	1.2%	3.2%	3.3%
Public	0.8%	1.2%	1.1%
Institutional	1.0%	0.6%	0.7%
Agriculture	N/A*	0.9%	0.0%
Forest Preserve	20.8%	21.5%	21.5%
Parks, Open Space and Detention/Retention	8.2%	13.9%	14.0%
Vacant Land	26.0%	4.4%	0.0%
TOTAL	100%	100%	100%

Table 3: Comparison of 1995, 2006 and Projected Land Uses by Acres

Land Use	Land Use 1995 Acres	Existing Land Use 2006 Acres	Future Land Use 2020 Acres
Single Family Residential	2,867.0	2,939.7	2,868.2
Multi-Family Residential	339.7	407.9	459.4
Commercial	244.7	193.1	302.6
Mixed Use	N/A	89.8	147.1
Office	19.7	76.0	115.1
Business Park	N/A	595.2	745.3
Office, Research and Light Industrial	243.2	155.4	243.8
Transportation and Utilities	102.3	261.3	271.1
Public	71.9	97.1	93.0
Institutional	86.8	53.0	54.3
Agriculture	N/A*	77.2	-
Forest Preserve	1,833.0	1,764.4	1,764.4
Parks, Open Space and Detention/Retention	725.6	1,141.4	1,150.2
Vacant Land	2,292.6	363.1	-
TOTAL	8,826.5*	8,214.5*	8,214.5

Note: N/A means the categories were not used in the 1995 Plan.

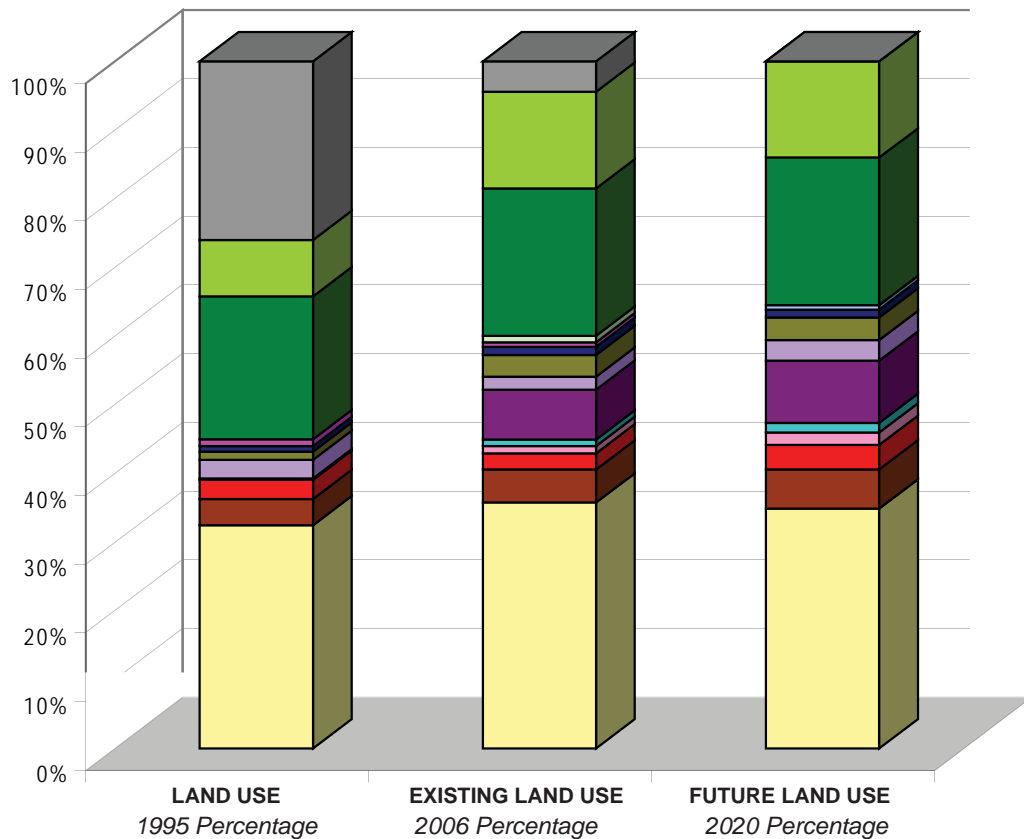
Source: HNTB 2006 and TPAP Inc. 1994

* Agricultural was combined with commercial in the 1995 Plan.

** The difference in acreage between 1995 and 2006 is likely due to the exclusion of roadway right-of-way from the 2006 land use calculations and the change in the Village's planning area as per boundary agreements with neighboring communities.



Chart 1: Comparison of 1995, 2006 and Projected Land Uses by Percentage



Legend:

- Single Family Residential
- Multi Family Residential
- Commercial
- Mixed Use
- Office
- Business Park
- Office, Research and Light Industrial
- Transportation and Utilities
- Public
- Institutional
- Agriculture
- Forest Preserve
- Parks, Open Space and Detention/Retention
- Vacant Land

Source: HNTB 2006 and TPAP Inc. 1994



COMPREHENSIVE PLAN ORGANIZATION

Introduction

Community Vision

Community Character
& Quality of Life

Land Use

Sub-area Plans

Community Facilities
& Open Space

Transportation

Housing

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Development

Implementation

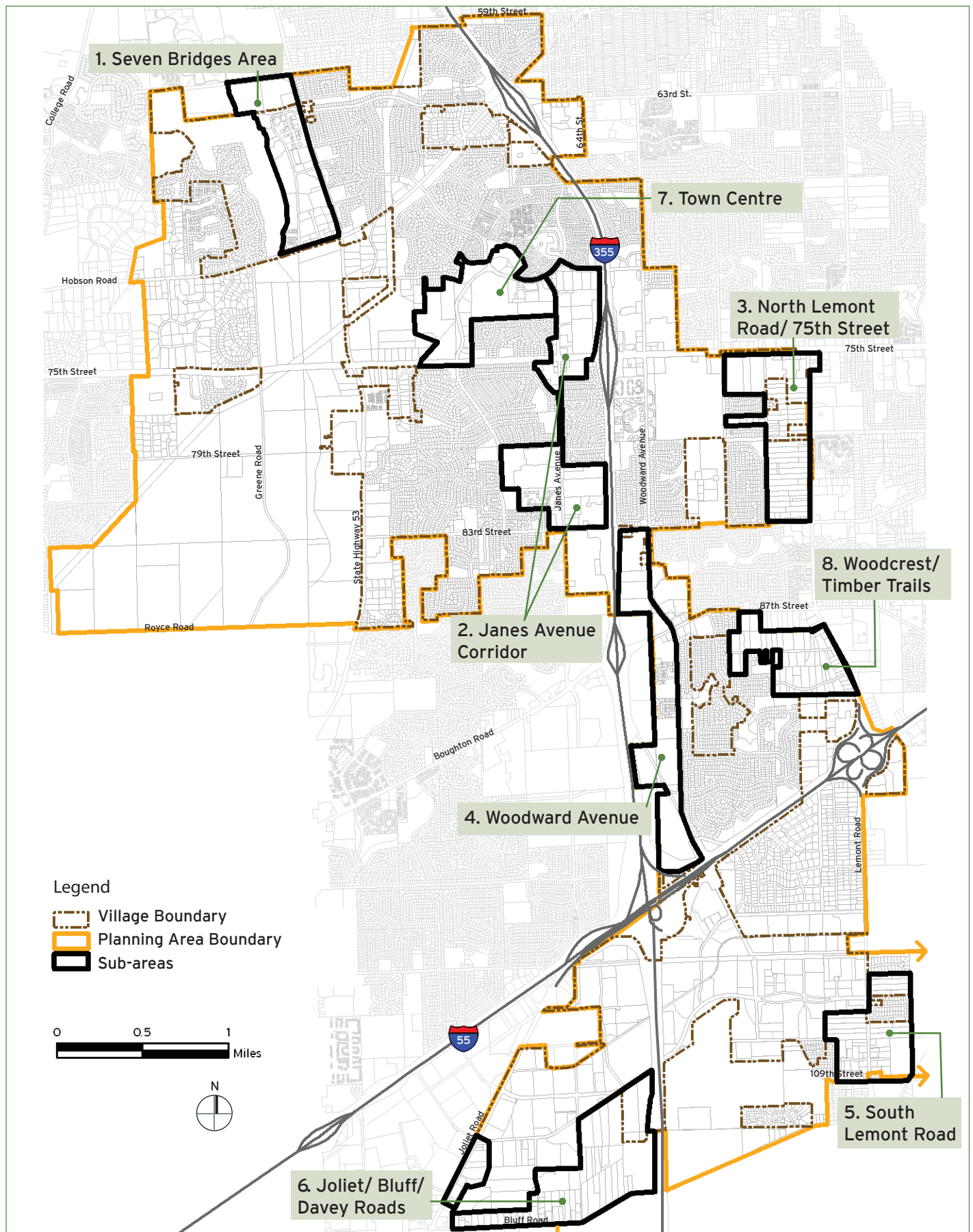
SUB-AREA PLANS



The eight sub-areas described in this section have been identified by the community because they are deemed to be areas that are most likely to experience a change in development and/or circulation patterns during the time frame of the Plan. For this reason, they were given special attention by the Steering Committee and Village staff during the planning process. The unique planning issues and opportunities and planning policies for each of the sub-areas are intended to supplement the policies that have been developed for the entire community. The eight sub-areas are identified in Figure 5 Sub-area Key Map.







1. SEVEN BRIDGES AREA

This sub-area encompasses the commercial and multi-family residential portions of the existing Seven Bridges area, along with the 40-acre property to the north and the Hobson Valley Business Park and commercial frontage along IL Route 53 extending south to Hobson Road. The sub-area is identified in Figure 6.

The sub-area land use plan indicates mixed uses over the entire area. This is not intended to suggest that recently developed areas within the existing Seven Bridges development may be subject to change, but instead reinforces the notion that various uses in the area should be coordinated and mutually supportive.

The following planning issues and opportunities have been identified for this sub-area:

- There is an opportunity to create logical extensions of the mixed use development pattern already established for Seven Bridges.
- The large parcel to the north and a potentially large consolidated parcel to the south offer unique opportunities to incorporate larger scale commercial uses into the Seven Bridges area.
- Current uses within the Hobson Valley Industrial Park remain viable. Redevelopment of this area is viewed as a long-term possibility.
- Additional curb cuts onto IL Route 53 should be minimized.
- The visibility at the IL Route 53 / Hobson Road intersection is a significant benefit for development at this intersection and draws greater attention to Seven Bridges.

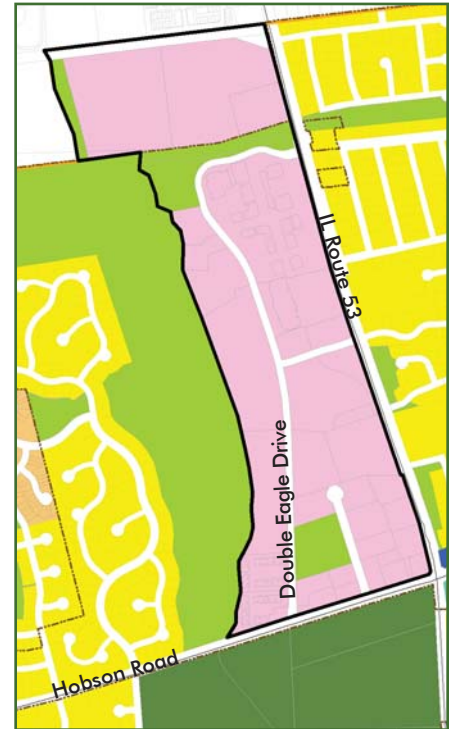


Figure 6

Legend:

	Village Boundary
	Planning Area Boundary
	Sub-area Boundary
	Single Family Residential (up to 5.3 dwelling units/ acre)
	Multi-Family Residential - Low Density (up to 10 dwelling units/ acre)
	Public
	Mixed Use
	Parks, Open Space and Detention/Retention
	Forest Preserve



The following planning policies will be utilized to plan and manage development/redevelopment in this sub-area:

- Mixed uses are preferred in the sub-area. Mixed use development may entail mixed residential/nonresidential within the same building (i.e. “vertical” mixed use) or within an integrated development, but in separate buildings (i.e. “horizontal” mixed use). This does not preclude the possibility of commercial uses without a residential component on some parcels.
- New development should be well-integrated into the circulation pattern of the existing development. To this extent, the pedestrian environment of the area could be improved through the addition of new sidewalks, both on a north-south and east-west axis. Improved pedestrian accessibility across IL Route 53 should be explored.
- If redevelopment occurs on the 40-acre property to the north, a landscape buffer and pedestrian/bikeway connection adjacent to the waterway to the west, should be maintained.
- If redevelopment occurs at the south end of the sub-area, it should occur through property assembly and consolidation, preferably as one redevelopment project.
- Internal access connections between Seven Bridges and future mixed use to the south should be provided to minimize impacts on IL Route 53 and Hobson Road.
- New development areas should be visually related to Seven Bridges through the use of consistent and high quality urban design elements and architecture.



2. JANES AVENUE CORRIDOR

This sub-area encompasses the commercial, multi-family residential, and vacant properties that are accessible from Janes Avenue, between 83rd Street on the south end to 71st Street on the north end. This sub-area is identified in Figure 7.

The sub-area land use plan indicates a general land use pattern similar to what currently exists, though redevelopment and infill may occur where isolated areas remain undeveloped.

The following planning issues and opportunities have been identified for this sub-area:

- Vacant land remains available adjoining the shopping center on the northwest corner of Janes Avenue and 83rd Street, and in the predominantly office and business park area of Janes Avenue, north of 75th Street.
- Vacant tenant spaces and underutilized land exist in the shopping center at the northeast corner of Janes Avenue and 83rd Street.
- The Janes Avenue multi-family area has perceived issues related to public safety, density, and property maintenance. However, the Village has been successfully working with property owners to enforce property maintenance codes and leverage significant building, management, and site improvements.
- There is potential for redevelopment of some multi-family properties in the sub-area, particularly for senior housing. Existing amenities in this area would be desirable to seniors, including parks, public transportation, and medical facilities.

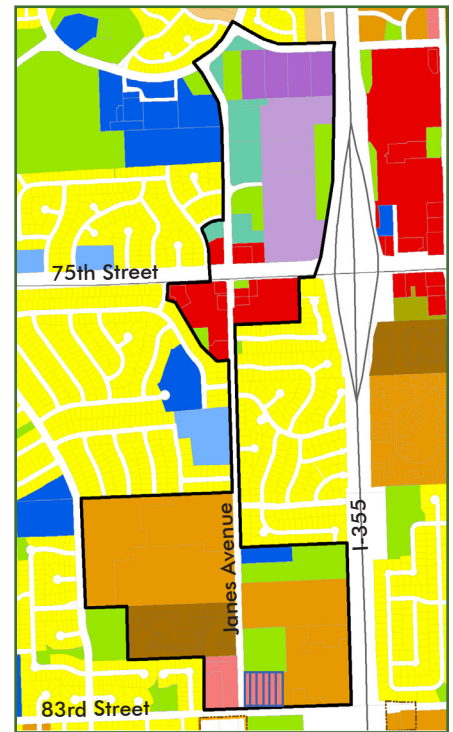


Figure 7

Legend:

- Village Boundary
- Planning Area Boundary
- Sub-area Boundary
- Single Family Residential (up to 5.3 dwelling units/ acre)
- Multi-Family Residential - Medium Density (10-20 dwelling units/ acre)
- Multi-Family Residential - High Density (up to 25 dwelling units/ acre)
- Public
- Institutional
- Neighborhood Commercial
- Neighborhood Commercial or Public
- Community Commercial
- General Office
- Office, Research and Light Industrial
- Business Park
- Parks, Open Space and Detention/Retention



The following planning policies will be utilized to plan and manage development/redevelopment in this sub-area:

- Opportunities for redevelopment of multi-family residential areas to better serve the housing needs of older residents should be explored. A mix of multi-family housing types is preferred.
- Development north of 75th Street should be comprised of office or business park uses adjacent to Janes Avenue and 71st Street, with light industrial uses concealed at the rear of the sites, to the extent practical.
- Redevelopment along the corridor should minimize curb cuts onto Janes Avenue.
- Streetscape improvement efforts along Janes Avenue near 83rd Street should be extended north along the corridor, utilizing consistent and high quality urban design elements.
- Strong management and maintenance practices should be utilized in multi-family developments, along with the inclusion of high quality landscaping and resident amenities.
- The Village should continue to strictly apply municipal codes and the multi-family licensing program, and encourage reinvestment in the area.
- The Village should explore alternative land uses at the northeast corner of Janes Avenue and 83rd Street to address vacant tenant spaces and underutilized land.



3. NORTH LEMONT ROAD/75TH STREET

This sub-area encompasses the Zigfield Troy Golf Course, commercial uses east and west of the Lemont Road intersection, a portion of the Fox Hollow East Forest Preserve, and residential, light industrial, and vacant land uses fronting Lemont Road and extending south to 83rd Street. This sub-area is identified in Figure 8.

The sub-area land use plan indicates an increase in commercial uses along 75th Street, and the transitioning of frontage properties along Lemont Road for office, research, and light industrial uses with some small-scale commercial uses at the south end of the sub-area along 83rd Street.

The following planning issues and opportunities have been identified for this sub-area:

- The underlying zoning of parcels fronting onto Lemont Road in this sub-area is ORI Office, Research and Light Industrial. The Plan Update continues to support the potential to redevelop this underutilized residential area for employment-generating uses.
- There is an opportunity for neighborhood-serving commercial uses at the south end of the sub-area, accessed from limited curb cuts on 83rd Street.
- The Zigfield Troy Golf Course is privately owned, and represents a key opportunity within the 75th Street Corridor to accommodate large scale commercial uses, should the current owners choose to sell and/or redevelop the site. However, residential uses are proposed as a transition to existing single-family neighborhoods to the south.



Figure 8

Legend:

- Village Boundary
- Planning Area Boundary
- Sub-area Boundary
- Single Family Residential (up to 5.3 dwelling units/ acre)
- Neighborhood Commercial
- General Office
- Office, Research and Light Industrial
- Transportation and Utilities
- Parks, Open Space and Detention/Retention
- Forest Preserve



The following planning policies will be utilized to plan and manage development/redevelopment in this sub-area:

- Redevelopment along Lemont Road south of the pipeline should be comprised of consolidated and master planned areas, minimizing curb cuts onto Lemont Road, and reducing the potential for truck traffic on adjoining residential streets to the east.
- Commercial, office, research and light industrial uses along 75th and 83rd Streets should establish a consistent and high-quality design character, with limited access points and significant landscape buffering and site improvements.



4. WOODWARD AVENUE

This sub-area encompasses properties within the Village's planning area that are located between I-355 and Woodward Avenue, extending from 83rd Street on the north end to I-55 on the south end. This sub-area is identified in Figure 9.

The sub-area land use plan indicates low density multi-family residential at the north end of the sub-area. This development is buffered from commercial uses at the Boughton Road intersection by a significant open space/wetland. The plan indicates business park extending to I-55 south of the existing townhouse development located south of Boughton Road.

The following planning issues and opportunities have been identified for this sub-area:

- These properties serve as buffer uses between I-355 and existing single-family residential neighborhoods east of Woodward Avenue.
- Increased truck traffic traveling north along Woodward Avenue could negatively impact residential areas.
- Truck access to the properties immediately north of I-55 is difficult from nearby expressways, even though there is good visibility, and prohibitions are in place for certain types of truck traffic on Woodward Avenue.
- The area surrounding the Boughton/Woodward intersection is a key location for commercial development due to its accessibility and visibility to I-355.

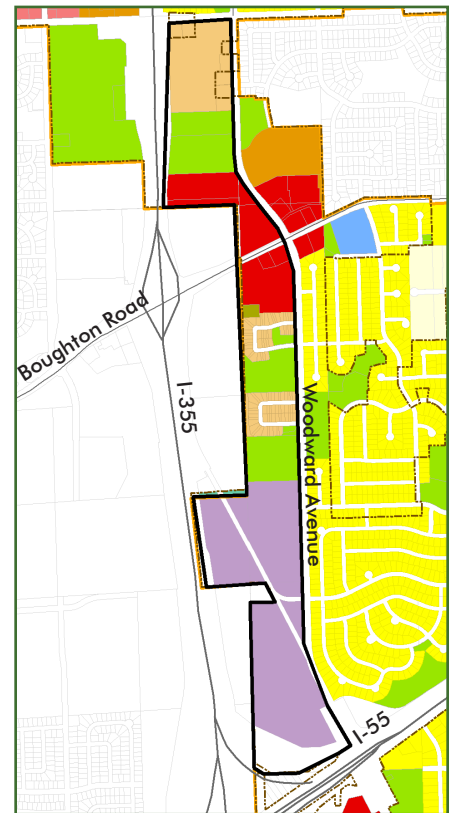


Figure 9

Legend:

- Village Boundary
- Planning Area Boundary
- Sub-area Boundary
- Estate Residential (1 dwelling unit/ acre)
- Single Family Residential (up to 5.3 dwelling units/ acre)
- Multi-Family Residential - Low Density (up to 10 dwelling units/ acre)
- Multi-Family Residential - Medium Density (10-20 dwelling units/ acre)
- Institutional
- Neighborhood Commercial
- Community Commercial
- Business Park
- Transportation and Utilities
- Parks, Open Space and Detention/Retention



The following planning policies will be utilized to plan and manage development/redevelopment in this sub-area:

- The Village would consider commercial uses in the southern portion of the sub-area, with a preference for office uses, provided it generates minimal truck traffic.
- The Village should encourage the development of large-scale commercial uses at the intersection of Boughton Road and Woodward Avenue.
- At the north end of the corridor, east of I-355, extending from 83rd Street south to the existing wetlands, the Village's preferred land use is mixed residential development; incorporating a combination of single-family, and low-density multi-family senior-oriented uses.
- The Village should seek to maintain mature tree stands and other high quality natural features when development occurs.
- The northeast corner of I-355 and I-55 should be designed as a high quality community gateway when redevelopment occurs.
- The high quality character of Woodward Avenue should be maintained and enhanced with generous planted parkways and off-street pathways.
- The Village should continue to encourage Bolingbrook to minimize negative impacts created by existing and proposed developments within Bolingbrook's jurisdiction.



5. SOUTH LEMONT ROAD

This sub-area encompasses existing single-family residential properties located east and west of Lemont Road, extending from approximately Deerpath Lane on the north end to 109th Street on the south. This sub-area is identified in Figure 10.

The sub-area land use plan indicates single-family residential (with R-3 zoning) east of Lemont Road and west of Lemont Road south of the planned Davey Road extension, with light industrial, and office uses on the west side of Lemont Road north of the planned Davey Road extension.

The following planning issues and opportunities have been identified for this sub-area:

- Safety and traffic flow in this area will be improved due to the expected Davey Road extension east to Lemont Road, and the signalization of the intersection.
- Single-family residential uses are proposed east of Lemont Road. The existing subdivision roadway patterns will be extended to serve the additional single-family homes.
- Office, research and light industrial (with ORI zoning) are proposed north of the planned Davey Road extension.

The following planning policies will be utilized to plan and manage development/redevelopment in this sub-area:

- Provide in conjunction with office-research development north of the Davey Road extension when it occurs.
- Curb cuts along Lemont Road should be limited as redevelopment occurs.

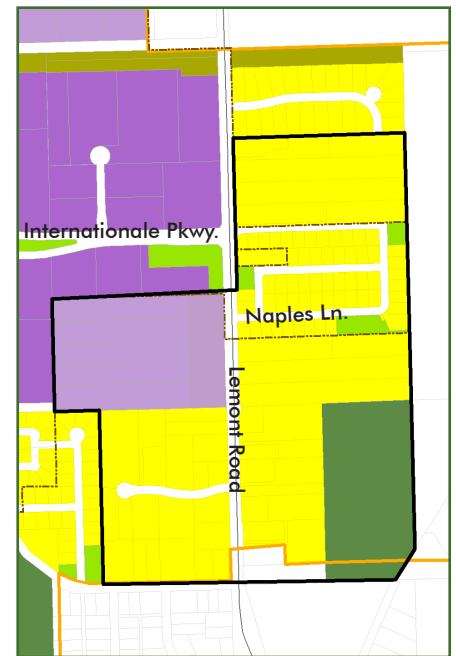


Figure 10

Legend:

- Village Boundary
- Planning Area Boundary
- Sub-area Boundary
- Single Family Residential (up to 5.3 dwelling units/ acre)
- Office, Research and Light Industrial
- Business Park
- Transportation and Utilities
- Parks, Open Space and Detention/Retention
- Forest Preserve



- A northerly extension of ProLogis Park Internationale Centre is desired.
- Provide a consistent landscape treatment fronting Lemont Road along the rear lot lines of single-family homes.
- Encourage Darien to have any additional residential development on the east side of Lemont Road access an extension to Woodmere Drive to limit curb cuts on to Lemont Road.



6. JOLIET/BLUFF/DAVEY ROADS

This sub-area encompasses single-family residential, commercial, light industrial, and vacant properties that are located between Joliet Road on the west and I-355 on the east. This sub-area is identified in Figure 11.

The sub-area land use plan indicates office, research and light industrial uses for properties accessed from Joliet Road. Business park uses are proposed for properties accessed from Davey Road or from Bluff Road, only where there are industrial uses to the south. Single-family estate residential will be located along Bluff Road opposite the existing Forest Preserve (on the south side of Bluff Road).

The following planning issues and opportunities have been identified for this sub-area:

- The existing development pattern along Joliet Road within the sub-area is a mixture of obsolete and generally deteriorated uses.
- Low density, high quality single-family residential uses on the large lots located north of the Forest Preserve should be maintained.

The following planning policies will be utilized to plan and manage development/redevelopment in this sub-area:

- Business park uses along Bluff Road should be limited to areas adjacent to Wood Hill Crossings Business Park and properties served by Katherine's Crossing.
- Single-family residential uses should remain in the area immediately north of the Forest Preserve along Bluff Road.

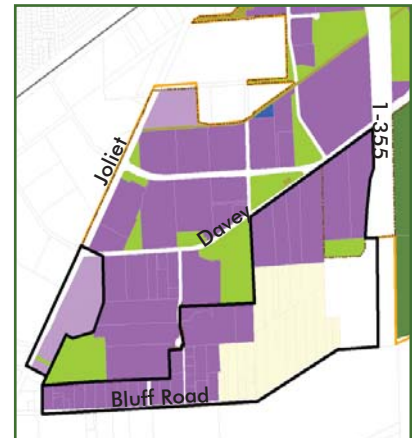


Figure 11

Legend:

- Village Boundary
- Planning Area Boundary
- Sub-area Boundary
- Estate Residential (1 dwelling unit/ acre)
- Public
- Office, Research and Light Industrial
- Business Park
- Transportation and Utilities
- Parks, Open Space and Detention/Retention
- Forest Preserve



- Unified development along Joliet Road is preferred over parcel-by-parcel redevelopment.
- Curb cuts along Joliet and Bluff Roads should be minimized.
- A landscape buffer between commercial and residential uses should be provided.
- The use of attractive site design which may include landscaping and/or a major community gateway feature should be encouraged along Joliet Road as redevelopment occurs.



7. TOWN CENTRE

This sub-area encompasses the area primarily located south of Center Drive between Janes Avenue to the east and Woodridge Drive to the west. The area is planned almost exclusively for publicly oriented land uses. It is the site of the Village Hall, Public Library, Police/Public Works facility, Park District Community Center and offices, U.S. Post Office, and Jefferson Junior High School. Public open spaces within the area include the High School District 99 property, Hawthorne Hill Woods Park, Memorial Park, Lake Carleton, and Lake Harriet. This sub-area is identified in Figure 12.

The following planning issues and opportunities have been identified for this sub-area:

- The Town Centre will represent the Village's civic activity center and community gathering space.
- The Town Centre will establish a strong physical and functional identity for the Village and will fulfill the need for a community center. Its physical qualities will be its unified theme and high quality planned environment. Its functional identity will include a highly active core of key community public service uses.

The following planning policies will be utilized to plan and manage development/redevelopment in this sub-area:

- Land use in the Town Centre should emphasize a public and civic orientation.
- Site improvements should emphasize community character and quality.
- Sound land use relationships with surrounding areas should be considered, integrating civic, institutional, recreational, and open spaces uses.



Figure 12

Legend:

- Village Boundary
- Sub-area Boundary
- Single Family Residential (up to 5.3 dwelling units/ acre)
- Multi-Family Residential - Low Density (up to 10 dwelling units/ acre)
- Public
- Institutional
- Neighborhood Commercial
- Community Commercial
- Parks, Open Space and Detention/Retention



- A bicycle and pedestrian system, or “spine,” should be maintained as a key element in access, site design, and building orientation.
- A central and formal public gathering space in the Town Centre should be incorporated.
- Focal design features should be oriented and sensitive to the formal gathering location and pedestrian spine.
- The District 99 site should be preserved for civic, recreational, and open space uses.

The Town Centre Master Plan is located in Appendix-1 (page 93).



8. WOODCREST/TIMBER TRAILS

This sub-area encompasses existing single-family residential properties within the Village's planning area west of Lemont Road, extending from approximately 87th Street on the north end to the North Waterfall Glen business park on the south end. This sub-area is identified in Figure 13.

The sub-area land use plan indicates estate residential for the majority of the area, allowing for one dwelling unit per acre, to reflect existing land use patterns. Nearly all of the lots within the existing subdivision exceed one acre in size.

The following planning issues and opportunities have been identified for this sub-area:

- Additional curb cuts along Lemont Road could exacerbate traffic congestion and traffic safety concerns.

The following planning policies will be utilized to plan and manage development/redevelopment in this sub-area:

- If redevelopment occurs in this area, it should follow the established pattern of one dwelling unit per acre, with no subdivision of properties into lots smaller than one acre in size.
- As redevelopment occurs, no additional curb cuts should be allowed along Lemont Road. As opportunities arise curb cuts should be reduced in the future.

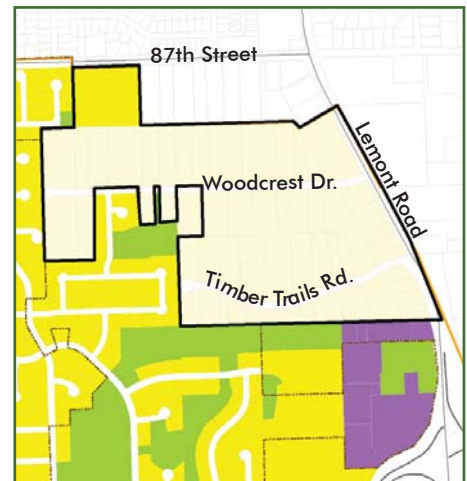


Figure 13

Legend:

- Village Boundary
- Planning Area Boundary
- Sub-area Boundary
- Estate Residential (1 dwelling unit/ acre)
- Single Family Residential (up to 5.3 dwelling units/ acre)
- Business Park
- Parks, Open Space and Detention/Retention



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C **OMMUNITY FACILITIES AND OPEN SPACE**



The Village of Woodridge offers a wide variety of high-quality, modern community facilities and services, open space, recreational amenities, and other community resources that contribute to the quality of life of its residents. The Comprehensive Plan seeks to sustain and expand these to continue to maintain the level of quality that Woodridge residents and businesses expect. Summaries of the facilities and needs for each of the service providers is included in this section.



COMMUNITY FACILITIES AND OPEN SPACE

Many of the facilities highlighted in this section are graphically presented in Figure 14 Community Facilities and Open Space Framework. The Community Facilities and Open Space Framework primarily focuses on physical facilities. The *Community Assessment and Issues and Opportunities Report* includes more detailed information about the following facilities and services:

- Public and private schools
- Village administration
- Public works and utilities
- Telecommunications
- Police department
- Fire protection
- Public library
- U. S. Post Office
- Parks and open space
- Forest Preserves
- Community resources provided by other government and non-profit entities.

PUBLIC SCHOOLS

There are eight public school districts that serve Woodridge. Of these, only District 68 has schools located within the Village limits. No plans for school closures or expansions have been reported.

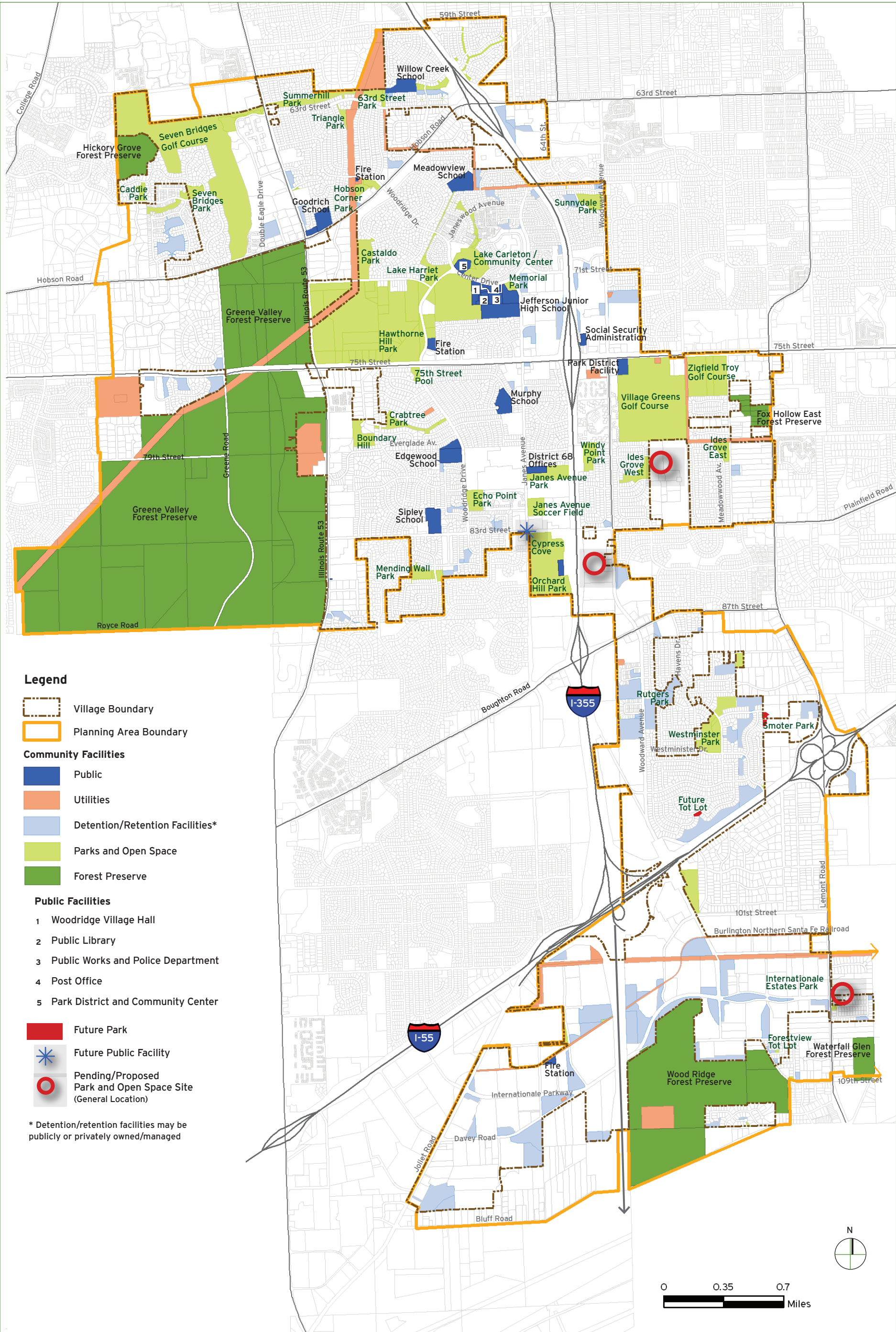
VILLAGE ADMINISTRATION

Village Hall, located at Five Plaza Drive in the Town Centre and houses administrative functions, the Mayor’s and Clerk’s offices, and the Woodridge Area Chamber of Commerce office. The facility is adequate to meet the Village’s administrative needs, and no expansion or relocation is anticipated over the next ten years.

School Districts Serving Woodridge

- Woodridge District 68 (elementary school)
- Naperville Community Unit District 203 (elementary and high school)
- Downers Grove District 58 (elementary school)
- Center Cass District 66 (elementary school)
- Lemont-Bromberek Combined District 113A (elementary school)
- Valley View Unit 365U (elementary and high school)
- Community District 99 (high school)
- Lemont District 210 (high school)





PUBLIC WORKS AND UTILITIES

PUBLIC WORKS

The Woodridge Public Works Department provides a variety of services, including maintenance and repair of Village streets and water and sewer services. This department shares a building with the Police Department within the Town Centre at One Plaza Drive. Issues and needs for public works and utility service within Woodridge over the next ten years are as follows:



Additional storage space: A Space Needs Report prepared in 2004 determined that Public Works cannot accommodate its future growth with current space limitations. The most pressing storage need is outdoor storage space for raw materials (e.g. salt, mulch, and gravel), and maintenance supplies for roads, sewer, and water. The study concluded that maintaining its location within the Town Centre was most preferable.

Water and sewer extensions: The area north of I-55 is served by Village water service from the DuPage Water Commission. In this area, sewer treatment is fed through DuPage County. In 2005, the Village conducted a water and sewer study which evaluated 18 unincorporated areas within its planning area to prioritize areas for extension of water and/or sewer infrastructure as a means of encouraging annexation. The study identified the following as the highest priority areas:

Table 4: Highest Priorities for Water and/or Sewer Extensions

Subdivision	Location
Newman's Pleasantdale	West side of Lemont Road, south of the I-55 interchange
Hobson Road	South of Hobson Road and east of Route 53
Sauber's	West side of Lemont Road, south of Naples Road
Reeds Crest of Hill Estates Unit I	North of Bluff Road
Donwood Trails	West of Seven Bridges
McClasky/Ide Tree Farm	North of 83rd Street and east of Woodward Avenue

Note: These areas are mapped in the water and sewer study.



- **Water and wastewater capacity:** In 2003, Woodridge purchased the water and wastewater capacity serving the Santa Fe Utility Service Area, a portion of which is located within the Village. This area is located between I-55 and the Des Plaines River and had been serviced by the facilities of the Illinois-American Water Company of Illinois, a private utility company. Under the Village's agreement with ProLogis (formerly Catellus) and Illinois-American Water Company, the Village controls utility access and is responsible for the cost of capital improvements to the facilities. The Village may establish connection, annexation, or other fees.

Based on a water and wastewater plant fee study conducted in 2005, it was determined that water facilities have sufficient capacity to meet the service area demands for existing and future development. However, modifications to the wastewater treatment facility will likely be needed over the next five to ten years to accommodate build-out demand and/or if more stringent discharge limitations are imposed by the State of Illinois.

PRIVATE UTILITIES

Private utility services are adequate, with the exception that Commonwealth Edison has had reliability problems. These have resulted in electrical service interruptions that have greatly affected a number of property owners within Woodridge.

Private Utilities Serving Woodridge

- **Electric:** Commonwealth Edison
- **Natural Gas:** Northern Illinois Gas Company (NICOR)
- **Cable/Internet:** Comcast Corporation
- **Telephone/Internet:** AT&T
- **Water and Sanitary Sewer:** Illinois-American Water Company of Illinois (only property between I-55 and the Des Plaines River)



POLICE DEPARTMENT

The Village is served by the Woodridge Police Department. The Police Department facility is located at One Plaza Drive. The Police Department also operates the Community Resource Center (CRC), located at 83rd Street and Janes Avenue.

According to the 2004 Space Needs Report, the Police Department currently occupies 11,500 square feet (including garage space), and will eventually demand over 28,000 square feet of space. It is proposed that the joint expanded Police Department/Public Works facility remain at its convenient location within the Town Centre.

FIRE PROTECTION



The Village is served by three fire protection districts. There are three fire stations within the Village.

Table 5:
Woodridge Fire Protection Districts and Service Areas

Fire Protection District	Location
Lisle-Woodridge	Properties primarily north of I-55 and west of I-355, as well as Country Club Estates
Darien-Woodridge	Properties primarily east of I-355, except Country Club Estates
Lemont	Properties located south of I-55



LIBRARY

The Woodridge Public Library, an independent agency, serves the community from its facility located within the Town Centre. The library was most recently expanded and renovated in 1997, and there are no expansion plans for the next ten years.



U.S. POST OFFICE

The U.S. Post Office is also located within the Town Centre.

The Village has been trying to establish a unified addressing system for the Village. Currently, not all property within the Village has a Woodridge postal designation. This makes the provision of municipal and non-municipal services, such as police and fire protection, more difficult. The Village should continue to urge the Post Office to assign the appropriate postal designation to all properties within the Village.

WOODRIDGE PARK DISTRICT

The Woodridge Park District is an independent agency which owns, leases, and maintains over 655 acres of parkland. These facilities include over 50 community and neighborhood parks, woodlands, wetlands, bikeways, lakes, detention areas, and other community recreational facilities. The Park District has its headquarters in the Park District Community Center. The Park District serves the entire Village and works in cooperation with the Village and school districts in the management and shared use of parks, athletic fields, and recreational facilities.

Major Woodridge Park District Parks and Facilities

- Woodridge Community Center
- Cypress Cove Family Aquatic Park
- Orchard Hill Park
- Hawthorne Hill Woods
- Village Greens Golf Course
- Hobson Pool





The Park District utilizes the National Parks and Recreation Association (NPRA) standards for evaluating how well it meets residents' parkland needs. According to the Woodridge Park District Master Plan, in 2004, the District greatly exceeded the NPRA guideline of providing ten acres per 1,000 population. In fact, the acreage owned, leased, or managed by the Park District equates to approximately 17.5 acres of parkland per 1,000 persons.

Having purchased substantial parkland over the past ten years, the focus of the Park District in upcoming years will be site improvements.

FOREST PRESERVES

One of the key amenities for Woodridge is the more than 4,600 acres of forest preserve land surrounding the Village. The nine Forest Preserves surrounding Woodridge are maintained by the respective DuPage, Will, and Cook County Forest Preserve Districts. These areas serve a vital environmental protection and recreational function for the Village and the entire region. They offer diverse natural areas for hiking, biking, equestrian activities, cross-country skiing, and observation of wildlife. These Forest Preserves also provide public access to the DuPage and Des Plaines Rivers for canoeists and boaters.



COMMUNITY FACILITIES AND OPEN SPACE GOALS AND POLICIES

Goals and policies for community facilities and open space are provided below.

GOAL A

We will provide high-quality municipal facilities and services, and will cooperate with other governmental bodies to ensure that high quality education, fire, library and county services are offered to all residents of Woodridge in a fiscally responsible manner.

Policy #1:

Continue the current practice of fostering cooperative relationships with the various Woodridge community service providers.

Woodridge has a strong reputation among its residents as a Village that provides high-quality facilities and services. This is dependent upon cooperative working relationships with other government entities and service providers, including the Park District, Fire Protection Districts, School Districts, and Library District. The Village should continue its current practice of maintaining open and frequent communication with service providers in order to ensure that future facility needs and expectations are met in a fiscally responsible and proactive manner.



GOAL B

We will work to ensure that cost-effective and efficient delivery of utilities, including water, wastewater collection and treatment, stormwater, solid waste disposal, solid waste recycling, electricity, natural gas, and communications are provided to the Woodridge planning area.

Policy #2:

Strive to provide adequate public and private utility services for all areas of the Village.

Future utility service needs will be met over the next ten years. The Village intends to require developer contributions to offset the cost of expansion and extension of water and sewer lines to serve future development in this service area.

With respect to private utilities, the Village will continue to demand reliability improvements of ComEd to eliminate electric service interruptions for Woodridge customers.

Policy #3:

Extend water and sewer service to unincorporated areas within the Woodridge planning area.

High quality municipal services to the public can be provided more efficiently when services are unified between incorporated and unincorporated areas. Thus, the Village should consider extending utilities in unincorporated areas.



GOAL C

We will preserve and develop high quality recreation and open space land.

Policy #4:

Respond to the emerging facility and service needs of all segments of the population.

As Woodridge continues to grow, the demand for facilities and services may change over time. During the planning process certain needs were identified. Many residents would like expanded programs for senior citizens and youth. Other residents would support construction of an indoor recreation center that would meet the fitness needs of residents. To respond to this need, the Plan identifies a potential location for a future public facility on the Orchard Hill Park site. This site is a preferred location because it has sufficient land area to accommodate an indoor multi-purpose community center and it is centrally located within the Village. The Village should continue to work closely with the Park District and other entities to remain current with community needs and desires and to provide new facilities and services in a cost-effective manner.

Policy #5:

Work with the Woodridge Park District to purchase open space at strategic locations, including the District 99 site and property currently occupied by Ide Tree Farm.

The Village and Park District will continue to work together to acquire property to preserve open space at strategic locations. One priority site identified by the Village and Park District is the Ide Tree Farm. The Village and Park District are planning to work with the property owners to preserve open space that would permit construction of a bike path linkage between Ide Grove East and Ide Grove West Parks and a connection to the broader bike path system. Open space preservation of Ide Farm could also permit expansion of the Village Greens Golf Course to the south.



The 45-acre Community High School District 99 site within the Town Centre also continues to be a high priority site that the Village and Park District wish to preserve for general open space, recreational and civic activities. The Village is pursuing negotiations to purchase this site so it remains a community gathering space in perpetuity.

Policy #6:

Support and work with other entities to fund improvements that maximize access to Forest Preserve properties for Woodridge residents.

The Village has ample recreational opportunities provided by Forest Preserve property located on its periphery. To maximize access to the properties, the Village intends to be proactive in facilitating pedestrian and bikeway connections, particularly across Route 53. Improving connections to the Forest Preserves may often require combining Village funds with DuPage and Will County resources.





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T RANSPORTATION



Woodridge's transportation system is an integrated network of streets, sidewalks, and bicycle paths. The Village's major roadway network is complete and provides convenient vehicular access. Woodridge also has an extensive pedestrian and bicycle network through most of the community. The Village transportation plan complements the future land use plan with policies for improved vehicle, pedestrian, bicycle, and transit access, and for improving the design and appearance of its corridors to enhance the Village's overall image. The future transportation system is graphically presented in Figure 15 Transportation Framework. The *Community Assessment and Issues and Opportunities Report* includes detailed information about roadway safety and efficiency, planned roadway improvements, pedestrian and bicycle facilities, and public transit.



ROADWAYS

Functional classification of all streets within the Village is a necessary first step in determining the need for future improvements to existing streets and determining appropriate land uses. Several factors are considered in identifying the classification of Woodridge streets:

- The number of traffic lanes, types of intersections, and access control
- The overall existing and anticipated traffic volumes to be carried by the street
- Whether the street extends beyond the Village boundary

The classification of streets in Woodridge and the governing body with jurisdiction over the street is summarized in Table 6, Woodridge Street Classifications and Jurisdiction, and depicted in Figure 15. Changes to roads under State or County jurisdiction require review and approval by those governmental entities.

Key roadway improvement projects that are proposed and will impact Woodridge over the next five to ten years are as follows:

- I-355 Extension: According to the DuPage County 2005 Comprehensive Roadway Improvement Plan, within Woodridge, the most significant planned improvement is the extension of I-355 south to I-80, which will be completed in 2007.
- 75th Street Widening: Another major roadway improvement project that could affect Woodridge over the next five to ten years is the planned and programmed 75th Street widening project, from Route 53 to Cass Avenue by DuPage County.
- Extension of Davey Road: It is expected that Davey Road will be extended from its Murphy Road terminus to a new signalized intersection at Lemont Road. This is to be constructed by the developer of the 24 acres located south of ProLogis Park Internationale Centre and west of Lemont Road.



Table 6: Functional Street Classification

MAP KEY	FUNCTIONAL STREET CLASSIFICATION	STREET	JURISDICTION
	Expressways: Expressways or freeways are limited access roads extending far beyond the limits of the community, providing a transportation network throughout the Chicago metropolitan area. They are high-speed arterials that carry large volumes of traffic and are accessed from select interchange locations.	Interstate 355 Interstate 55	Illinois Tollway IDOT
	Principal Arterials: Principal arterials are intended to serve all types of trips, with a significant proportion representing trips destined beyond the boundaries of the community. The principal arterial serves trips generated in the community, however access is carefully controlled.	Illinois Route 53 75th Street 63rd Street Woodward Avenue (<i>between 75th and I-55</i>) Lemont Road Joliet Road	IDOT DuPage County DuPage County DuPage County/ Village DuPage County IDOT
	Minor Arterials: A minor arterial is intended to serve all types of trips with more emphasis on trips within and between the community and areas adjacent to the community. The range of traffic volumes can vary significantly depending on the density of development, spacing of regional routes, and continuity of the street.	Hobson Road Woodward Avenue (<i>north of 75th and south of I-55</i>) 83rd Street 87th Street Boughton Road Internationale Parkway	DuPage County Village Village DuPage County DuPage County Village
	Collector Streets: A collector street is intended to serve only vehicle trips generated to and from neighborhoods where it is located. The function of this street is to collect and distribute traffic between neighborhoods and community facilities, and provide access to the arterial street system.	Woodridge Drive Janes Avenue Double Eagle Drive Bluff Road Havens/Westminster Drives Heritage Parkway 71st Street 101st Street Center Drive	Village Village Village Village Village Village Village Downers Grove Township Village
	Local Streets: A local street is intended to serve only those vehicle trips generated by land uses abutting the street, providing access to and from individual properties within the neighborhood.	All other streets	Village



SIDEWALKS AND BIKEWAY SYSTEM

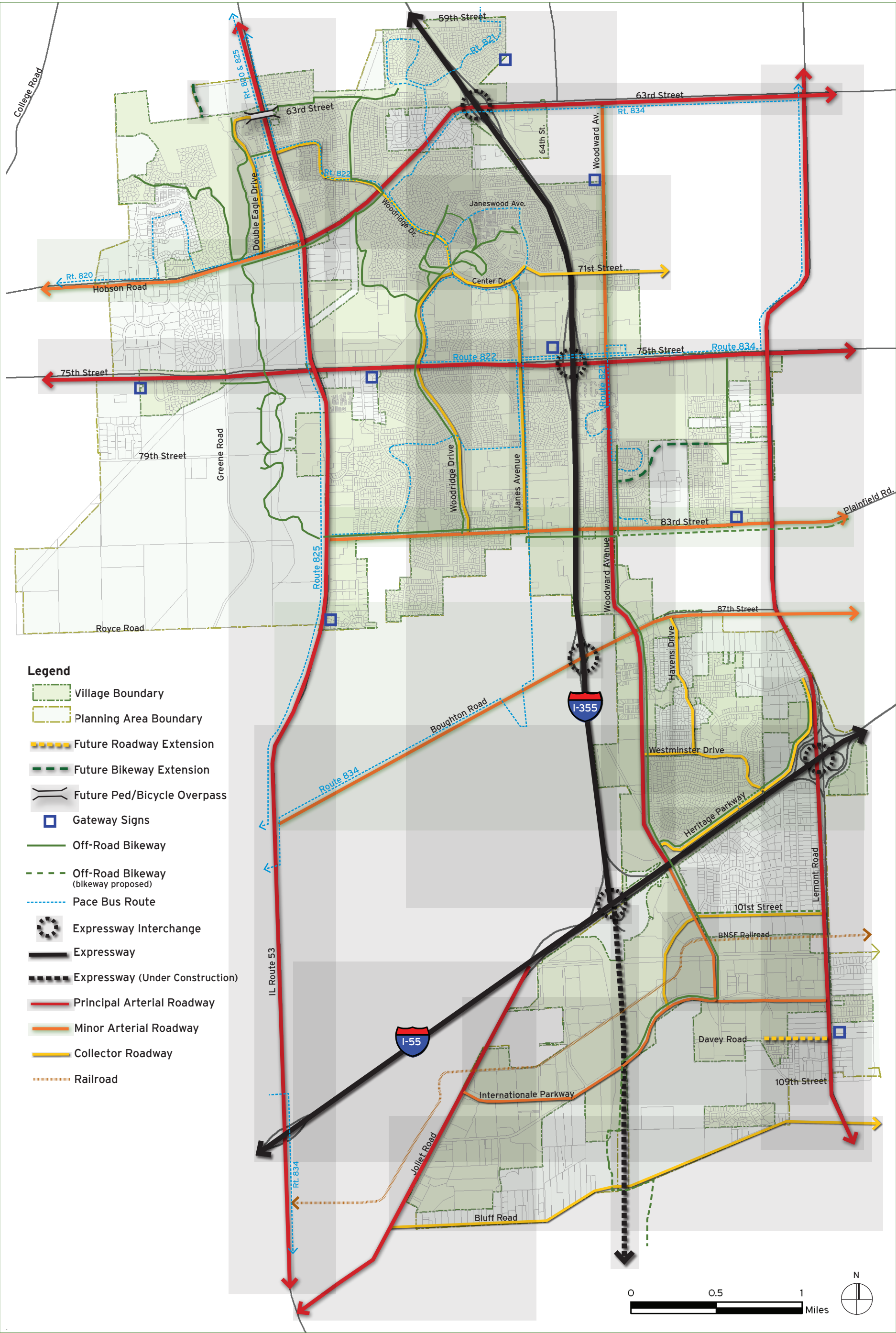
There are sidewalks along most streets within the planning area. Woodridge also has an extensive bikeway system, as depicted in Figure 15. The bikeway system within Woodridge has been, and continues to be constructed as a joint effort between the Village and the Woodridge Park District, with connections to bikeways in DuPage and Will Counties. The Woodridge bikeway system consists of almost 19 miles of bikeways. As such, Woodridge residents have access to over 100 miles of bikeways.



PUBLIC TRANSPORTATION

Public transportation within Woodridge primarily consists of Pace suburban bus service. In September 2005, PACE embarked on the South Cook County - Will County Initiative which entails a comprehensive review and restructuring of service in southern and southwestern Cook and Will counties. PACE completed a similar study for DuPage County in 2005. Routes 821, 822, and 834, which run through Woodridge, will be evaluated as part of the study. Pace proposes the initial service changes to take effect in early to mid-2007.





TRANSPORTATION GOALS AND POLICIES

Goals and policies for transportation are provided below.

GOAL A

We will establish and maintain a transportation system which provides for safe and efficient movement of vehicles, pedestrians, and cyclists.

Policy #1:

Provide better connections for pedestrians and cyclists to cross major arterials that currently act as barriers to non-motorized movement.

The arterial street system in Woodridge is auto-oriented, and does not provide a continuous network for pedestrians and cyclists. The principal arterials that function as barriers and divide Woodridge are Route 53 and 75th Street. To address this issue, the Village has identified the need to construct a pedestrian bridge to cross Route 53 near Mulligan Drive. The Village should also seek to implement intersection improvements to create a safer pedestrian and bicycle environment, such as boldly striped crosswalks, pedestrian crosswalk signs, and pedestrian countdown signals.

Policy #2:

Work with the DuPage County Highway Department to improve the function and appearance of 75th Street utilizing context-sensitive solutions.

As described earlier in this section of the Plan, DuPage County has included a proposal to widen 75th Street through Woodridge to address increasing traffic volumes. While funding has not yet been allocated by the County for this project, when and if plans progress, Woodridge should play an active role in the planning process. Woodridge's role should be to ensure that the modified roadway design employs context-sensitive solutions (CSS). Improvements to 75th Street through Woodridge should incorporate design elements that will help the



roadway better serve non-motorized modes of transportation and improve the appearance and image of the community. Design elements that should be incorporated include bikeways, parkway trees or other landscaping within the public right-of-way, reduction of curb-cuts (without eliminating necessary access for businesses), decorative lighting, and possible installation of a landscaped median.

Policy #3:

Implement bikeway connections identified in the Woodridge Bikeway Master Plan.

The Transportation Framework identifies proposed bikeway connections that are planned to be constructed over the next several years. The Village, in cooperation with the Woodridge Park District, should diligently pursue implementation of these improvements and where possible continue to form partnerships with other agencies including DuPage County to share the cost of constructing bikeways. By 2009, the Village's Bikeway Master Plan calls for construction of remaining bikeway segments as funds become available. Planned bikeway extension projects include the following:

- **Heritage Parkway connections:** Complete gaps between Timber Trails Road and Woodward Avenue (to be constructed in 2007).
- **Waterfall Glen Forest Preserve connector:** This connector is to be constructed by DuPage County along 101st Street to the east, outside the Village boundary.
- **Centennial Trail link:** Extension of a bikeway along Internationale Parkway to the south, along the I-355 extension. This will be a cooperative effort among the Village, DuPage and Will Counties, and the Illinois Tollway Authority and will be constructed as part of the I-355 extension project scheduled to be completed in 2007.
- **Pedestrian bridge over Route 53 at Mulligan Drive:** Proposed to be constructed by the Village, the bridge is to be constructed



pending identification of sufficient funding sources.

- **Ide Grove East connector:** Connection between bikeways along Meadowwood and Woodward Avenues, pending annexation and acquisition of property that is part of the Ide Tree Farm

GOAL B

Seek the provision of reasonable access to public transportation for Village residents.

Policy #4:

Encourage the expansion of Pace bus service in Woodridge.

Limited access to public transportation is an issue cited by many Woodridge residents and business owners. This is especially an issue for commuters with evening and weekend service needs as the bus routes to the Belmont Avenue (Downers Grove) and Lisle Metra stations only provide service during weekday, rush-hour time periods. This affects access to the Village's business parks and retail centers, including Seven Bridges. The Village should be actively involved in the Pace South Cook County - Will County Initiative study process and advocate for improved bus service for Woodridge residents. In addition to more frequent service to Metra stations to the north, the Village could request a bus stop on Internationale Parkway, to provide bus service to ProLogis Park Internationale Centre.





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H HOUSING



The Village of Woodridge was originally developed as a single-family residential community. As market and homebuyer preferences have changed, townhomes, multi-family developments, and larger single-family homes added diversity to the Village's housing stock. The housing element of the Plan summarizes the Village's housing characteristics and needs, including the availability of affordable housing, and provides policies to meet future needs. More information about existing housing conditions can be found in the *Community Assessment and Issues and Opportunities Report*.



HOUSING

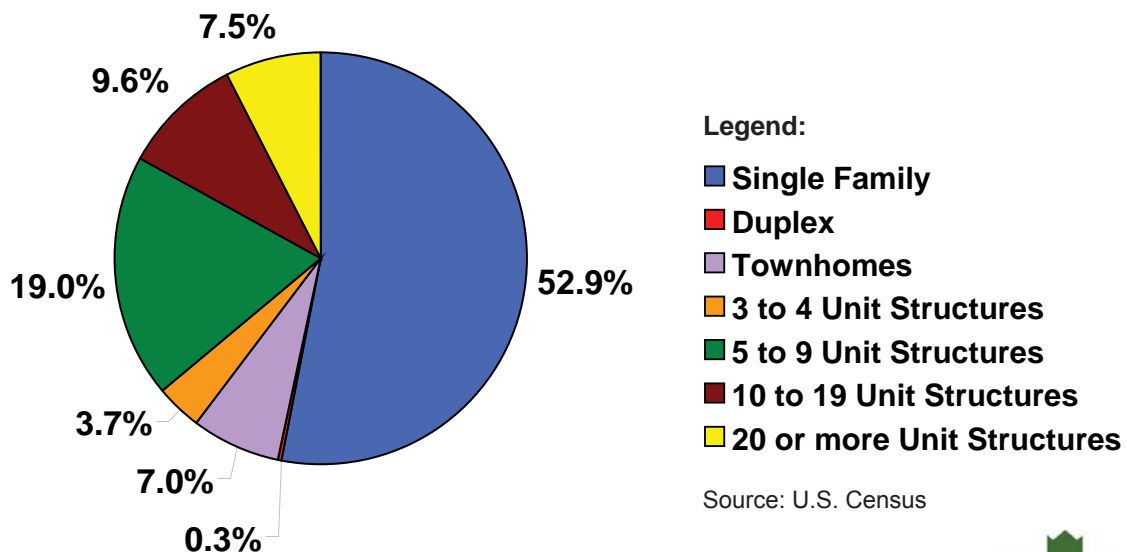
Throughout Woodridge, homes are generally well-maintained. One area where housing conditions have been a concern is near the Janes Avenue/83rd Street intersection. In this area several aging multi-family residential uses have suffered from maintenance deferral issues.

To leverage private investment in this area, the Village established a tax increment finance (TIF) district in 1995. These funds have been used for streetscape improvements. Additionally, in 2007 the Village approved a one-quarter percent sales tax increase for redevelopment. The revenue generated from the increase, along with the existing TIF funds will be available to assist private property owners in rehabilitating their properties. The Village is working with property owners to facilitate rehabilitation and/or redevelopment of several of the properties in this area. The Village has also increased code enforcement actions to ensure that existing buildings are maintained in a safe and attractive condition.

HOUSING TRENDS

- The Village had a total of 11,690 dwelling units in 2000, according to the U.S. Census. Of these units, almost one-half of the dwelling units in Woodridge are multi-family units.

Chart 2: Year 2000 Distribution of Dwelling Units by Percentage





- Woodridge has a higher proportion of rental units as compared to DuPage County as a whole. Sixty-seven percent of the households in Woodridge own the residences in which they live, whereas home ownership in DuPage County is comparatively higher – 76% of the households in the County own their homes and only 24% rent their homes.
- Continued investment in single-family neighborhoods is anticipated. In recent years, the number of permits for new homes and additions to single-family homes far exceeds the number of building permits that were issued for other housing types.



HOUSING AFFORDABILITY

- Home ownership is affordable in Woodridge. The median value of owner-occupied units in Woodridge was \$168,400 in 2000. Home ownership was affordable for the almost 80% of the Village residents who spent less than 30% of their household income on home ownership costs (the threshold for affordability established by the U.S. Department for Housing and Urban Development – HUD).
- Renting is also affordable, but less so than homeownership, and the median rent is increasing. The median rent for renter-occupied housing units in Woodridge was \$756 in 2000. A total of 31% of the renter households in Woodridge paid more than 30% of their household income on rent. It should be noted that the median rent has increased significantly since the year 2000 with the addition of high-end apartment complexes like Thornberry Apartments and AMLI at Seven Bridges.



HOUSING GOALS AND POLICIES

Goals and policies for housing are provided below.

GOAL A

We will make available a variety of high quality and well-maintained housing options for all residents of the Village.

Policy #1:

Preserve the Village's single-family residential character and ensure that residential redevelopment is compatible with existing neighborhoods.

The Village should strive to preserve residential character by encouraging reinvestment in existing neighborhoods and by ensuring that redevelopment is compatible with existing neighborhoods. To address this, the Village could undertake an analysis of existing development patterns and characteristics, which are likely to vary by neighborhoods. Bulk regulations may need modification or new residential districts may be needed.

Policy #2:

Continue regular and active property maintenance and code enforcement in residential areas.

Much of the Village's character is reflected through its single-family residential neighborhoods. The appearance of these neighborhoods should be maintained and enhanced to foster community pride. Aging residential areas need to be monitored for deferred maintenance issues on individual properties. While properties in Woodridge are generally well-maintained, continued communication with property owners and, when necessary, enforcement action will help ensure that lack of maintenance will not ultimately affect the property values and aesthetics of residential neighborhoods.



Policy #3:

Facilitate development of senior housing that provides opportunities for residents to meet their housing needs during their entire lifetime within Woodridge.

Efforts should be made to facilitate the development of senior housing for Woodridge residents. The Village should encourage the conversion/redevelopment of existing multi-family developments to integrate senior housing development into existing neighborhoods, and construction of mixed use developments on underutilized parcels. The Village should also proactively investigate public funding options for senior housing and work with property owners when they submit development plans to identify opportunities to integrate different housing types within individual developments, especially senior housing.





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ECONOMIC DEVELOPMENT



The Comprehensive Plan has identified a range of community facility and development needs. While public finance is necessary to implement the Plan, equally important are the actions that the community can take relative to shaping and affecting market forces.



ECONOMIC DEVELOPMENT

The Plan seeks to ensure that adequate economic development opportunities are available, and defines the Village's role within this broad strategy. An economic "snapshot" of Woodridge is provided as follows:

- Woodridge residents continue to reinvest in their single-family homes. In 2004, Woodridge issued 1,117 building permits for over \$5.6 million in improvements to existing homes.
- Enforcement of the Village's Multi-Family Housing Ordinance has required significant reinvestment in multi-family housing. Over the past five years, over \$18 million worth of improvements have been invested in multi-family housing.
- The Village of Woodridge has eight business parks that contain nearly 10 million square feet of building space, over 100 businesses, and 6,300 employees.
- ProLogis Park Internationale Centre is ranked by Crain's Chicago Business as Chicagoland's 3rd largest industrial park. The park occupies 840 acres and has over 7.2 million square feet of building space. At build out, it is anticipated that it will have 7.5 to 8.0 million square feet. The number of employees is expected to be approximately 4,500.
- The Seven Bridges "urban village" is a mixed use development that occupies 400 acres and contains a mix of single family, townhouses, luxury condominiums, recreational facilities, entertainment uses, a golf course, and various retail uses.



ECONOMIC DEVELOPMENT GOALS AND POLICIES

Goals and policies for economic development are provided below.

GOAL A

We will achieve economic stability by encouraging development diversity which increases the tax base and provides for more efficient delivery of municipal services.

Policy #1:

Facilitate annexation of unincorporated properties within the planning area.

There are a number of unincorporated “islands” that are surrounded by, or adjacent to the Village’s borders within the Woodridge planning area. Due to their location, these properties inherently benefit from the Village’s programs and services without participating in costs. Benefits include local assets such as community parks, improved streets, and enhanced property values. The Village should seek annexation agreements with these property owners in order to create a geographically unified municipality and reduce the need for county services to isolated unincorporated areas.

Policy #2:

Work with owners to facilitate development of remaining vacant properties.

The Village should continue regular contact with property owners and real estate professionals to understand market issues related to vacant properties, and help minimize barriers to development. Specifically, the Village can assist with facilitating land assembly and marketing the sites.



Policy #3:

Attract under-represented uses to Woodridge to diversify the economic base.

There are a number of uses that Woodridge seeks to attract to make a broader diversity of goods and services available to Village residents, to attract patrons that will help to support other local businesses, and to enhance the Village tax base. Uses that are under-represented and that the Village should work to attract include large-scale retail, a hotel, medical facilities, and quality sit-down restaurants.

Policy #4:

Utilize the Village's high-quality developments and visibility from I-355 and I-55 to promote the community.

Both ProLogis Park Internationale Centre and Seven Bridges are high-profile developments that should be utilized to promote Woodridge as a quality community with an abundance of employment opportunities and great access to a variety of goods and services.

The Village should use its visibility from the extended I-355 Tollway to promote the community. New development that is visible from I-355 and I-55 should be required to utilize high-quality building design, signage, natural, well-landscaped stormwater detention facilities, and other attractive features to enhance the overall image of Woodridge, and attract patrons.



GOAL B

The Village will continue to promote business sustainability by working closely with business owners to meet their diverse and dynamic needs.

Policy #5:

Implement the strategies contained within the Business Retention Plan.

The Village should continue its efforts toward marketing Woodridge as a great place to conduct business, and promotional efforts to encourage residents to shop locally. The Village should work with local business owners to foster growth, encourage expansion, offer support, and to direct business owners to alternative resources.

Policy #6:

Continue to work closely with the Woodridge Chamber of Commerce to provide useful economic development tools.

The Village works closely with the Woodridge Chamber of Commerce in the provision of information and resources to stimulate economic growth in the community. The following are existing economic development tools offered by the Village that should be continued and expanded to assist the development community and market Woodridge:

- Tax Increment Finance District (TIF)
- Retail Opportunities Directory
- Business Retention Plan
- Woodridge Opportunities Newsletter
- Development Opportunities Sites Maps
- Business Resource Guide



Policy #7:

Establish an expedited development review process.

The Village prides itself in its ability to deal effectively with the development community through a user-friendly development approval process. Currently, all site plans for nonresidential development require review by Village staff, recommendation by Plan Commission, and final approval by the Village Board. This is a lengthy review process, and the Village may want to offer a streamlined approach, for minor site changes. Village staff might be authorized to administratively review certain site plans, rather than requiring additional review by the Plan Commission and Village Board. This may require implementing a process similar to the Site Development (SDA) review process currently used for ProLogis Park Internationale Centre projects. The SDA review process has resulted in a quick build-out of the business park with high quality development.



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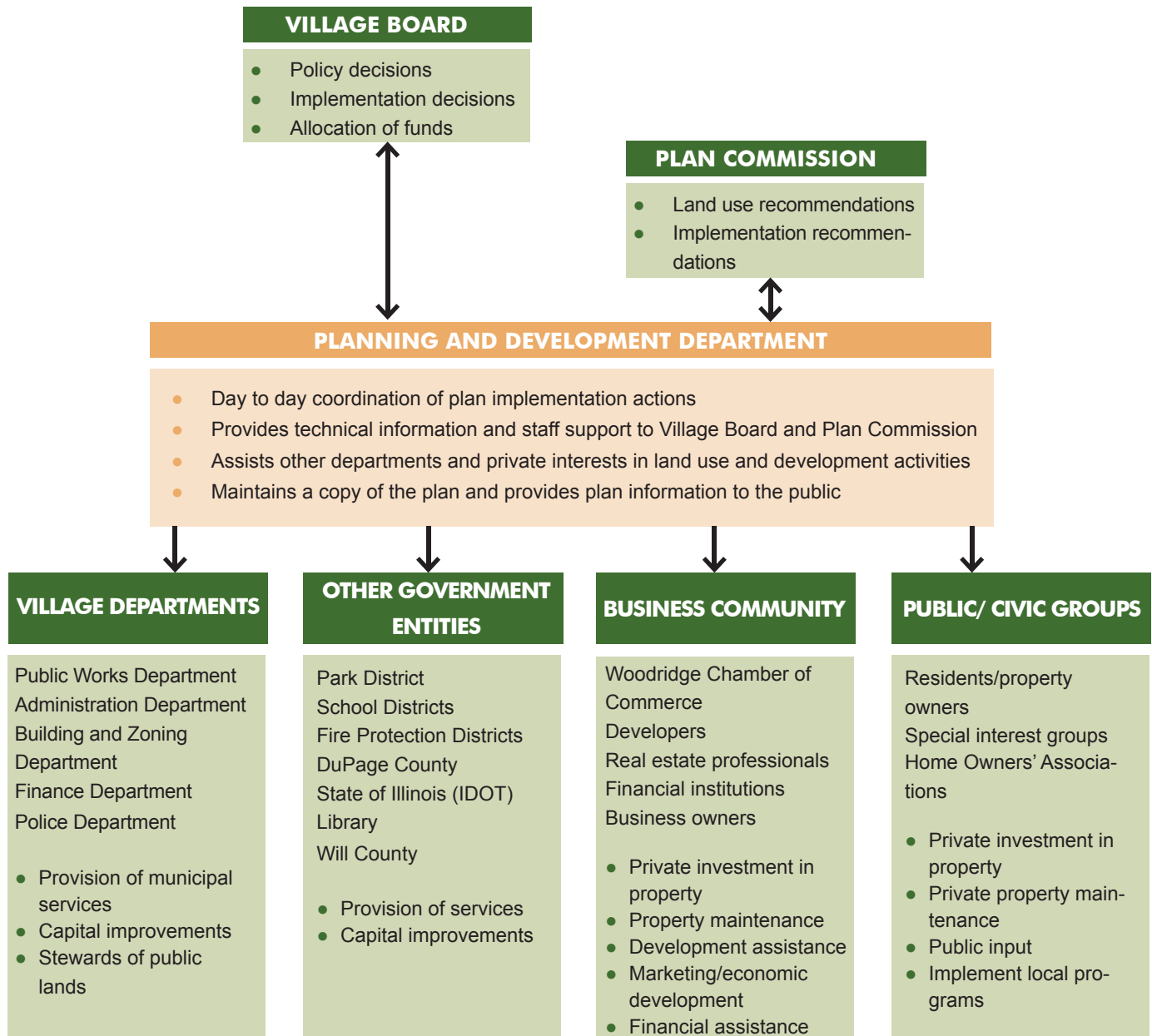


Establishing the basis for Plan implementation is essential to realize community aspirations envisioned by the Plan. This section identifies the support activities and responsibilities that are required to implement the policies. It also identifies selected short-range and long-range projects and programs that can be used as “benchmarks” for tracking the Village’s progress over time.



ADMINISTRATION OF THE PLAN

Successful administration of the Comprehensive Plan requires collaboration among a variety of public and private stakeholders. A diagram that illustrates the roles of various Village departments and other stakeholders and clarifies these collaborative relationships is provided below.



DEVELOPMENT REGULATIONS AND GUIDELINES

The Future Land Use Framework within the Comprehensive Plan represents the community's desired development pattern for the future. A key implementation mechanism used to achieve the desired development pattern is the mapping of zoning districts that regulate use of property and development densities anticipated by the land use map. Equally important are the related development standards and guidelines that dictate the bulk and scale of buildings, site layout, and overall design of development on private property. Several existing Village regulations should be evaluated, as they may not fully support the Plan and its policies:

- **Single-family residential bulk regulations:** The bulk controls may permit infill residential development within existing neighborhoods that is incompatible and/or out-of-scale.
- **Multi-family residential use regulations:** The A-1 and A-2 multi-family residential use regulations do not permit mixed housing types within a single development by-right. A PUD would be required to implement senior housing that included a mix of housing types in a single development.
- **Commercial district use regulations:** The current regulations do not permit mixed use development that contain both commercial and residential uses by-right in any commercial district. A PUD would be required to implement mixed use.
- **Commercial design standards or guidelines:** While the ordinance requires landscaping and monument signs, there are no standards or guidelines that address and illustrate overall site layout and building design. More detailed design standards or guidelines would provide design direction for property owners.
- **Site plan review process:** Currently, most site plans are subject to review by Village staff, recommendation by Plan Commission, and approval by the Village Board. This is a lengthy process that may sometimes hinder development.



CAPITAL IMPROVEMENT PROGRAM

The Village's Capital Improvement Program is also an important implementation mechanism for programming and funding public projects and infrastructure improvements. Public dollars will always be limited, so the Village should balance its priorities with available resources and other funding source options. When updating its annual CIP, the Village should consider the policies contained in the Plan.

FUNDING SOURCE OPTIONS

A variety of other funding sources may be available to the Village for implementing projects recommended by the Plan. The Village will need to stay abreast of changes in funding programs to determine applicability requirements, deadlines, and matching funds needed. The Village could potentially use the following funding sources:

- Tax Increment Financing (TIF)
- Business Improvement District (BID)
- Special Services Area (SSA)
- Illinois Department of Commerce and Economic Opportunity (DCEO) programs
- U.S. Small Business Administration programs
- U.S. Department of Transportation SAFETEA-LU programs

The Village should strive to leverage the use of local municipal funds by seeking out multiple grant or county, state and federal government sources that may be combined with them. The Village could also seek out public/private partnerships with developers to maximize the benefits from public funding.



COMMUNICATION TOOLS

Woodridge utilizes a variety of mediums to communicate with its residents and business community. Feedback provided from these efforts was utilized in preparation of the updated Plan and is utilized by the Village Board as it works through its annual Strategic Management Process during which it identifies community-wide goals and priorities. The following is a list of communication techniques that the Village uses to inform and solicit input from the public. These are described in more detail in the Community Assessment and Issues and Opportunities Report.

- Woodridge Village Web Site and “e-News”
- Neighborhood Dialogue Meetings
- Annual Town Meeting
- Community Needs Survey
- Water Billing Briefs
- Focus Newsletter
- Woodridge Community Television
- Woodridge Weekly

PLAN REVIEW AND UPDATE

The Comprehensive Plan is not a static document, and the planning process must be continuous. The Plan should be monitored and updated on a regular basis.

PLAN MAINTENANCE

The Village’s Planning and Development Department should maintain and update the Comprehensive Plan in a timely manner. In order to maintain the Plan’s applicability, the Planning and Development Department should undertake the following:

- Make the Plan available for public purchase and for public review at Village Hall, the library, and the municipal website;
- Utilize the Village’s strategic planning process to develop and



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continually update a list of possible issues or needs that may need to be addressed through Plan amendments; and,

- Assist the Plan Commission and Village Board in administration, interpretation, and application of the Plan.

PLAN REVIEW

The Village should review the Plan annually to coincide with the budget process and capital improvement program. This would allow Plan recommendations to be considered as part of the upcoming fiscal year commitments. Regular review of the Plan will ensure that its recommendations remain relevant to community needs.

PLAN UPDATE

The Village should undertake a systematic review and update of the Comprehensive Plan at least every ten years. This process should include input provided by local organizations and residents. The need for Plan amendments is the result of many influences, such as changes in attitude or emerging needs not foreseen at the time of Plan adoption. Any proposed amendment to the Comprehensive Plan should be subject to the following process:

- The Plan amendment request, and supporting documentation must be submitted in writing in a form acceptable to the Planning and Development Department;
- A public hearing shall be held by the Plan Commission. Upon close of the public hearing, the Plan Commission may recommend approval or disapproval of the Plan amendment, or approval with modifications. The Plan Commission may seek information, advice, or technical support from the Planning and Development Department or other advisors it deems appropriate, to draw reasonable conclusions regarding the proposed amendment.
- The Plan Commission's recommendation is forwarded to the Village Board. In accordance with state law, the Village Board must take formal action on the Plan Commission's recommendation within 90 days of the close of the public hearing, or no action may be taken.

