

Ordinance No.

ORD-2014-49

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY	
ITEM TITLE: An Ordinance Adopting an Amendment to the Comprehensive Plan for the Village of Woodridge – Town Centre Master Plan	AGENDA DATE: 08/14/2014
ITEM REVIEW	
TO: Mayor & Village Board THROUGH: Al Stonitsch, Village Administrator FROM: Kimberly Clarke, Director of Community Development INITIATOR: Michael Mays, Director Community Development	

ITEM HISTORY:

The Comprehensive Plan is a policy tool that provides direction for all aspects of the community's physical and economic environment. This includes future land use, transportation, community services, facilities, utilities and other Village infrastructure. While establishing an overall direction for the future, the Plan is also used by the Village to guide day-to-day decisions regarding development, zoning, infrastructure and other public investment needs.

The current Comprehensive Plan was adopted in 2007. The Comprehensive Plan has been amended various times since its 2007 adoption to accommodate certain development activities.

ITEM DISCUSSION:

In 2007 when the Village was updating the Woodridge Comprehensive Plan, one of the objectives of the plan was to prepare a more detailed vision for future uses in the Town Centre area, which is located near Woodridge and Center Drives and includes the following existing facilities: Village Hall, Woodridge Library, Village Police/Public Works facility, Park District Community Center, U.S. Post Office, Jefferson Junior High School, Hawthorne Hill Woods, Memorial Park, Lake Carleton, Lake Harriet and 44 acres of open space jointly owned by the Village and Park District. A Town Centre Sub-Area Plan was incorporated into the 2007 Comprehensive Plan Update, but the Village and Park District decided that a more specific plan for the area should be put on hold pending acquisition of 44 acres from Community High School District 99.

Since 2008, the Village and Park District have committed to the community that they would be given an opportunity to provide input on how the 44 acres and the entire Town Centre area should be used for open space, civic and recreational uses. In 2012, the Village and Park District selected a planning consultant, Houseal Lavigne Associates (HLA), to lead the Town Centre Master Plan process. The intent of the Town Centre Master Plan is to provide a community supported vision that further strengthens the Town Centre as a community focal point.

Additionally, the Village has worked with a consultant to prepare an inventory of the Village's storm sewer system, including televising of the sewer systems.

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Approving the proposed amendment to the Comprehensive Plan would incorporate the Town Centre Master Plan and the Storm Sewer Inventory **into the Village's official Comprehensive Plan** document.

On April 10, 2014 the Plan Commission recommended 5-0 to approve the amendment to the **Comprehensive Plan to incorporate the Town Centre Master Plan into the Village's Comprehensive Plan.**

ACTION PROPOSED:

Approval of the Ordinance

ATTACHMENTS:

Exhibit A - FINAL PC Minutes - 4-7-2014 (PDF)

Exhibit B_ Revised Table of Contents (PDF)

Exhibit C_ Revised Town Centre Sub-Area Plan (PDF)

Exhibit D_ DRAFT Town Centre Master Plan (PDF)

Exhibit E -DRAFT Storm Sewer Inventory (PDF)

Exhibit F - Notice of Adoption (PDF)

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An Ordinance Adopting an Amendment to the Comprehensive Plan for the Village of Woodridge – Town Centre Master Plan

WHEREAS, the Village of Woodridge ("VILLAGE"), is a maturing community still experiencing some growth; and,

WHEREAS, the Mayor and Board of Trustees have determined that proper and comprehensive planning is necessary to make adequate provision for the growth and redevelopment being experienced within and adjacent to the VILLAGE; and,

WHEREAS, 65 ILCS 5/11-12-5, entitles Illinois municipalities to adopt Comprehensive Plans, making provision for the following:

- A. Establishing reasonable standards of design for subdivisions and for resubdivision of unimproved land and areas subject to redevelopment in respect to public improvements as therein defined; and,
- B. Establishing reasonable requirements governing the location, width, course and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, size of lots to be used for residential purposes, storm water drainage, water supply and distribution, sanitary sewers and sewage collection and treatment; and,
- C. To designate land suitable for annexation to the municipality and the recommended zoning classification for such land upon annexation; and,

WHEREAS, the Mayor and Board of Trustees have previously adopted a Comprehensive Plan pertaining to the entire corporate limits of the VILLAGE and territories contiguous thereto; and,

WHEREAS, the Comprehensive Plan designates specific policies and recommendations in the Town Centre Sub-Area Plan; and,

WHEREAS, on or about March 1, 2014, the VILLAGE filed an application with the VILLAGE for an amendment to the Comprehensive Plan with respect to the Town Centre Sub-Area Plan; and,

WHEREAS, the Mayor and Board of Trustees have determined that an amendment to said Comprehensive Plan is in the best interest of the VILLAGE; and,

WHEREAS, the Plan Commission has conducted a Public Hearing on the proposed amendment to the Comprehensive Plan on April 7, 2014, pursuant to proper notice and all in accordance with the statutes of the State of Illinois; and,

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WHEREAS, the Village Board has conducted a Public Hearing on the proposed amendment to the Comprehensive Plan on August 14, 2014, pursuant to proper notice and all in accordance with the statutes of the State of Illinois; and,

WHEREAS, the Mayor and Board of Trustees of the VILLAGE have received the recommendation of the Plan Commission pursuant to the Minutes dated April 7, 2014, a copy of which is attached hereto as Exhibit "A" which is, by this reference, made a part hereof.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WOODRIDGE, DU PAGE, WILL AND COOK COUNTIES, ILLINOIS, a home rule municipality in the exercise of its home rule powers, as follows:

SECTION ONE: That the Comprehensive Plan entitled "Village of Woodridge, IL Comprehensive Plan" dated May 2007 be and the same is hereby amended so as to change and or incorporate the following components:

- A. Table of Contents as incorporated herein as Exhibit "B".
- B. Town Centre Sub-Area Plan as incorporated herein as Exhibit "C".
- C. Appendix - 1 incorporated herein as Exhibit "D" ("TOWN CENTRE MASTER PLAN").
- D. Appendix – 2 incorporated herein as Exhibit "E" ("STORM SEWER INVENTORY").

SECTION TWO: That the Village Clerk of the Village of Woodridge is hereby directed to file with the Offices of the Recorder of Deeds of DuPage, Will, and Cook Counties, Illinois, a Notice of Adoption of An Amendment to Comprehensive Plan – Village of Woodridge, in the form attached hereto as Exhibit "F" and by this reference, incorporated herein.

SECTION THREE: That the amendment to the Comprehensive Plan shall become effective ten (10) days from and after the Notice of Adoption of Amendment has been recorded as provided by 65 ILCS 5/11–12–7.

SECTION FOUR: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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PASSED this 14th day of August, 2014.

RESULT: **ADOPTED [5 TO 1]**

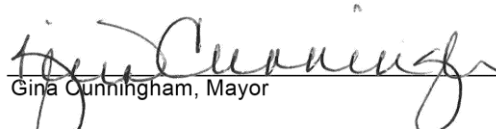
MOVER: Anne Banks, Trustee

SECONDER: Timothy Goodwin, Trustee

AYES: Goodwin, Blair, Martinez, Banks, Beavers

NAYS: Gregory Abbott

APPROVED this 14th day of August, 2014.


Gina Cunningham, Mayor 8/19/2014

ATTEST:

Filed in the Office of the Village Clerk and published in pamphlet form by authority of the Mayor and Board of Trustees of the Village of Woodridge, DuPage, Will, and Cook Counties, Illinois, this 14th day of August, 2014.

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of April 7, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, April 7, 2014 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

I. CALL TO ORDER

Chairman Zawacki called the meeting to order at 7:33 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Mast, Przepiorka, Zawacki

Absent: Gaspar, Hendricks, Page

Director of Community Development Michael Mays, Senior Planner Jenny Horn, Planner Jason Zawila, and Recording Secretary Peggy Halper were also present.

III. CONSIDERATION OF AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF WOODRIDGE – TOWN CENTRE MASTER PLAN – VILLAGE OF WOODRIDGE

Chairman Zawacki called the public hearing to order at 7:34 p.m.

Chairman Zawacki then reviewed the application before the Plan Commission verifying that all required public notices had been given. He said a copy of the certificate of publication shall be made part of this public hearing record as Village exhibit "A".

A. Public Hearing

Chairman Zawacki asked if staff wanted to make a presentation.

Mrs. Horn, Senior Planner was sworn in. She stated the Comprehensive Plan is a policy tool that provides direction for all aspects of the community's physical and economic environment. It is also used by the Village to guide the day to day decisions regarding development and zoning within the community. The approved Plan includes the overall community vision, goals and policies. There is also a Future Land Use Designation for all properties within the Village's planning area. She said there are also subarea plans that outline more specific policies for eight areas within the community that are expected to see future redevelopment activity.

Mrs. Horn said the current Plan was adopted in 2007 after an extensive public input process. It was guided by a steering committee of homeowners, businesses, developers

and other various stakeholders. There have been a total of four modifications to the Comprehensive Plan since it was adopted in 2007. She stated what is being considered tonight is another amendment to the Plan. If approved, it would incorporate the Town Centre Master Plan into the official Comprehensive Plan document.

Mrs. Horn stated the Town Centre is one of the eight subareas that were looked at with a little more detail as part of the 2007 Comprehensive Plan. She said in total the area is about 190 acres. It includes the following existing facilities: Village Hall, Library, Police/Public Works, Post Office, Jefferson Junior High School, Memorial Park, Lake Carleton, Lake Harriet, Park District Community Center, Hawthorne Hill Woods, and the 44 acres that is jointly owned by the Village and the Park District. As the Comprehensive Plan was being updated in 2007 one of objectives was to come up with a more detailed plan and vision for the future use of the Town Centre area. However, the detailed vision was put on hold pending the acquisition of the 44 acres of open space adjacent to Village Hall. She stated now that property is now jointly owned by the Village and Park District.

Mrs. Horn said in 2012 the Village and Park District worked together to select the consultant Houseal Lavigne Associates. Houseal Lavigne led the community through an extensive public input process of what the community's preference was for the future use for the Town Centre area. She stated the consultants are here to present the draft Town Centre Master Plan for public feedback as well as Plan Commission's consideration. The overall intent of the Plan is to establish a community supported vision for how the Town Centre area could be used in the future. Mrs. Horn said with an adopted Plan the Village and Park District would be in a better position to take advantage of future grant opportunities for improvements that are in line with the approved Town Centre Master Plan.

Mrs. Horn stated at this time there is no funding identified to make improvements. She said the draft plan is simply a vision for the future of the area. She stated at this time she would like to introduce Nik Davis, Senior Associate and Devin Lavigne, Principle for Houseal Lavigne Associates.

Chairman Zawacki asked for Mr. Davis and Mr. Lavigne to step up to the podium and get sworn in.

Mr. Lavigne and Mr. Davis, 134 North LaSalle Street, Chicago, were both sworn in. Mr. Davis said what they would like to talk about tonight is the overall structure of the Town Centre Master Plan. He stated it is broken up into three sections which is the introduction, the Master Plan, then the appendix which has the cost opinion. The introduction covers how they got where they are today and some of the partnerships that exist within the Town Centre area.

Mr. Davis stated the introduction in section one talks about the initiation and the outreach efforts that were done. It talks about exiting conditions analysis which is a thorough look at all the existing issues that are impacting the Town Centre. The

introduction sets up the preliminary concept plan which leads to the final Town Centre plan.

Mr. Davis said the community outreach started with a Project Initiation Workshop which included a steering committee meeting. During that meeting they had talked about key issues that were happening in the Town Centre. He stated from that they did a larger scale community workshop in May 2013 where over 80 residents attended. It gave residents the opportunity to provide comments or input as to what they would want or not want to see in the Town Centre which helped them to establish the direction for the Town Centre Master Plan. Mr. Davis said they also did key stakeholder's interviews which were with groups that are invested in the Town Centre currently, such as the VFW, School District 68, the Village, Park District, etc. The next step was to take all this input from these various outreach efforts and the existing condition report to start drafting the three initial concept plans. There were three concept plans that were prepared as well as alternatives to the specific Civic Center area. He stated they presented those plans to the community at the Community Open House on March 10th where 90 residents attended. Over the past year throughout the whole process there has been a project website and a program called Smap (The Social Mapping Application). It allowed residents, businesses, and anyone invested in the Town Centre future to provide comments, get updates, and see the direction of the plans. Smap is a tool that allows participants to identify specific comments, issues or points on a map.

Mr. Davis stated in section two of the draft there is the Town Centre concept plan. From the initial three concept plans that were developed and presented to the community they created a revised hybrid plan, which is the draft final plan that is being presented. He then showed on the overhead the three different concept plans that were present at the Community Open House. The Open House gave them a couple of different ways to gather input. There was a presentation, opportunities for questions and answers, they provided boards of each of the three concepts plans where people were able to write down what they specifically wanted to see or not see in each different concept plan. Mr. Davis said they were able to get a really good idea as to what the people wanted to see in the Town Centre from this outreach effort.

Mr. Davis said from the input they were able to develop a vision for the Town Centre. Some of the input included: enhancing the overall aesthetics like landscaping, way finding, signage, etc., provide new community spaces for community events, increasing educational interaction, protecting important natural assets and features and maintaining healthy tree stocks, strengthen access to the lakes and throughout Town Centre, and encouraging healthy lifestyles through increased recreational offerings. He showed on the overhead the draft Town Centre Master Plan. He stated there are 34 recommended proposed uses and improvements that vary in scale. The recommendations are broken up into four subareas which include the Hawthorne Hill Woods and the 75th Street Subarea, the 44 Acres, Lake Carlton and Lake Harriet, and then the Civic Center.

Mr. Davis stated the first area they would talk about is Hawthorne Hill Woods. In this area they are identifying six to seven key improvements that can happen in this area. The most prominent is the multi-use trail which goes through most of the middle part of the site with 4 smaller interpretive trails throughout the site. Another improvement would be a nature play area which is marked as number three on the plan. At number four they had left this area open for a multi-play area which can be used for many different kinds of uses. He said along the western edge would be an outdoor adventure mountain bike trail. Throughout the whole Town Centre they would be enhancing the pedestrian network whether it is sidewalk improvements or trail improvements. Number seven on the plan, which is at 75th Street and Woodridge Drive, would be a small scale gateway to the area which would announce that there is something to the north. He then showed pictures of what the area could possibly look like with the trails, play areas and gateway.

Mr. Davis said the next subarea is the 44 acres. First he addressed the proposed relocated community garden along Woodridge Drive which would allow better access and visibility and potential connection to water. There is a proposed shared parking lot to the north of the community garden which would be connected to the relocated mulch/compost piles to allow more direct access for pickup. Northeast of the parking lot is the relocated chipping facility. He stated the shared parking facility could accommodate a variety of uses or it could be used as an overflow parking area for certain events. There is an access drive that would consist of something other than asphalt or concrete that would extend from the shared parking lot to provide access to the relocated chipping facility and other uses in the 44 acres. They would propose something that would help blend in but when it is needed it is more of a structured soil that would allow vehicle access. Mr. Davis said with the relocation of the community gardens, they propose to convert the existing area into a large open space that can be utilized by the residents. Additionally, as noted in the plan, as uses are incorporated into the area, the Village and the Park District should consider the healthy trees and look into the invasive species that are starting to move in and outcompete the healthy tree stock. When implementing these uses they should take advantage of woodland restoration or prairie restoration for that area.

Mr. Davis stated number 16 on the plan is a potential area or location for a future detention pond. As are installed, like parking or the amphitheater, there may be a need for more detention in this area. In the same area due to the grading there may be a spot for a pedestrian or scenic bridge to connect the proposed pedestrian promenade throughout the 44 acres. The parking lot, number 18 on the plan, can be used for a farmers market, a jubilee, or other uses throughout the year. He said there is a sled hill proposed just west of the existing baseball fields with landscaping and buffering from adjacent residential—this is something that was heard as a desired feature throughout the planning process. Connected to the pedestrian promenade is a space for an amphitheater with a graded down natural lawn area. Initially it could start out as a hard-scraped space with a temporary stage and if used a lot over time you could install a pavilion that could be used more year round. There is a picnic grove proposed,

number 23 on the plan, which can have picnic benches scattered about in the area. Again, he showed photos of what some of the uses could look like.

Mr. Davis said for the area of Lake Harriet and Lake Carlton the major improvements proposed for the area is an arbor or some kind of structure for taking wedding photos or pictures, fishing piers for Lake Harriet and some rock outcroppings. The other proposed use would be a canoe/kayak boat launch. He then showed pictures of an easy type of launch for boaters.

Mr. Davis stated the final area is the Civic Center. In this area the recommendation would be to expand the parking on the west and south side of the Village Hall. This will help with parking for events and activities in the 44 acres. They also received a lot of feedback in regards to reconfiguring the mail drop-off boxes. He said they are proposing to leave the existing baseball fields and soccer field. A recommendation would be to expand the parking lot for the Junior High and add a parking lot for the Veteran Memorial Park. He then showed pictures of what the reversing mailbox drop-off would look like and the added parking.

Mr. Davis said the last thing they want to talk about is the Appendix which talks about the Cost Opinion Table. These numbers are to serve as a guide as to what some of the costs could be. They are based off of the Concept Plan so over time they might need to modify because of new technologies or approaches to the uses. In some of the areas there might be no cost like in the open space areas. He stated this ends their presentation and he will now open it up to any questions.

Commissioner Page arrived at the meeting at 8:05 p.m.

Chairman Zawacki asked if any of the Commissioners had any questions.

Commissioner Przepiorka asked how much of the Concept Plan is binding versus as to what is actually going to get done.

Mrs. Horn stated this is an overall vision so nothing is significantly binding. If there is something that comes up that doesn't fit in with what was approved, it would then need to go through an amendment process.

Commissioner Przepiorka asked if there were any technical drawings or any specifications for material.

Mrs. Horn said none have been done at this time.

Chairman Zawacki stated in the center of Hawthorne Hill there is big white building there with open space. He asked if that still existed.

Mr. Davis stated it is still there and they are not proposing to fill it with trees or any other type of use.

Chairman Zawacki asked if there was any consideration made to using this for other uses. They are proposing these different types of walking paths or bike paths throughout and wouldn't this make a great space for people to stop and get something to drink. He also suggested they might want to have a couple policemen on bikes be stationed out there to patrol the whole park. He said the area could be used throughout the year.

Mr. Lavigne said when they looked at Hawthorne Woods the favorite option was the loop trail system. In regards to the utilization of the building, as this loop trail is put through they are not sure how heavily the trail will be used. The house could be used as a concession stand or maybe even a vending machine be put in. However, then you would have to be concerned about vandalism. As the Village and Park District are constructing these trails they will have to think about how very specifically they should be developed, how to use the existing structure, and how to incorporate signage for area.

Chairman Zawacki asked if there was any discussion in regards to safety, protection or insurance cost. He asked what responsibility the Village and Park District assume.

Mr. Lavigne said there is the basic assumption that everything would be certified by PDRMA (Park District Risk Management Agency) before being constructed.

Chairman Zawacki stated those are issues for certain areas that will need to be addressed.

Commissioner Przepiorka said he attended a few of the workshops and one of the discussion points was the concern for the Police/Public Works building being outgrown. A few of the concept plans presented at the Open House had a new location for the Public Works Department and the Police Department would take over the old facility. He asked what happened to those discussions and the feedback and what now is the plan.

Mr. Lavigne stated there was not a lot of support for a new Public Works facility in the Town Centre area. He said if that type of facility was going to be built in the Town Centre it would have to be agreed upon between the Village and Park District. He stated you are never going to see residents raise their hands requesting a new Public Works facility because they will never get to use it—it is a necessary facility that the Village has to operate. The feedback that they got from residents was that they did not want it there and based on this feedback, the proposed plan before the Plan Commission does not include a new Public Works facility. He said there was a need analysis done and they both need additional space. The plan was for the Police Department to take over the Public Works facility and then Public Works would find a new facility. At this point it still could occur but as of right now it would not be in the Town Centre.

Commissioner Przepiorka asked if the residents would want to change some of the details to the Civic Area or the 44 acres, would that have to be another amendment to this amendment.

Mr. Lavigne said it would have to come back for another public hearing.

Mr. Mays, Director of Community Development, was sworn in. He said the ultimate decision regarding a new Public Works building would be made by the Village Board. The Village Board could consider some type of reconfiguration with the existing building which would not require an amendment to this Plan. He stated they could consider alternative locations within the community to build a new structure or try to adapt an existing facility. If this Plan is adopted it could be amended in the future to accommodate a future building for Public Works.

Commissioner Przepiorka asked if there was a traffic study done for Woodridge Drive in regards to people crossing from one side of the concept to the other side. He said there does not seem to be many crossing areas. There is no parking on the west side for someone who is just coming to use the trails.

Mr. Lavigne stated there is crossing at 71st Street and Woodridge Drive. There is also crossing by the number 11 which is the shared parking with a mid-block crossing that has a pedestrian refuge island. He said they have not done a traffic study to determine what types of traffic this would generate, but feel it would not be a significant impact to the existing traffic patterns. He said there are too many variables to determine what the traffic would be. If pedestrian traffic was a concern at the number 11 crossing, it would be a perfect area for what they call a hawk signal or a push to cross button. He stated there is an example of this in Naperville.

Chairman Zawacki said he has seen signage that is put in the street to alert cars of pedestrian crossing, but he is not sure if they are useful.

Mr. Lavigne stated they do show a change in materials at the crosswalks which are a big part of designing a safe intersection. It lets the motorist know that they have crossed an area where pedestrians take priority.

Commissioner Przepiorka asked what is the best guess time frame, since there is no funding at this time, to anticipate how long it would take to get the funding and complete the project.

Mr. Mays said this is intended to be a long range plan for the next 20 to 25 years. The intent is to get the Plan into place so as grant opportunities would present themselves in the future the Village and the Park District can take advantage of them.

Commissioner Mast stated that item 25 on the Cost Option Table, the Lake Harriett fishing pier, has already been in plans. She asked if there are already funds allocated for this.

Mr. Davis said yes it is and this Table does not reflect it. He stated they could correct it.

Commissioner Mast stated she would want it reflected that it is already funded and under construction. She also asked if the surrounding homes were part of a deal where their lots are smaller due to the fact of the surrounding open space.

Mr. Mays said the development to the north of Town Centre is zoned A-2 which is the most dense zoning district within the community. Compared to other single-family subdivisions those lots are going to be smaller. The subdivisions to the south and west meet the R-3 zoning district requirements. He stated the homes to the north are on smaller lots but they were approved that way and was not based on any conditions tied to the Town Centre area.

Chairman Zawacki asked if there any more questions from the Commissioners. None responded. He then asked if there was anyone in the audience who had questions in regards to the presentation.

Roberta Kieltyka, 2712 Wild Plum, Woodridge, was sworn in. She asked how much of this is going to end up on tax payers backs and are they going to put this in front of the community to vote upon.

Mr. Mays stated he could not speak for the Park District Board or the Village Board and that would be a budgetary decision before both of them. He said this Plan has been an opportunity for the community to provide input over the past year and guidance as to how the Town Centre should be used by community residents. It is just a conceptual plan or vision and it would be up to the Park District Board and Village Board to determine what they would want to budget for any of these elements over the next 25 years.

Chairman Zawacki said the overall cost estimate for all improvements in the Plan is 8.5 million which is not that bad if you were going to put it into place tomorrow. He stated what they might do is do smaller pieces of the Plan at a time with budgeted money.

Mr. Mays stated it would be up to both Boards discretion. The primary objective to getting this Plan into place is to utilize grant funding to fund these improvements, but they do have the discretion to look at other financing methods.

Mike Adams, Executive Director from the Woodridge Park District, was sworn in. He said in regards to the pier at Lake Harriett they did get notice of a State legislative grant for the amount of \$200,000. He stated even though it has been appropriated it still has not been released. That was actually awarded to the Park District several years ago and was re-appropriated and is still sitting there. He said their budget is based on that amount when it gets released.

Ron Campbell, 2706 Kimball Court, Woodridge, was sworn in. He asked throughout the Plan there was mention of several new parking lots and he wanted to know if these would all be blacktop or will they be environmentally friendly.

Mr. Lavigne said parking lot number 18 is recommended to be something other than blacktop that is environmentally friendly like permeable pavers. For the rest of the parking lots it is not specifically designated but as it is being developed it should certainly be under consideration.

Commissioner Mast asked if they could give a ball park estimate as to the different costs for parking lot materials.

Gary Weber, 212 Main Street, Wheaton, was sworn in. He said with parking lots there are different types of variables. As far as permeable pavers they are all over the board when it comes to cost. He stated when it comes to a parking lot you can take the cost and increase it by a third when you start getting into permeable pavers or best management practices. When you are looking at the cost there are many things that need to be looked into like topography and soils.

Chairman Zawacki asked if there were any further questions from the audience. None responded. He then asked if anyone wanted to come up and speak in support or opposition of the applicant. None responded. He then asked if Mr. Lavigne or Mr. Davis wanted to make a brief summarization.

Mr. Lavigne said it has been a pleasure working with the Woodridge community and they know how important the Town Centre is to the residents of the community. He stated trying to satisfy everyone is a difficult task, but it has been a fun challenge. He said they are looking forward to working with the Village Board and Park District Board through their adoption process.

Chairman Zawacki called for a motion to close the public hearing.

Commissioner Przepiorka made a motion, seconded by Commissioner Page to close the public hearing. A roll call vote was taken:

Ayes: Przepiorka, Page, Balogh, Mast, Zawacki

Nays: None

Motion passed

B. Staff Recommendation

Mrs. Horn said attachment five in staff's report would be the specific amendments that the Commission would be considering so there would be a change to the Table of Contents and the existing subarea plan for the Town Centre area, which would direct readers to the Appendix where the Town Centre Master Plan would ultimately be included within the overall document.

Chairman Zawacki stated he would like to include staff's report as exhibit "B" for the record. He then asked if there were any further questions from the Commission.

Commissioner Balogh wanted to clarify that if they would want to add anything then they would have to amend the Plan again.

Mr. Mays said typically with the Comprehensive Plan there are uses, zones and elements and the Town Centre component is a little more specific. He stated this is a vision or concept and just because the Village adopts this plan does not mean it is going to be developed. It will be an ongoing conversation with the community as the Village and Park District Boards over the next 25 years look for grant opportunities to implement elements of the plan. In some cases some of the specific elements, because of existing PUD's that are already in place, zoning approval would be necessary before it could move forward and be constructed, regardless of what the Plan says. This plan is just a guide for the community today and the future.

Mrs. Horn stated with any development the Comprehensive Plan is the first document that staff looks at to make sure it is in line with the community's vision and from there you begin to look at what specific zoning approvals would be necessary.

Mr. Mays said the other thing to keep in mind is the budget process for both the Village Board and Park District Board is a public process allowing for public input.

Commissioner Przepiorka asked how do they determine which of the 34 items gets done first.

Mr. Mays stated if this Plan gets adopted both the Village and Park District Board would utilize the Plan to determine priorities which will go back to financing. He said it could be based on what grants are available to implement certain items. He stated they can base it on the public input as to which item might need to get done first and then look for financing to get it done.

Discussion continued in regards to the outreach and how the certain items or features ended up in the Plan, for example the sled hill.

Commissioner Przepiorka said he was really glad that this area is going to stay open space.

Chairman Zawacki asked if there were any more questions. None responded. He then called for a motion for recommendation.

Commissioner Balogh made a motion, seconded by Commissioner Przepiorka to recommend to the Mayor and Village Board of Trustees approval of the proposed amendment to the Village's Comprehensive Plan. A roll call vote was taken:

Ayes: Balogh, Przepiorka, Mast, Page, Zawacki

Nays: None

Motion passed

IV. PUBLIC COMMENT (ITEMS NOT RELATED TO THE AGENDA)

None

V. DISCUSSION ITEMS

Mrs. Horn stated they will be having a meeting on May 5th and it will be a public hearing. She reminded the Commissioners to keep Lisa informed as soon as they know if they will not be able to attend any meetings.

VI. UPDATE OF PREVIOUS PLAN COMMISSION CASES

None

VII. ADJOURNMENT

Chairman Zawacki then called for a motion to adjourn the meeting.

Commissioner Przepiorka made a motion, seconded by Commissioner Mast to adjourn the meeting. A roll call vote was taken:

Ayes: Mast, Przepiorka, Page, Balogh, Zawacki

Nays: None

Motion passed


Donn Zawacki, Chairman


Peggy Halper, Recording Secretary

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SUB-AREA PLANS

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).





Woodridge Town Centre Master Plan

Woodridge, Illinois | August 14, 2014

Prepared By Houseal Lavigne Associates | Gary R. Weber Associates



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1 Introduction

The Village of Woodridge and the Woodridge Park District worked together to develop the Town Centre Master Plan that will strengthen the Town Centre as a community focal point. The Plan envisions a “campus-like” Town Centre that integrates civic, park, and educational facilities, all within a scenic setting of lakes, woods, and prairies that offer exciting recreational possibilities. Achieving this vision will increase the quality of life of residents, as well as the Village’s attractiveness within the Chicagoland region.

The Town Centre Master Plan is organized into three chapters:

- **Introduction**, which describes the Town Centre’s setting, the purpose of the Master Plan, and provides an overview of the planning process and community outreach efforts.
- **Town Centre Concept Plan**, which articulates the new vision for the Town Centre, including visual representations and detailed policy recommendations for site, land use, and recreation improvements.
- **Cost Opinion**, which contains cost estimates for each proposed improvement and ensures fiscal awareness of the potential costs associated with enhancement of the Town Centre.

Partnership

The Town Centre Master Plan was developed in close partnership between two separate governmental entities: the Village of Woodridge and the Woodridge Park District. This joint-planning effort is reflective of their deep and enduring commitment to the citizens of Woodridge, and communicates joint-investment and cooperation in achieving the future vision outlined in this Plan.

Purpose of the Master Plan

The Town Centre Master Plan is the official policy guide for physical improvement and site development within the Town Centre area. The Plan provides a series of recommended short- and long-term improvements for the Village and Park District to implement over the next 20-30 years. Balancing civic enhancements with preservation and protection of important environmental features and resources is an integral part of the Plan.

Town Centre Setting

Woodridge was incorporated as a Village in 1959, with a population of about 459 residents. The Village derived its name from the heavy stand of timber, which overlooks the East Branch of the DuPage River. In 1985 the Village developed a Master Plan to guide future development and to plan for future growth. Originally, the Town Centre was planned as a community government Centre, including the Village Hall, Police Department, Public Works Facility, Public Library, and the US Post Office. Since the development of the 1985 Master Plan, the vision for the Town Centre has expanded to incorporate the parks and open space that encompass the now realized Civic Center.

The Town Centre area is located near Woodridge and Center Drives and includes the Village Hall, Woodridge Library, Village Police/Public Works facility, Parks District Community Center, U.S. Post Office, Jefferson Junior High School, Hawthorne Hill Woods, Memorial Park, Lake Carleton, Lake Harriet, and 44 acres of open space jointly-owned by the Village and Park District.

Planning Process

The Town Centre Master Plan is the product of a multi-step, community-driven process that engaged residents and stakeholders, gathered information, analyzed existing conditions, developed and refined concept plans, and established a new vision for the Town Centre site. The process included four key steps, which are detailed below.

- **Initiation & Outreach:** This step included the creation of a Steering Committee, developing a user-friendly project website, holding community workshops to solicit ideas and feedback, and conducting confidential interviews with local stakeholders and experts.
- **Existing Conditions Analysis:** Past plans and studies were evaluated, and a thorough site analysis was conducted regarding land use, development, traffic circulation, infrastructure, and environmental considerations. An Existing Conditions Report, highlighting the site’s issues and opportunities, was released in November 2013.
- **Preliminary Concept Plans:** Based on community outreach and the findings of the Existing Conditions Report, three alternative site concept plans were prepared for public review and comment at a public workshop/open house.
- **Final Plan & Board Presentations:** A final site plan was developed reflecting staff and community input obtained in the alternative concept plan stage. The site plan was coupled with detailed recommendations and cost estimates, and presented for public review and adoption by the Village Board and Park District Board.

Community Outreach

Residents, business owners, key stakeholders, and groups with common interests were engaged throughout the process to gather opinions, concerns, aspirations, and other input related to the Town Centre. This section provides a summary of the outreach used to guide the development of the Town Centre Master Plan. All input provided was considered while developing recommendations for the Master Plan. Below are the summaries of each outreach event conducted as part of the planning process.

- A **Project Initiation Workshop** was conducted with the Town Centre Master Plan Steering Committee on Tuesday, May 21, 2013 at the Woodridge Village Hall. The meeting included a review of the Plan process, a virtual tour of the Town Centre, and a questionnaire designed to gather initial input from the committee.
- Over 80 residents and business owners came out to participate in the **Community Workshop** conducted on Wednesday, May 29, 2013 at the Woodridge Community Center. Similar to the Project Initiation Workshop, the workshop included a review of the Plan process, a virtual tour of the Town Centre, and a questionnaire designed to gather initial input from the community.

- Several one-on-one confidential **Key Stakeholder Group Interviews** were conducted on Monday, June 24, 2013 with representatives from the Woodridge Park District, Veterans of Foreign Wars (VFW), Lisle-Woodridge Fire District, Library, School District 68, Village of Woodridge, and Woodridge Special Events Committee.
- Over 90 residents participated in a **Community Open House** held on March 10, 2014 at Edgewood School. Community members were afforded the opportunity to view and comment on the three alternative concept plans prepared for the Town Centre, as well as hear a short presentation on the design themes and key recommendations. The feedback and suggestions obtained were used to formalize a preferred Town Centre design.
- A **Project Website** was created to keep the residents informed and to provide the community with a means of providing specific input on the Plan through an interactive mapping tool known as sMap – The Social Mapping Application (www.smapapp.com). Residents and business owners were able to create their own maps and identify issues, concerns, and opinions within the Town Centre.



2 Town Centre Concept Plan

Concept Plan Development Process

The establishment of a new vision for the Village’s Town Centre resulted from a multi-step public engagement process. After conducting “on the ground” research and soliciting ideas from civic leaders and community members, the consulting team drafted three preliminary concept plans for the site, referred to as “Yellow,” “Red,” and “Green.” These three options were presented to the general public at a Community Open House on March 10, 2014, and residents shared feedback with the consultants about which concept, or what aspect of each concept, they supported. A brief overview of the key site improvements found in each concept are highlighted in the following paragraphs.

- **Yellow Preliminary Plan:** Key improvements included a landmark amphitheater/pavilion structure that can be used for multiple events; a prominent pedestrian promenade connecting the Civic Center to the Hawthorne Hill Woods; a sled hill; an expanded Memorial Park including a vehicular drive and angled parking; and a multi-purpose trail, interpretive subtrails, exercise stations, and prairie/creek restoration in the Hawthorne Hill Woods area.
- **Red Preliminary Plan:** Recommended improvements found in this concept included an amphitheater with a portable stage; a farmers market/carnival site located just west of Civic Center, a community playground; a Public Works site with direct access off Woodridge Drive; a parking lot for Memorial Park and the open fields to the south; and a multi-purpose trail, interpretive subtrails, and prairie/creek restoration in the Hawthorne Hill Woods area.
- **Green:** Key improvements included a multi-purpose paved area along Woodridge Drive to provide space for parking, a carnival, and a farmers market; a Public Works facility south of Village Hall; an amphitheater; relocated community gardens and shared parking directly off of Woodridge Drive; and town Centre gateway features and landscape improvements at 75th Street/Woodridge Drive and at Centre Drive/Janes Avenue.

After the Community Open House, consultants took the feedback received regarding the three concepts and developed a vision and a final concept for the Town Centre site, incorporating suggestions from the general public, elected officials, and Village and Park District staff.

Overview of the Master Plan

The Master Plan envisions a walkable, scenic Town Centre that integrates the area’s civic, park, and educational assets into a “campus-like” destination, with ready access to new recreational and entertainment opportunities nestled between lakes, woods, and prairies.

Key elements of the Town Centre Master Plan include:

- Enhancing the overall aesthetics of the area through attractive landscaping, wayfinding, and signage;
- Providing new community spaces for activities such as festivals, outdoor theatre, and community events;
- Increasing educational interaction with nature through trails and subtrails;
- Protecting important natural assets and environmental features from overdevelopment;
- Strengthening access to Lake Harriet and Lake Carleton through improvements such a canoe launch, rock outcroppings, a pier, and park shelter; and
- Encouraging healthy lifestyles through increased recreational offerings, such as bike trails, walking promenades, and playgrounds.

Master Plan Subareas

To better visualize the recommended improvements included in the Town Centre Master Plan, the site was divided into four subareas: (1) **Hawthorne Hill Woods & 75th Street Subarea**; comprised of the Hawthorne Hill Woods forest area west of Woodridge Drive, as well as the Lisle-Woodridge Fire Station; (2) **44 Acres Subarea**, which includes the area east of Woodridge Drive but west of the Civic Center area; (3) **Lake Harriet & Lake Carleton Subarea**, which includes the two lakes as well as the Woodridge Park District Community Center; and (4) **Civic Center Subarea**, which includes the Village Hall, Library, Village Police/Public Works facility, Post Office, Jefferson Junior High School, and Veterans Memorial Park.



Overall Site Plan Town Centre Concept Plan

The Overall Town Centre Concept Plan shows all the recommended improvements and uses proposed throughout the Town Centre. The Town Centre has been divided into four subareas to provide a better sense of where these recommendations are located throughout the Town Centre. The four subareas follow this illustration.

Proposed Improvements/Uses

Hawthorne Hill Woods & 75th Street Subarea

- 1 Multi-Purpose Trail
- 2 Interpretive Sub-trail
- 3 Nature Play Area
- 4 Open Space/Lawn Area
- 5 Outdoor Adventure Mountain Bike Trail
- 6 Enhanced Pedestrian Network
- 7 Town Centre Gateway Feature

44 Acres Subarea

- 8 Relocated Community Garden
- 9 Relocated Mulch/Compost Piles
- 10 Relocated Chipping Facility
- 11 Shared Parking
- 12 Park Entry Features
- 13 Access Drive
- 14 Convert Existing Community Gardens/Expansive Open Space
- 15 Woodland/Prairie Restoration
- 16 Future Pond/Stormwater Detention
- 17 Pedestrian/Scenic Bridge
- 18 Parking Lot/Farmers Market/Jubilee Area
- 19 Sled Hill
- 20 Pedestrian Promenade
- 21 Hardscape Pad/Amphitheater and Future Multi-Purpose Four Season Pavilion
- 22 Amphitheater Seating/Small-Scale Sledding
- 23 Picnic Grove & Shelter

Lake Harriet & Lake Carleton Subarea

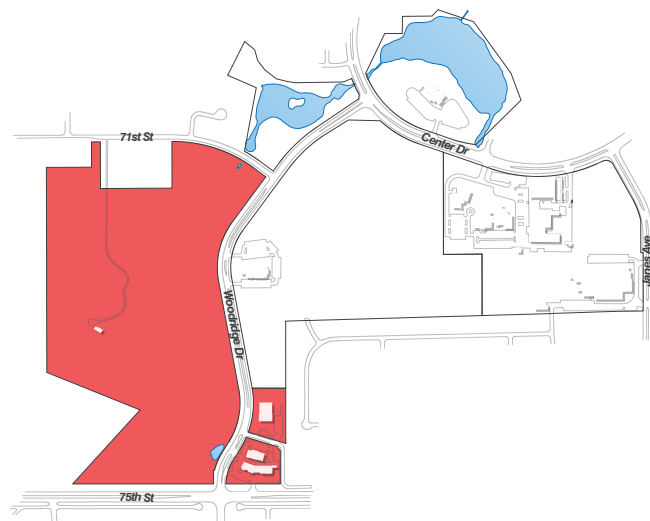
- 24 Arbor
- 25 Lake Harriet Improvements, Fishing Pier and Fishing Rock Outcroppings
- 26 Canoe/Kayak Boat Launch & Park Shelter

Civic Center Subarea

- 27 Parking Lot Expansion
- 28 Reconfigured Mail Box Drop Off
- 29 Existing Ball Fields
- 30 Existing Open Field
- 31 Parking for Veterans Memorial Park and Existing Jefferson Jr. High School
- 32 Existing Veterans Memorial Park

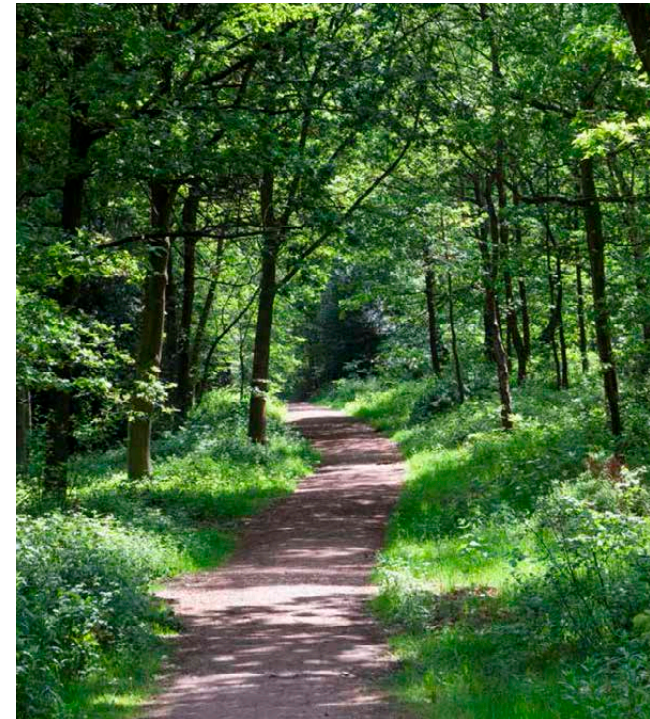


Town Centre Subarea Hawthorne Hill Woods & 75th Street



1 Multi-Purpose Trail

The multi-purpose trail going through Hawthorne Hill Woods is a great way to view the woodlands while engaging in physical activity. This ADA compliant and paved trail allows for many pedestrian activities including walking, jogging, running, hiking, and bicycling. The multi-purpose trail also feeds into interpretive paths and the mountain bike trail.



2 Interpretive Sub-trail

Hawthorne Hill Woods improvements include interpretive sub-trails, providing information on park history and habitats. These trails occur in a more natural setting than the multi-purpose trail, and meander with greater frequency and have a natural surfaces like mulch or crushed stone. They also facilitate intimate contact with the woodland habitat by containing smaller paths and tighter vegetative clearings. Learning opportunities with native ecosystems and species abound through such close interaction with the natural environment.



3 Nature Play Area

The nature play area is a place for children to interact with nature through active play. The space functions as a playground composed of natural elements in a woodland setting. To create the playground, the design will likely utilize landform, tree stumps, logs, boulders, and other natural materials to form a landscape of action, learning, and adventure.





4 Open Space/Lawn Area

The open lawn at 71st and Woodridge Drive helps establish a transition between Hawthorne Hill Woods and the main activity areas in the Town Centre. This space also allows for flexible programming, creates an interesting terminus for the new pedestrian promenade, and establishes an entry for the new multi-purpose trail.



5 Outdoor Adventure Mountain Bike Trail

In order to maintain the growing popularity of the existing mountain bike course in the Town Centre, a new trail should be developed in Hawthorne Hill Woods. The trail will feature interesting turns, jumps, and obstacles, while catering to a range of difficulty levels.



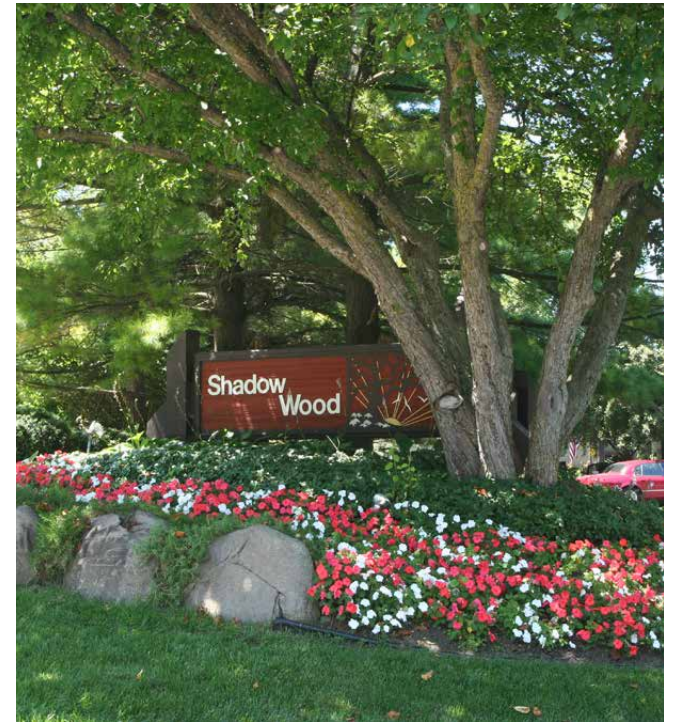
6 Enhanced Pedestrian Network

Sidewalks, Trails, & Connections

A new sidewalk and trail network will connect the various Town Centre features to a greater degree than the existing system. A majority of the new paths will occur in-and-around the Civic Center where connections are currently lacking. The new paths will unify the Town Centre and link visitors to new amenities such as the sled hill, playground, amphitheater, community gardens, open fields, and prairie/woodland restoration areas.

Crosswalk Enhancements

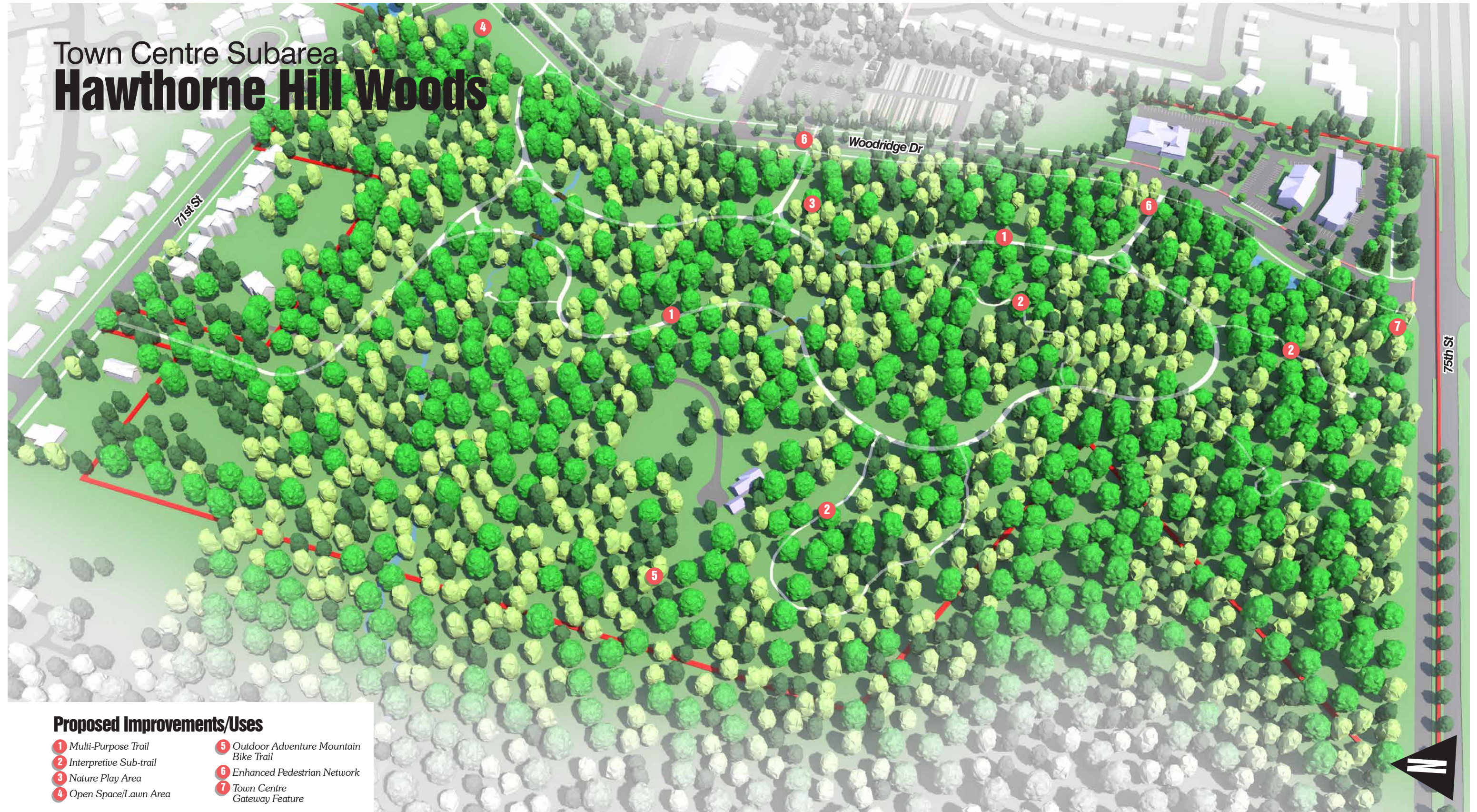
Crosswalk improvements are needed throughout the Town Centre to increase pedestrian safety and efficiency. Enhancements may include formal crosswalk signaling, “zebra” pavement painting, or landscaped medians. As an added benefit, these improvements can further enhance the identity of the Town Centre by utilizing design elements consistent with the rest of the site aesthetic.



7 Town Centre Gateway Feature

Gateway features are unique signage, design elements, and landscaping that orient visitors to their desired destinations. These features promote a sense of arrival and add to the Town Centre identity. Wayfinding elements will occur at key Town Centre access points. In particular, design coordination is suggested on the southwest corner of 75th & Woodridge Drive. This intersection serves as a major point of entry into the site due to high traffic use and visibility. To maximize awareness of the Town Centre, this intersection should be a priority for a gateway feature.

Town Centre Subarea Hawthorne Hill Woods

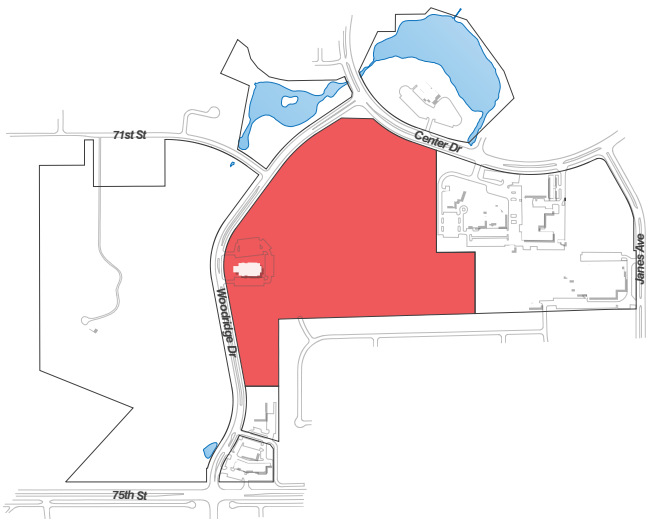


Proposed Improvements/Uses

- | | |
|--------------------------|---|
| 1 Multi-Purpose Trail | 5 Outdoor Adventure Mountain Bike Trail |
| 2 Interpretive Sub-trail | 6 Enhanced Pedestrian Network |
| 3 Nature Play Area | 7 Town Centre Gateway Feature |
| 4 Open Space/Lawn Area | |

Town Centre Subarea

44 Acres



8 Relocated Community Garden

The new gardens will reside in the open area between the church and Fire Station. In response to community needs, the relocated community gardens will offer closer water connection, access to parking, and increased access from Woodridge Drive. The improved visibility will increase awareness about the gardens and deter vandalism. Finally, a landscape treatment will buffer the area along Woodridge Drive and residential homes to the east to create a peaceful agrarian environment.



Existing Mulch/Compost Piles to be Relocated

9 Relocated Mulch/Compost Piles

The mulch and compost piles will be incorporated into the new community garden site. By being in close proximity to the gardens, gardeners can easily contribute to and use the compost pile as needed. The new location also affords the community easier access to mulch and compost through a well-designed pickup/drop-off area and adjacent parking.

10 Relocated Chipping Facility

The chipping facility will be located away from other uses and screened by the existing woodlands. People can get to the new facility by driving through the new parking lot off Woodridge Drive and taking the access drive into the area once used for the community gardens.



11 Shared Parking

This shared parking lot will serve the community gardens and provide overflow parking for the church. It also responds to the need for overflow parking for large civic events such as Jubilee. The parking lot is screened with shade trees, shrubs, and natural plantings, to ensure attractiveness.



12 Park Entry Features

As part of wayfinding and brand improvements in the Town Centre, signs with complimentary landscaping will be developed at the intersections of Woodridge & 71st Street and Woodridge & Center Drive. These intersections are the nexus of primary roadways traversing the Town Centre and are an ideal location for a welcoming and identifying entry features. As part of the feature, the surrounding area will include a pathway serving pedestrians and Jubilee food vendors. Whether moving through the park via automobile, bicycle, or on foot, park visitors will know they have arrived in the Town Centre through attractive welcoming features.



13 Access Drive

The design calls for an access drive from Woodridge Drive to the recommended open space area for passive/active recreation and future special event overflow parking. The access drive should be an engineered grass access road (e.g. engineered “grasscrete” treatment). The benefits of this type of road are improved storm-water infiltration, protection from vehicular related erosion, and a quality park aesthetic. Use of the road will be infrequent and therefore does not warrant paving.



14 Convert Existing Community Gardens/Expansive Open Space

Once the community gardens relocate, the old site will convert into expansive open space. These areas provide for a range of activities, including passive and active recreation, athletic games, picnicking, and can serve as overflow parking area for large special events.



15 Woodland/Prairie Restoration

Woodlands and Prairies contain ecosystems that provide tremendous environmental, aesthetic, and health benefits. Both Woodland and Prairie Restoration focus on the cultivation of native flora and fauna reminiscent of times prior to modern human settlement. Woodland restoration is a process of creating a mixture of trees and understory plants in settings where they thrive. Woodlands typically occur closer to surface water sources. Prairie restoration focuses on the implementation of tallgrass, shrubs, and other plants. Prairies tend to occur further away from surface water sources than woodlands. Where these two systems converge, there is a high level of plant and animal species diversity, making both restoration types critical to healthy ecosystems and tremendous learning environments.



16 Future Pond/Stormwater Detention

With earthwork modifications made to the Town Centre as part of design improvements, the area will potentially need a new stormwater management facility to accommodate increased water runoff. As such, the new pond will detain water in a preferred setting. The detention pond will also create a unique Town Centre feature, boosting scenic value along the new pedestrian promenade.



17 Pedestrian/Scenic Bridge

During development of the detention pond, installation of a pedestrian-scaled bridge will occur along a new pedestrian promenade. The bridge will enhance views of the pond and the surrounding area, provide a path over water draining into the pond, and enhance park aesthetics. The location of the bridge will also improve the promenade experience by creating visual interest through materiality changes on the path and by creating the opportunity for scenic views.



18 Parking Lot/Farmers Market/Jubilee Area

Another key parking lot is located across from Lake Harriet within the 44 acres. The multi-purpose surface developed for the lot allows flexible programming to suit the needs of the community. The surface offers space for parking and booths during Jubilee festivities, space for temporary Farmer's Markets, and parking for performances at the new amphitheater.



19 Sled Hill

Sledding is a popular park activity during winter months when the opportunity for other outdoor recreation is limited. The new sled hill resides in an area of the Town Centre that was previously underutilized and creates another unique feature for the community.



20 Pedestrian Promenade

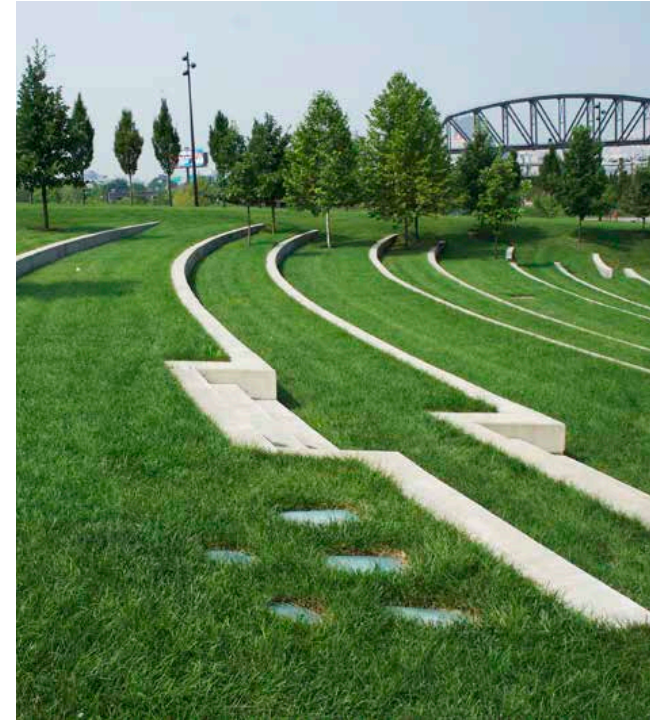
The pedestrian promenade will become the prominent pedestrian thoroughfare in the Town Centre. It is a large walkway for pedestrians, cyclists, and service vehicles (during major events). Rich with desirable aesthetics and functional characteristics, the promenade will navigate people through the Town Centre in a comfortable environment and engage them in an array of activities. Key elements of the promenade will include quality paving materials, lighting features, trash receptacles, benches, water fountains, and diverse plantings.



21 Hardscape Pad/Amphitheater and Future Multi-Purpose Four Season Pavilion

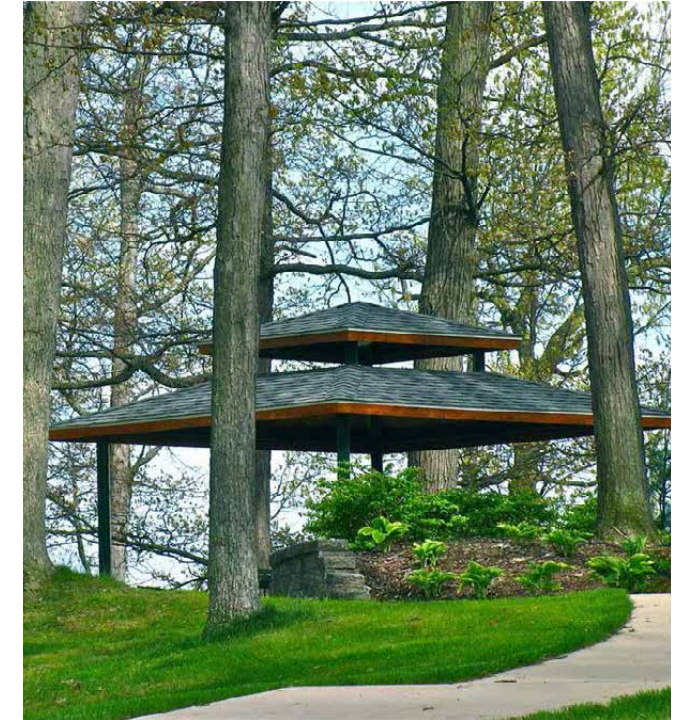
The amphitheater is an outdoor space with seating, a stage, and support facilities for entertainment performances and other community gatherings. The plan initially calls for temporary stage on a hardscape platform. As the village gages use of the amphitheater, design for a permanent structure can develop to include preferable spatial requirements and an appearance fitting of the community image. When funding becomes available, the village can move beyond the temporary stage and into a permanent and iconic amphitheater.

The new shelter adjacent to the amphitheater will allow for year-round activities. Located adjacent to convenient parking, and in close proximity to the picnic grove, Jubilee area, and open space, the pavilion could serve as a place for celebrations, camps, picnics, barbecues, workshops, meetings, and other gatherings.



22 Amphitheater Seating/ Small-Scale Sledding

Amphitheater seating and small-scale sledding are ideal in the proposed location due to a sloping landscape. Because of these features, the site is ideal for viewing performances. As visitors gaze upon the performance at the bottom of the hill, the woodlands behind the stage create a scenic backdrop that further enhances the exciting experience. While grass seating will complement the amphitheater in the spring, summer and fall, it also allows for small-scale sledding in the winter. This dual functionality facilitates productive use of the area year round.



23 Picnic Grove & Shelter

The picnic grove is within close proximity to the amphitheater, playground, parking, the promenade, and Civic Center, making it highly accessible and centrally located. The picnic area is a place for park users to barbeque, hold gatherings, play board games, or enjoy a quiet lunch. It has several benches and seating areas as well as a picnic shelter for large community picnic events. The proximity of the amphitheater makes the grove an ideal support facility for large-scale events like the July 4th Picnic.

Town Centre Subarea 44 Acres



Town Centre Subarea

Lake Harriet & Lake Carleton



24 Arbor
An arbor at Lake Harriet will be a great place for wedding ceremonies, picnics, and other events. It has a beautiful view of the lake and has convenient access to parking and trails. The design of the arbor should include interesting structural details and ornamental plantings that engage the viewer.



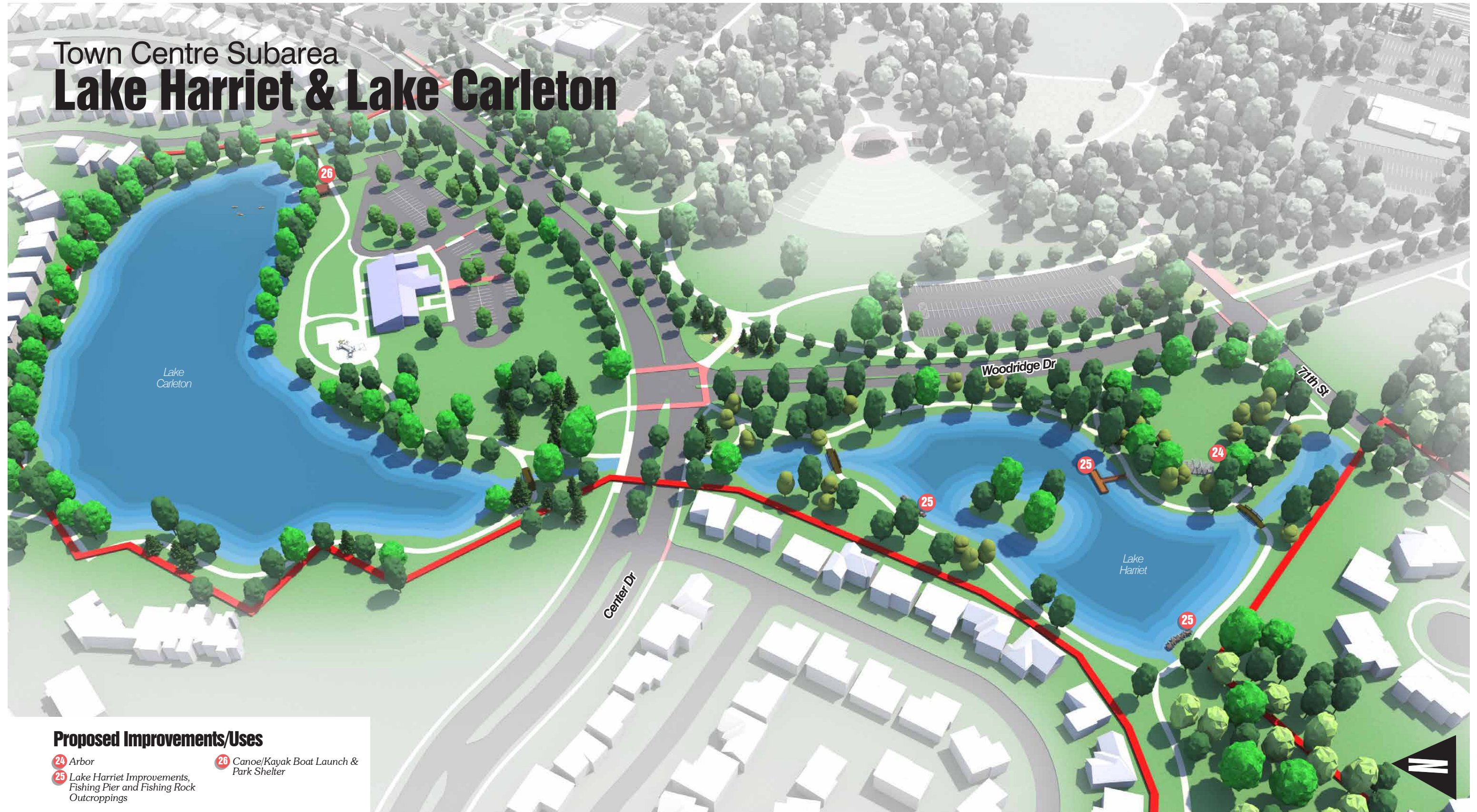
25 Lake Harriet Improvements
Fishing Pier
A fishing pier will provide a comfortable and ADA accessible place to fish and enjoy scenic views. The proposed permanent fishing pier will be constructed on the south side of the Lake Harriet and increase access to the lake. This orientation helps keep the sun out of visitors' eyes and provides a vantage point to view the Lake Harriet Island.

Fishing Rock Outcroppings
At points around Lake Harriet, a patch of boulders protruding from the shoreline will create informal places for fishing and increase the aesthetic appearance of the lake. The boulders will also prevent erosion and diversify habitats for fish, birds, and amphibious species in the lake, thus improving the aquatic ecosystem.



26 Canoe/Kayak Boat Launch & Park Shelter
There are two prominent lakes in the Town Centre, yet opportunity to get onto the water is limited. With the addition of a new boat launch near the Community Center, small non-motorized boats will be permitted to enter Lake Carleton. Some of the allowed boat types may include canoes, kayaks, row boats, and paddle boats. Overall, the boat launch will stimulate increased use of an already tremendous asset, Lake Carleton.

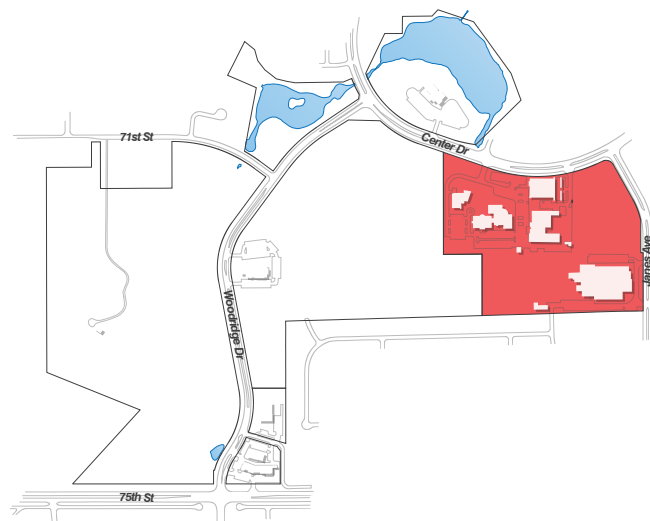
Town Centre Subarea Lake Harriet & Lake Carleton



Proposed Improvements/Uses

- 24** Arbor
- 25** Lake Harriet Improvements, Fishing Pier and Fishing Rock Outcroppings
- 26** Canoe/Kayak Boat Launch & Park Shelter

Town Centre Subarea **Civic Center**



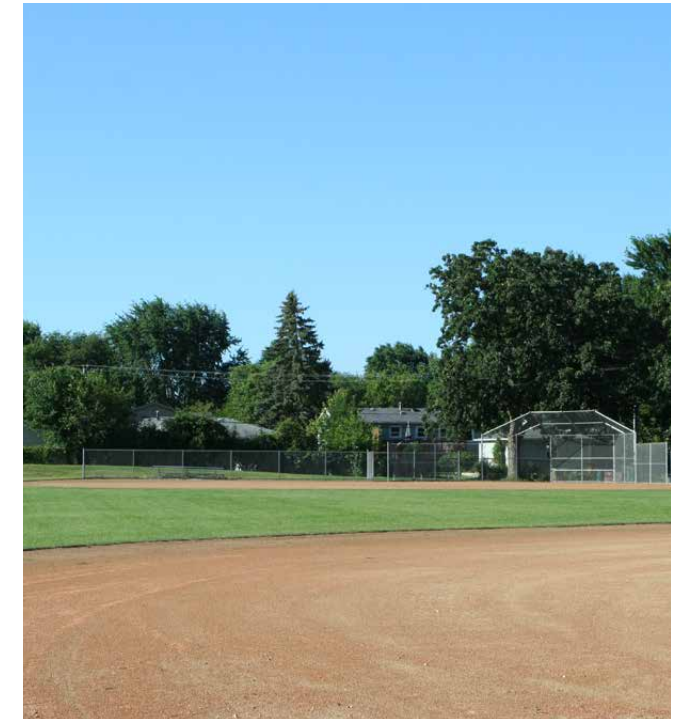
27 Parking Lot Expansion

As the Town Centre expands activities and makes improvements to existing amenities, parking demands are expected to grow. One of the key parking expansion projects will occur at the Civic Center. Since many new Town Centre elements will develop just west of the Civic Center, it is a prime location for expansion. However, improvements do not necessarily need to be made all at once. Instead, the village may pursue a phased expansion that responds to parking demands using an incremental approach, which would also give the Village time to raise funds for the project.



28 Reconfigured Mail Box Drop Off

Traffic flow improvements are important to a well-functioning Civic Center. Currently, the mail box drop off in front of the library is a cause for vehicular conflict and congestion. By reversing traffic flow, these impacts could be mitigated, thus making the Civic Center safer and ensuring residents have a more pleasant driving experience.



29 Existing Ball Fields

While the existing ball fields will remain in their current state, there will be improved access to the fields via future trails and walkways throughout the Town Centre. These paths will enable teachers and school children to make better use of the Town Centre by making the ball fields easier to reach.



30 Existing Open Field

The current multi-purpose field is slated to remain because it is in an optimal location for the Junior High School’s activities, such as soccer. Improved mobility throughout the Town Centre will enhance access to the field for parents and students.



31 Parking for Veterans Memorial Park and Existing Jefferson Jr. High School

This future parking lot benefits the Veterans Memorial Park, the existing Jefferson Jr. High School, the open field, as the overall Civic Center area. It provides senior citizens and the disabled easier access the memorial without encroaching on usable Memorial space.



32 Existing Veterans Memorial Park

The Memorial serves as a gateway to the Town Centre and honors veterans of the community at a prominent location. After deliberation at community engagement meetings, it was decided that the Veterans Memorial should maintain its current design and location. A small parking lot will be created near the Memorial to ensure access.

Town Centre Subarea Civic Center



Proposed Improvements/Uses

- 27** Parking Lot Expansion
- 28** Reconfigured Mail Box Drop Off
- 29** Existing Ball Fields
- 30** Existing Open Field
- 31** Parking for Veterans Memorial Park and Existing Jefferson Jr. High School
- 32** Existing Veterans Memorial Park



Reversing the Mail Box Drop Off

This detail shows the proposed traffic flow improvements for the mail box drop off. By reversing traffic flow, drivers are not forced to loop around the entire Civic Center to exit out onto Center Drive.



Appendix A Cost Opinion

This section provides cost estimates for each of the improvements recommended in the Town Centre Master Plan. The cost opinions are based on general concepts and should be considered order-of-magnitude. Detailed surveys and design development planning would need to be done as part of the next step toward preliminary cost estimating, final design, and implementation. It is important to emphasize that the total amount represents the estimated cost for implementing all improvements throughout the entire Town Centre area. Implementation of plan components would likely be phased.

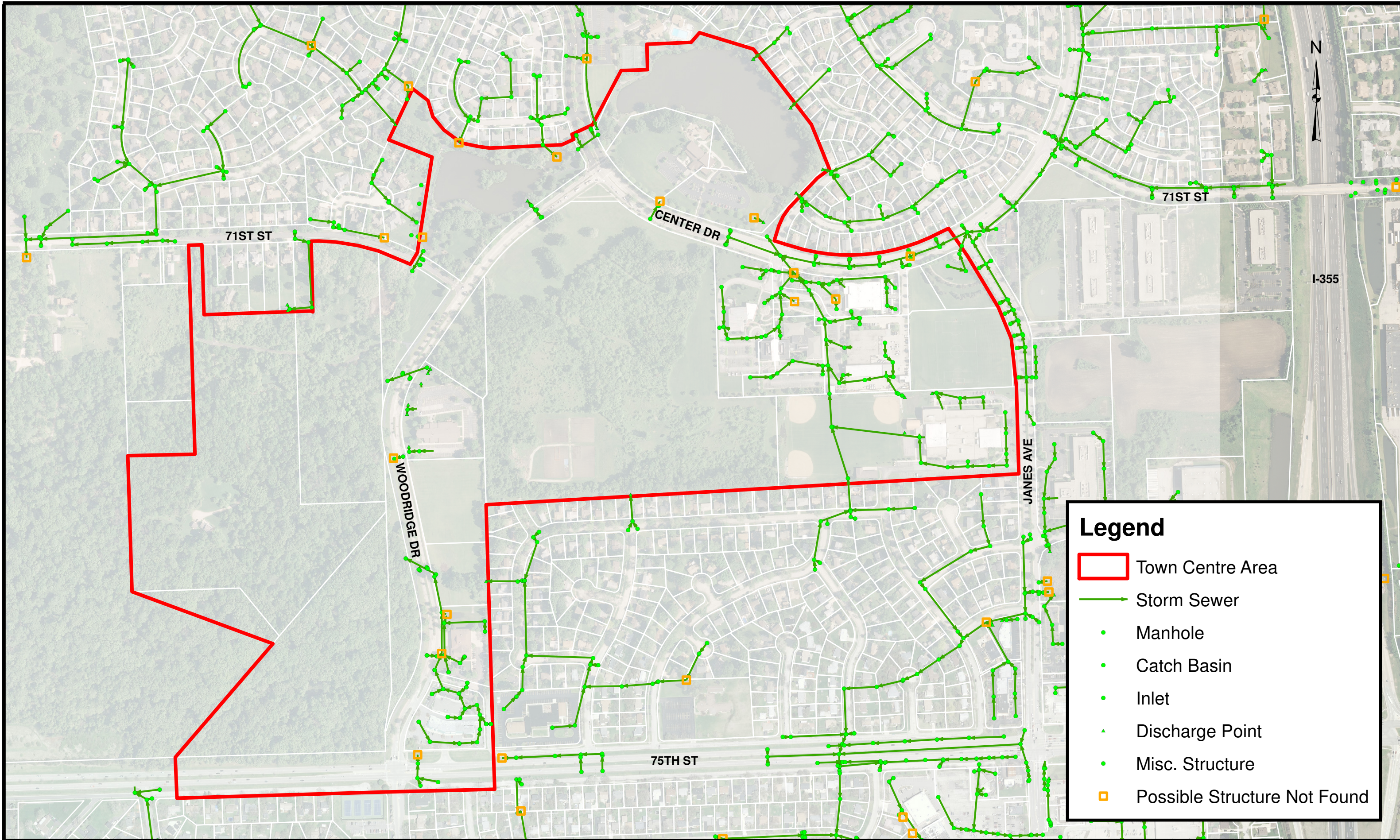
Cost Opinion Table

#	Item	Description	Cost
1	Multi-Purpose Trail	The Plan envisions a multi-purpose trail traveling through Hawthorne Woods. It will be paved and ADA compliant, permitting easy walking, jogging, running, hiking, and bicycling. Small-scale pedestrian bridges are included.	\$250,000
2	Interpretive Sub-trail	The interpretive sub-trail is of a smaller scale than the multi-purpose trail and permits closer interaction with nature. Trail surface will be composed of mulch or crushed stone. Trail will include signage about park history and natural ecosystems.	\$45,000
3	Nature Play Area	The nature play area is a playground composed of natural elements in a woodland setting. The design will utilize landforms, tree stumps, logs, boulders, and other natural materials to create a landscape of action, learning, and adventure.	\$60,000
4	Open Space/Lawn Area	The open space/lawn area will remain as it currently is.	\$0
5	Outdoor Adventure Mountain Bike Trail	The outdoor adventure mountain bike trail will feature interesting turns, jumps, and obstacles while catering to a range of difficulty levels. The ABA certified trail will increase trail safety and access.	\$5,000
6	Enhanced Pedestrian Network	Improvements include new sidewalks, trail connections, and crosswalks throughout the Town Centre. A majority of the new pathways will occur in-and-around the Civic Center where connections are currently lacking. The new paths will unify the Town Centre and link visitors to new amenities such as the sled hill, playground, amphitheater, and more.	\$250,000
7	Town Centre Gateway Feature	Wayfinding features are unique signage, design elements, and landscaping that orient visitors to their desired destinations. These features promote a sense of arrival and add to the Town Centre identity. Wayfinding elements will occur at key Town Centre access points. In particular, design coordination is suggested on the southwest corner of 75th & Woodridge Drive. This intersection serves as a major point of entry into the site due to high traffic use and visibility.	\$70,000
8	Relocated Community Garden	The new community garden will reside in the open area between the church and the fire station. It will include connections to water, access to parking, and increased access from Woodridge Drive. Landscaping treatments will buffer the areas along Woodridge Drive and residential areas to the east to create a peaceful agrarian environment.	\$50,000
9	Relocated Mulch/Compost Piles	The mulch and compost piles will be incorporated into the new community garden site, permitting easier access by gardeners and community members.	\$2,500
10	Relocated Chipping Facility	The chipping facility will be located away from other uses and screened by the existing woodlands.	\$0
11	Shared Parking	This shared parking lot will serve the community gardens and activities in open space, as well as double as overflow parking for the nearby church. The lot will be screened with shrubbery and natural plantings to ensure attractiveness.	\$750,000
12	Park Entry Features	Signs with complimentary landscaping will be developed at key entry points into the Town Centre. The surrounding area will include a pathway serving pedestrians and Jubilee food vendors. Whether moving through the area via automobile, bicycle, or on foot, park visitors will know they have arrived in the Town Centre due to these attractive welcoming features.	\$190,000
13	Access Drive	The access drive is an engineered grass access road (e.g. “grasscrete”) that links Woodridge Drive to recommended open space. The benefits of this type of road are improved stormwater infiltration, protection from vehicular related erosion, and a quality park aesthetic. Use of the road will be infrequent and therefore does not warrant paving.	\$60,000
14	Convert Existing Community Gardens/Expansive Open Space	Upon relocation of the existing community gardens, the old site will revert into expansive open space, providing for a range of activities.	\$25,000
15	Woodland/Prairie Restoration	Woodland and prairie restoration cultivates native flora and fauna reminiscent of times prior to modern human settlement. Woodland restoration is a process of creating a mixture of trees and understory plants in settings where they can thrive. Prairie restoration focuses on the implementation of tallgrass, shrubs, and other plants.	\$35,000
16	Future Pond/Stormwater Detention	The creation of a new pond for stormwater detention will help offset any potential rainwater impacts from new impervious surface development. It will also create a unique Town Centre feature, boosting scenic value along the promenade.	\$250,000
17	Pedestrian/Scenic Bridge	During the development of the detention pond, installation of a pedestrian-scaled bridge will occur along a new pedestrian promenade. The bridge will enhance views of the pond and improve the promenade experience.	\$250,000
18	Parking Lot/Farmers Market/Jubilee Area	A new multi-purpose surface parking lot allows for flexible parking programming to suit the needs of the community. Final design of the parking lot should allow for placement of the Jubilee and other community events. This lot could also be used to host the temporary Farmers Market.	\$1,000,000

#	Item	Description	Cost
19	Sled Hill	Sledding is a popular park activity during winter months when the opportunity for recreation is limited. The creation of a new sled hill in a previously underutilized part of the Town Centre creates another unique feature for the community.	\$100,000
20	Pedestrian Promenade	The pedestrian promenade is a large walkway for pedestrians, cyclists, and service vehicles (during major events). Key elements include quality paving materials, lighting features, trash receptacles, benches, water fountains, and diverse plantings.	\$500,000
21	Hardscape Pad/Amphitheater and Future Multi-Purpose Four Season Pavilion	The hardscape pad/amphitheater is an outdoor space with seating, a stage, and support facilities for entertainment performances and other community gatherings. As the Village gauges uses of the amphitheater, design for a permanent structure can develop if funding becomes available. A two-phased development program is recommended: Phase 1 - Develop a hardscape pad to accommodate temporary staging Phase 2 - Develop a permanent structure	\$75,000 \$575,000
22	Amphitheater Seating/ Small-Scale Sledding	This is a unique sloping space that serves a dual purpose: amphitheater space in the spring, summer, and fall and as a sledding hill in the winter.	\$125,000
23	Picnic Grove & Shelter	The picnic grove and shelter is place for park users to barbecue, hold gatherings, play board games, or enjoy a quiet lunch. It includes several benches and seating areas as well as a picnic shelter for large community picnic events.	\$150,000
24	Arbor	An arbor at Lake Harriet will provide a beautiful view of the lake and be conveniently located to parking and trails. The design of the arbor will include interesting structural details and ornamental plantings to engage the viewer.	\$15,000
25	Lake Harriet Improvements, Fishing Pier and Fishing Rock Outcroppings	The Lake Harriet Fishing Pier will be constructed on the south side of Lake Harriet and will increase access to the lake. At strategic points around Lake Harriet, a patch of boulders protruding from the shoreline will create informal places for fishing, prevent erosion, and diversify habitats for the aquatic ecosystem.	\$200,000
26	Canoe/Kayak Boat Launch & Park Shelter	The addition of a new boat launch and park shelter near the Community Center will facilitate small non-motorized boats to enter Lake Carleton.	\$75,000
27	Parking Lot Expansion	As the Town Centre makes improvements, parking demands are expected to grow. The existing park lot may need to expand along its southern and western borders. However, improvements do not necessarily need to be made all at once. Instead, the Village may pursue a phased expansion that responds to parking demands using an incremental approach, such as: Phase 1 - Southern Portion Phase 2 - Western Portion (as additional parking spaces are needed)	\$600,000 1,400,000
28	Reconfigured Mail Box Drop Off	Currently, the mailbox drop-off box in front of the library is a cause of vehicular congestion and conflict. By reversing the traffic flow in the parking lot, these impacts can be mitigated and increase safety and efficiency.	\$5,000
29	Existing Ball Fields	The existing ball fields will remain as they currently are.	\$0
30	Existing Open Field	The existing open field will remain as it currently is.	\$0
31	Parking for Veterans Memorial Park and Existing Jefferson Jr. High School	A new parking lot proximate to Veterans Memorial Park will provide greater access to the memorial, especially among senior citizens and the disabled as well as provide additional parking for the existing open field.	\$250,000
32	Existing Veterans Memorial Park	The Veterans Memorial Park will remain as it currently is. It is an important gateway to the Town Centre area.	\$0

Total Improvements: \$7,362,500
10% Contingency \$736,250
TOTAL IMPROVEMENTS: \$8,098,750

* The above cost opinions are based on general concepts and should be considered order-of-magnitude. Detailed surveys and design development planning would need to be done as part of the next step toward preliminary cost estimating, final design and implementation. It is important to emphasize that the total amount represents the estimated cost for implementing all improvements throughout the entire study area. Implementation of plan components would likely be phased.



TOWN CENTRE STORM SYSTEM
STORM SEWER INVENTORY
VILLAGE OF WOODRIDGE
WOODRIDGE, IL

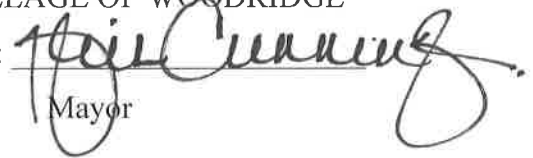
NOTICE OF ADOPTION OF AN AMENDMENT TO COMPREHENSIVE PLAN
VILLAGE OF WOODRIDGE

NOTICE is hereby given pursuant to 65 ILCS 5/11-12-7, that the Village of Woodridge, DuPage, Will, and Cook Counties, Illinois, did, on the August 14, 2014, adopt Ordinance No. 2014-49, which approved an amendment to the Village of Woodridge Comprehensive Plan. Said amendment to the Comprehensive Plan, which incorporates the official map of the Village of Woodridge, was adopted pursuant to the authority granted by 65 ILCS 5/11-12-5, *et seq.*

After the requisite notice having first been given, the Plan Commission of the Village of Woodridge conducted a Public Hearing on the proposed amendment to the Comprehensive Plan on April 7, 2014. The Plan Commission forwarded its recommendations and the proposed amendment to the Comprehensive Plan to the Mayor and Board of Trustees of the Village of Woodridge on Monday, April 7, 2014. In addition, after requisite notice having first been given, the Mayor and Board of Trustees of the Village conducted a Public Hearing on the proposed amendment on August 14, 2014. Copies of the Comprehensive Plan are on file with the Village Clerk of the Village of Woodridge, 5 Plaza Drive, Woodridge, Illinois, 60517.

VILLAGE OF WOODRIDGE

BY:


Mayor

ATTEST:


Village Clerk