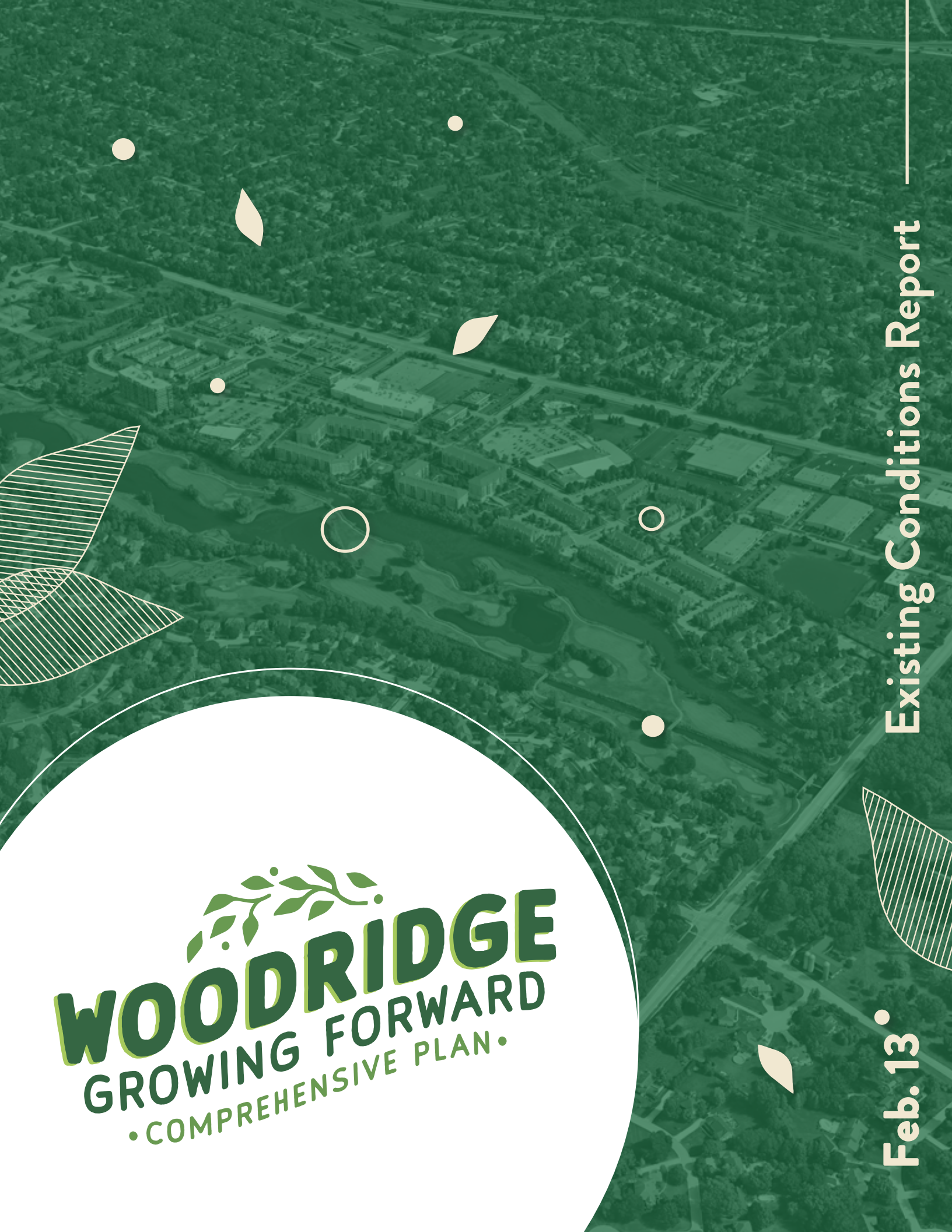




WOODRIDGE
GROWING FORWARD
• COMPREHENSIVE PLAN •

Existing Conditions Report

Feb. 13

ACKNOWLEDGMENTS



The Woodridge Growing Forward Comprehensive Plan's Existing Conditions Report has been shaped by the valuable contributions of community leaders, residents, business owners, and other stakeholders. We extend our gratitude to everyone who shared their time and expertise, helping to define the community's core values, priorities, and key planning considerations. Their insights have been essential in identifying the unique challenges and opportunities facing Woodridge and laying the foundation for a shared vision of the future.

As the planning process progresses, we will continue to gather input to ensure the Comprehensive Plan reflects the evolving needs and aspirations of the community. We are committed to a collaborative process, and we encourage ongoing participation from all members of the community.

Photos in this document were taken by the planning team, the Village of Woodridge, and the Woodridge Park District.

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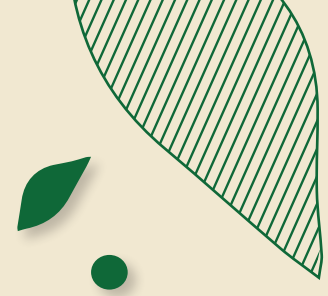
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Setting the Stage

Woodridge Growing Forward Comprehensive Plan

The Woodridge “Growing Forward” Comprehensive Plan (the Comprehensive Plan) is a long-term comprehensive planning initiative designed to guide the Village’s growth, development, and revitalization. Central to the Comprehensive Plan is the recognition of Woodridge’s strengths—its natural beauty, tree-lined streets, and its unique role as a suburban community that offers easy access to both urban and natural environments. This makes Woodridge an ideal location for growth, with significant opportunities to capitalize on existing infrastructure and create spaces that promote both residential and economic development.



The “Growing Forward” initiative emerged from Woodridge’s identity as a “tree community.” The Village’s commitment to green space and urban forestry has fostered a deep connection to nature, which the Comprehensive Plan aims to embrace and expand upon. Woodridge’s natural areas and tree canopy are not only aesthetic assets but also environmental assets that can support sustainability efforts. As the Village moves forward, this connection to nature will be integrated into strategies for revitalizing public spaces, improving urban infrastructure, and supporting new development that enhances both the built and natural environments.

One of the key components of the “Growing Forward” initiative is the revitalization of nine identified opportunity sites throughout the Village. These sites hold immense potential to become hubs of activity, fostering growth while ensuring development aligns with the Village’s identity and community values. By focusing on these key sites, Woodridge can enhance its economic base, improve access to services, and foster community pride through well-planned, varied- and mixed-use developments. The growth of these sites will help Woodridge emerge as a dynamic community with enhanced opportunities for all.



Planning Process

The development of the Comprehensive Plan follows a structured, three-phase approach designed to ensure the Comprehensive Plan is data-driven and responsive to the various needs of the community. The three phases of the planning process provide a roadmap for building a strong foundation of knowledge, developing a shared vision, and then implementing concrete strategies to achieve the goals set forth.



ANALYZE

Phase 1: Analysis & Engagement Where We Are Today?

The first phase of the process is dedicated to understanding the current conditions of Woodridge. During this phase, the planning team conducts an extensive analysis of existing conditions—looking at demographics, land use, housing, transportation, infrastructure, economic conditions, and more. This analysis will also include reviewing demographic trends, historical data, and previous planning efforts that have shaped the current state of the Village.

Community engagement is central to Phase 1. The goal is to ensure that the Comprehensive Plan is not only data-driven but also reflective of the community's aspirations, challenges, and unique character. This phase involves a variety of outreach efforts, including public meetings, workshops, and surveys, to engage residents, business owners, and other stakeholders. The insights gathered during this phase will help define what is working well in Woodridge and identify areas where improvement is needed. This strong foundation of understanding will serve as the basis for the next phase of the Comprehensive Plan.



Phase 2: Visioning & Goal Development

Where Do We Want to Go?

In Phase 2, the process shifts from analysis to visioning. Armed with the insights from Phase 1, the planning team, along with community members and stakeholders, will collaboratively develop a shared vision for Woodridge's future. This vision will reflect the aspirations and values of the community, while also addressing the challenges and opportunities identified during the analysis phase.

At this stage, the focus will be on defining clear, actionable goals that will guide the Village's growth and development in the coming years. These goals will respond to current conditions and set a course for achieving the community's vision. The goal development process will be inclusive, ensuring that all sectors of the community are represented, and that priorities are defined collectively. This phase will also involve refining the list of key opportunity sites and determining how these sites can be developed in alignment with the Village's larger vision.

Phase 3: Strategy Development & Implementation

How Do We Get There?

Phase 3 is where the rubber meets the road. During this phase, the focus will shift to the development of strategies, policies, and actions that will help achieve the goals established in Phase 2. This includes identifying the key steps necessary to move the Comprehensive Plan from vision to reality, as well as building plan accountability and identifying who will be responsible for carrying out each action.

An important aspect of Phase 3 will be strategy testing. The planning team will evaluate different options for how to approach various strategies, weighing trade-offs, costs, and benefits. This will ensure that the strategies selected are both feasible and impactful. Once the strategies are defined, a roadmap for implementation will be created, outlining timelines, resources, and potential partners. The roadmap will also identify potential funding sources, including grants, public-private partnerships, and other avenues for securing the necessary resources to implement the Comprehensive Plan.



Preliminary Plan Objectives

The objectives of the “Growing Forward” plan are designed to help Woodridge achieve its long-term goals. These pillars will guide the planning process and allow the Village to prioritize actions that align with its vision for the future.

With a focus on economic development, opportunity site revitalization, and placemaking, the Comprehensive Plan seeks to address key challenges and leverage opportunities to create a thriving, connected, and livable community.



Economic Development

Economic development is a central pillar of the Comprehensive Plan for Woodridge, and it is shaped by significant shifts in consumer behavior. In recent years, the rise of e-commerce and omnichannel retail—where consumers shop online, in-store, or through apps—has disrupted traditional brick-and-mortar retail. While physical stores remain important, they are increasingly competing with digital platforms. For Woodridge, this presents both a challenge and an opportunity.

As suburban communities face the challenge of adapting to this new retail landscape, Woodridge has the chance to diversify its economy. Beyond just retail, consumers today are seeking experiences—entertainment, recreation, and social spaces—over material goods. This shift offers Woodridge the opportunity to reimagine its spaces with vibrant, mixed-use developments that cater to this demand for experiences, such as entertainment complexes, food halls, and cultural venues.

By embracing digital transformation and experience-based developments, Woodridge can create a thriving, future-proof economy that attracts both businesses and residents seeking a lifestyle, not just a place to shop. This will help ensure that Woodridge remains resilient and adaptable in the face of evolving consumer behaviors and global trends.





Opportunity Sites Revitalization

One of the most compelling components of the Comprehensive Plan is the revitalization of nine key opportunity sites in Woodridge. These sites are currently underutilized or have the potential to be redeveloped into places that bring new residential, commercial, and recreational options to the community. Each of these sites offers unique potential, and the Comprehensive Plan will work to ensure they are developed in ways that are both sustainable and aligned with the overall vision for Woodridge.

The potential redevelopment of certain opportunity sites can help, for example, diversify the Village's housing stock by offering diverse housing options that meet the growing needs of different demographic groups. Mixed-use developments that combine residential, retail, and office spaces can help activate these areas and create walkable, vibrant neighborhoods. At the same time, the development of these sites will involve green spaces, sustainable design, and infrastructure upgrades that support the long-term success of the Village. By focusing on these key opportunity sites, Woodridge can create new destinations within the Village that enhance the quality of life for residents while fostering economic growth.



Placemaking

Placemaking in the Comprehensive Plan focuses on creating public spaces that go beyond just physical infrastructure; it's about crafting environments that foster connection, pride, and a strong sense of community. The goal is to develop parks, plazas, streetscapes, and recreational areas that invite residents and visitors to gather, socialize, and engage with their surroundings. These spaces will reflect the unique character of Woodridge, celebrating its natural beauty while also creating vibrant places that draw people in and encourage them to spend time outdoors.

Incorporating placemaking into the Comprehensive Plan involves considering how both design and the built environment can contribute to a strong sense of place. Streetscapes will be enhanced to improve walkability and bikeability, making it easier for people to move around and access key destinations. Additionally, placemaking strategies will emphasize public art, community events, and cultural initiatives that reflect Woodridge's evolving identity. This blend of art and design will help make the community feel more connected and reflect the diversity and creativity of its residents.



Planning Key Takeaways

The key takeaways presented in this executive summary are derived from the comprehensive analysis conducted across various sections of the Existing Conditions Report for the Comprehensive Plan. These highlights capture the essential issues and opportunities identified, serving as preliminary guides for the subsequent phases of the comprehensive planning process.

While every chapter of the report offers detailed insights into specific planning themes, this summary emphasizes high-level findings that are critical for early discussions. We encourage all stakeholders to read the full chapters to gain a thorough understanding of each aspect covered in the report. It is important to note that if a detail is not included in this summary, it does not reflect its importance; rather, it suggests that the information might be more detailed and specific than what is typically included in a high-level overview. This approach ensures that the foundational discussions are informed by a clear and concise reflection of our comprehensive assessments, paving the way for informed decision-making and strategic planning.

Demographic & Employment Takeaways

Demographic Evolution Drives Housing and Community Needs.

Woodridge has experienced significant demographic shifts with a nearly 9% population increase from 2020 to 2024, largely due to suburban migration trends during the COVID-19 pandemic. This surge is expected to stabilize, with modest growth projected in the coming decade. The community's rich cultural diversity, featuring significant Asian, Black, and Hispanic populations, enhances the vibrancy of the area and calls for inclusive community planning.

As the population ages and household sizes become smaller, there is an emerging demand for various housing options to accommodate these changes, such as ranch-style townhomes, age-restricted units, and other accessible living arrangements. This demographic shift necessitates strategic urban planning to develop walkable neighborhoods and accessible amenities to cater to a less mobile population, ensuring Woodridge continues to be a sustainable and inclusive community.

Skilled Workforce Attracts Diverse Economic Opportunities

Woodridge's high educational attainment makes it an appealing location for businesses seeking a skilled workforce, potentially driving economic development and job creation in sectors like technology, healthcare, and professional services. The local economy is supported by a vibrant business environment with significant employment in retail trade, healthcare, and professional services.

However, the job-to-housing ratio reveals an imbalance, indicating the need for more housing developments to accommodate the workforce and reduce commuter traffic. Addressing this imbalance presents an opportunity for Woodridge to evolve into a more self-contained community, where increased local housing options can help retain employees within the area, boosting the local economy and minimizing the environmental impacts of commuting.



Residential Takeaways

Responding to Diverse Housing Needs with a Shift Toward Multi-Unit Residences

Woodridge's housing market is characterized by a significant proportion of multi-unit buildings compared to detached dwelling units or townhomes and rowhouses, a trend that serves the varied housing needs of its diverse population. This configuration, however, underscores the emerging requirement for more detached dwelling units or townhomes and rowhouses to accommodate the preferences of growing families and incoming professionals. The current housing mix, while addressing immediate demands, may necessitate adjustments to meet the evolving expectations of residents seeking different types of living spaces.

High Occupancy Rates Signal Strong, Ongoing Demand for Rentals

The apartment market in Woodridge and its surrounding trade area maintains high occupancy rates, particularly evident in the sustained demand for rental units. This robust market condition, supported by minimal rent concessions, reflects a healthy rental environment consistent with long-term historical trends. The ongoing demand highlights the area's appeal as a residential choice and underscores the stability of the rental market.

Noticeable Gap in New Apartment Developments

Currently, Woodridge faces a stagnation in new apartment developments, with no significant projects underway or planned. This lack of new supply may increasingly challenge the area's capacity to meet the growing demand for quality rental housing. The absence of development initiatives could hinder not only the market's responsiveness to demographic shifts but also its ability to sustain economic growth through residential investments.

Rapid Sales Highlight Demand but Point to Aging Housing Stock

Woodridge's housing market is marked by rapid sales, with properties often selling quickly and above the asking price, indicating strong local demand. Despite this vigorous market activity, the predominant age of the housing stock, with many properties over 50 years old, suggests a critical need for updates and potentially new construction. Refreshing the available inventory could help maintain market vitality and meet modern housing expectations.

Emerging Need for the “Missing Middle” and more Affordable Housing Solutions

There is a growing opportunity in Woodridge to diversify its housing offerings by introducing “missing middle” housing types such as townhomes and row homes. These housing options, positioned between detached dwelling units and larger apartment complexes, can provide affordable and practical alternatives for various demographic groups within the community, addressing a critical gap in the current housing landscape.

Leveraging Neighboring Successes to Boost Local Desirability

The success of transit-oriented developments in areas adjacent to Woodridge presents a strategic opportunity for the Village. By enhancing transit accessibility where possible, such as near PACE bus stops, and walkability throughout and around developments, Woodridge could attract a broader base of residents who prioritize these features. Such initiatives could significantly enhance the overall attractiveness of Woodridge as a desirable place to live, contributing to its growth and sustainability.

Addressing High Demand and Limited Supply Through Thoughtful Planning

The constrained pipeline for new developments and the sustained high demand for housing in Woodridge necessitate strategic planning and robust investment in the residential sector. Expanding the housing mix to include both preserved existing units and innovative new developments is essential. Such strategic investments will accommodate the community's growing and changing needs, ensuring Woodridge remains a competitive and vibrant place to reside.



Market Takeaways

Persistent Oversupply in Regional Retail Centers

The retail market within the Woodridge trade area is facing significant challenges, marked by an oversupply of retail space and pronounced vacancies, particularly in larger retail centers and regional malls like Yorktown Center in Lombard and The Shops on Butterfield in Lombard. Approximately 11% of the area's 10 million square feet of gross leasable area remains vacant. Notably, Centerpointe of Woodridge exemplifies these difficulties, with a substantial portion of its space unoccupied, including a large vacancy left by the exit of JCPenney. These conditions underscore the need for adaptive reuse strategies and a reevaluation of retail formats to align with shifting consumer preferences influenced by the rise of e-commerce.

Evolving Consumer Spending Patterns Reveal Retail Opportunities

Despite the oversupply, there is notable consumer spending strength within the trade area, particularly in sectors like furniture and home furnishings, where sales significantly exceed local consumer spending potential. This discrepancy suggests that while some traditional retail sectors struggle, there remains robust demand in specific categories that could support targeted retail development. The current retail environment, characterized by significant out-of-area consumer inflows, supports a larger-than-local market base, offering opportunities for strategic retail realignment.

Navigating High Vacancy Rates and the Shift Toward Non-Traditional Uses

The high vacancy rates in traditional retail settings are prompting a shift towards non-traditional uses, as seen in the repurposing of former big-box stores into entities like self-storage facilities or specialized recreational venues. This trend reflects broader shifts in retail real estate, where flexibility and innovative repurposing can provide viable pathways to revitalizing underutilized properties. Economic incentives and creative zoning approaches may be necessary to facilitate these transitions and revive the local retail market.

Stagnation in the Office Sector Contrasts with a Resilient Regional Hotel Market

The office market within the trade area is experiencing significant challenges, with high vacancy rates and low lease renewal rates indicating a market in decline. This stagnation is influenced by changing workforce dynamics, including the rise of remote work and hybrid work models, which reduce demand for traditional office spaces. Conversely, the regional hotel market is showing resilience, maintaining healthy occupancy rates and demonstrating growth potential, particularly in upscale segments. There may be an opportunity for hotel development in Woodridge if it is upscale or if future development increases tourism. The contrast between the office and hotel sectors highlights the diverse impacts of consumer and corporate behavior on real estate.

Adapting to Market Realities with Innovative Development Strategies

For Woodridge and its surrounding trade area, the future of retail and commercial real estate lies in adaptability and strategic innovation. The retail

sector may benefit from embracing new formats that reflect evolving consumer habits, such as increased experiential offerings or integrated lifestyle centers. Meanwhile, the potential in the hotel sector suggests room for growth through niche marketing and specialized offerings, like boutique hotels that can offer unique experiences not currently available in the market. Strategic planning and investment will be crucial in navigating these sectors toward sustainable growth and relevance.

Strategic Industrial Location Drives Growth

Woodridge is a key player in the South I-55 industrial corridor, leveraging its prime location and strong transportation access to attract logistics and manufacturing firms. Recent state-level incentives for advanced manufacturing and supply chain innovation, combined with major infrastructure improvements like the I-55 expansion, have reinforced the village's status as a premier industrial market.

Emerging Opportunities for Flexible Industrial Spaces

As demand shifts toward larger distribution centers, Woodridge could benefit from smaller-scale incubator spaces catering to diverse users, from tech startups to creative entrepreneurs. Concepts similar to 2300 Wisconsin in Downers Grove and X Space in Austin and Houston—offering hybrid office, warehouse, and studio spaces—could enhance economic diversity and position Woodridge as a hub for innovative industrial development.



Future Development Takeaways

Achieving Collective Impact through Integrated Site Planning

Woodridge has identified nine key opportunity sites, each with distinct characteristics and redevelopment potentials. By considering these sites collectively rather than in isolation, the Village can harness a more substantial impact on the community's overall development. This approach enables a coordinated effort that can amplify the benefits each site offers, ensuring that developments are not only individually successful but also contribute to a cohesive urban fabric. Evaluating these sites together allows for strategic alignments such as shared infrastructure improvements, cohesive aesthetic and design standards, and integrated public services, which can significantly enhance the catalytic effect of redevelopment on Woodridge and its neighborhoods.

Aligning Development with Market Realities and Community Needs

In planning for the future of its opportunity sites, Woodridge is grounded in a realistic understanding of market dynamics and community needs. The current market conditions reveal challenges such as oversupply in retail spaces and evolving consumer habits, which necessitate a flexible and responsive approach to development. The Village's strategy involves adapting to these realities by prioritizing developments that meet actual demand, incorporating mixed-use projects, and focusing on the revitalization of existing structures where feasible.

For instance, sites like Seven Bridges and Centerpointe Plaza offer unique challenges and opportunities. Seven Bridges' potential as a downtown area could be realized by enhancing pedestrian connectivity and integrating transit solutions, making it a vibrant hub that aligns with modern urban living expectations. Meanwhile, Centerpointe Plaza's vacancies highlight the need for innovative repurposing strategies that might include converting retail spaces into community-oriented facilities or mixed-use developments that respond to local demands.

Utilizing Adaptive Reuse to Overcome Market Challenges

The identified opportunity sites in Woodridge, like the large vacant spaces at regional malls and the underutilized areas at Centerpointe, underscore the importance of adaptive reuse as part of the redevelopment strategy. By transforming these spaces into something that better fits current market trends and community needs, such as residential units, green spaces, or modern commercial hubs, Woodridge can effectively address the existing oversupply and vacancy issues. This approach not only revitalizes underused properties but also ensures that redevelopment efforts are sustainable and economically viable in the long term.



Mobility Takeaways

Comprehensive Approach to Accessible Transportation

Woodridge is committed to adopting a “complete streets” philosophy in its transportation planning, emphasizing accessibility and safety for all users. This includes the elderly, disabled, and those who prefer non-vehicular modes of transportation. As part of the Comprehensive Plan, the Village aims to expand its network of shared-use paths, which currently extends over 21 miles and connects to over 100 miles of regional trails. This initiative will explore new funding opportunities for constructing additional paths and identify suitable streets for on-street bicycle accommodations such as bike lanes and sharrows. These efforts are designed to weave a tighter fabric of connectivity across the community, promoting active and inclusive transportation options.

Challenges of Integrating Pedestrian and Bicycle Mobility

Despite its strengths in vehicular connectivity, Woodridge faces significant challenges in integrating pedestrian and bicycle mobility due to its existing roadway network. Major highways like I-355 and I-55, along with arterial roads such as 75th Street and Route 53, provide excellent local and regional connectivity but are perceived as barriers to non-vehicular movement. The high traffic levels and the physical layout of these roads make it difficult for pedestrians and cyclists to navigate safely. This situation highlights a critical area for improvement in reducing the physical and psychological barriers these major thoroughfares create, enhancing accessibility for all residents.

Navigating Jurisdictional Challenges to Enhance Roadway Safety

The management of Woodridge’s arterial streets involves multiple jurisdictions, including the Illinois Department of Transportation (IDOT), Illinois State Toll Highway Authority (ISTHA), and DuPage County Division of Transportation (DuDOT). This spread of control limits the Village’s direct influence over roadway improvements and access modifications. To address this, Woodridge is actively seeking collaborative relationships with these agencies to advocate for roadway changes that better serve the local community’s needs. By aligning with regional transportation authorities and pushing for adaptive changes, Woodridge aims to create a more integrated and responsive mobility infrastructure that supports its vision of a safe, accessible, and connected community.



Parks & Natural Areas Takeaways

Maximizing Community Impact Through Comprehensive Green Space Management

Woodridge boasts a robust parks and recreation system managed by the Woodridge Park District, which oversees 679.4 acres of parkland, including diverse recreational facilities and natural areas. This extensive network is designed to enhance the quality of life for all residents by offering a variety of recreational options suited to different needs, from mini-parks for quick visits to large community parks for more extensive activities. Strategic developments, such as enhancing connectivity between parks and expanding walking and biking trails, align with the Village's vision of accessible and vibrant public spaces.

Collaborative Conservation Efforts to Strengthen Regional Connectivity

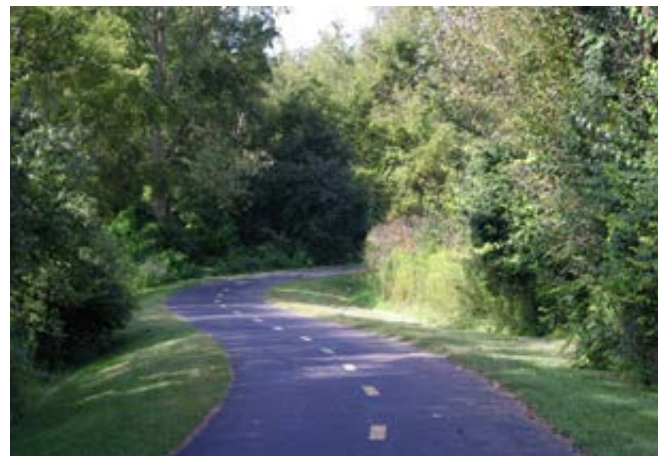
The Village's proximity to significant forest preserve lands managed by the DuPage County Forest Preserve District provides unique opportunities for conservation and recreation. These preserves play a crucial role in enhancing regional green spaces and promoting environmental stewardship. Collaborative efforts with the Forest Preserve District help ensure these areas are maintained and accessible, promoting ecological health and connecting Woodridge with broader regional conservation strategies.

Leveraging Forest Preserves for Educational and Sustainable Community Practices

Woodridge utilizes its forest preserves as vital resources for environmental education and sustainable practices. Programs facilitated by the Forest Preserve District, such as guided nature walks and conservation workshops, leverage these areas to foster community involvement and environmental responsibility. Additionally, these preserves act as natural connectors to neighboring communities, enhancing regionalism and shared goals. Enhancements in trail linkages and coordinated activities across community boundaries strengthen the Village's role in the regional network, improving ecological resilience and community well-being.

Fostering Regionalism through Shared Natural Assets

The integration of Woodridge's parks and the surrounding forest preserves supports a vision of cohesive regional development. By promoting accessibility to these green spaces and enhancing their ecological and recreational functions, Woodridge strengthens regional ties and fosters a sense of shared community identity. This strategic approach not only enriches the local quality of life but also positions Woodridge as a key player in regional sustainability efforts, making it an attractive place for residents and visitors alike.



Utilities & Infrastructure Takeaways

Essential Services for a Growing Community

Woodridge's infrastructure encompasses critical systems like water service, stormwater management, and transportation, essential for everyday life and the community's well-being. The Public Works Department diligently maintains these systems, ensuring reliable and safe service delivery. The water system serves approximately 9,500 homes and businesses, providing nearly 1 billion gallons annually, demonstrating effective management and conservation efforts that have kept demand stable despite community growth.

Adaptive Water Management and Conservation Initiatives

Water supply is an important area of concern, with the Village sourcing high-quality water from Lake Michigan via the DuPage Water Commission and ensuring readiness with emergency wells. Conservation initiatives, guided by the Village's municipal codes and supported by regional programs like the Water Conservation and Protection Program (WCAPP), are in place to promote sustainable water use among residents. These measures are crucial as they enhance the resilience of water services against climate-related challenges.

Stormwater and Flood Management for Resilient Infrastructure

The stormwater system, with its extensive network of sewers and detention ponds, plays a vital role in managing runoff and protecting against flooding. Adherence to the DuPage Countywide Stormwater and Floodplain Ordinance ensures that new developments meet stringent standards, enhancing flood resilience. The Village's proactive approach includes regular maintenance and upgrades to the stormwater infrastructure, aligning with best practices and regional planning efforts to mitigate flood risks effectively.

Strategic Sewer Management and Community Support Programs

The sanitary sewer system, managed by the Woodridge-Greene Valley Wastewater Facility, highlights an efficient waste management operation capable of treating significant daily volumes. The Village supports residents with initiatives like the Private Sanitary Sewer Incentive Program, which encourages upgrades to reduce backups and stormwater infiltration, demonstrating a commitment to improving infrastructure resilience and public health.

Integrating Environmental Stewardship with Infrastructure Planning

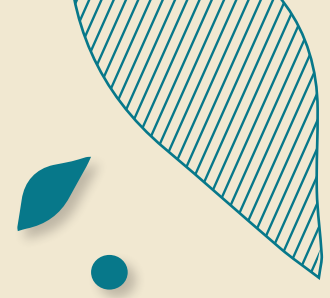
Woodridge's strategic infrastructure planning is not only about maintaining and upgrading systems but also integrating environmental stewardship into every aspect. This approach is evident in the management of local watersheds and the adoption of green infrastructure practices, which enhance the ecological health of water systems and contribute to the overall sustainability of the community.



About Woodridge

Local History

Woodridge started as a wooded forest along the DuPage River, originally inhabited by the Potawatomi, Ojibwa, Ottawa, and Sac tribes until the Black Hawk War in 1833 concluded with the forced removal of all tribal communities from the state of Illinois. Over the next century, groups of settlers from the east coast and Germany progressively moved to the area and established farms. The small farming community was isolated from rail development, making it difficult to access from the growing Chicago metropolis. The area remained predominantly rural for this reason until after World War II. The postwar economy promoted roadway improvement and construction projects and dramatically shortened the travel time from downtown, making the area an attractive option for young families looking for housing.



In 1958, a plot of land southeast of 75th Street and Route 53 was selected as the site of a new housing development. The houses were quickly purchased, mostly by veterans receiving loans through the GI Bill, and the area was named “Woodridge” due to its location on a ridge overlooking the river.

The Village of Woodridge was officially incorporated the following year on August 24, 1959, with a population of just under 500 residents. In less than 40 years, Woodridge transformed from a small farming community to a densely populated suburb. Housing and commercial development continued with strategic land acquisition, which led to development and expansion of services and infrastructure. Between 1961 and 1976, six new schools were constructed. In 1972, the annexation of the Woodridge Center development site doubled the Village’s land area. In 1977, Wilton Industries opened a facility in Woodridge and became one of the first major industrial employers. The opening of Interstate 355 in 1989 increased accessibility to and from downtown Chicago, strengthening the village’s connection to the broader region. Today, Woodridge is home to nearly 35,000 residents.

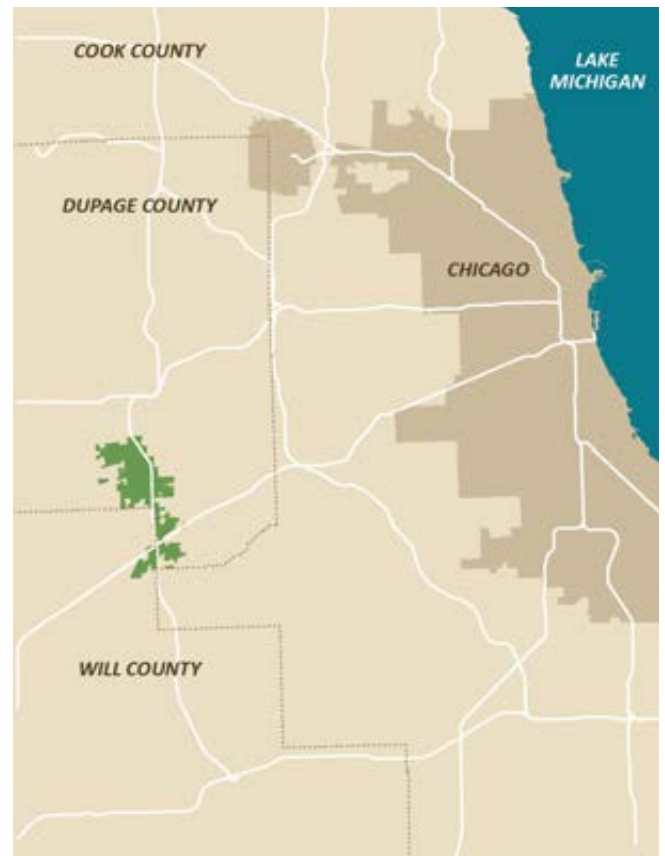




Regional Context

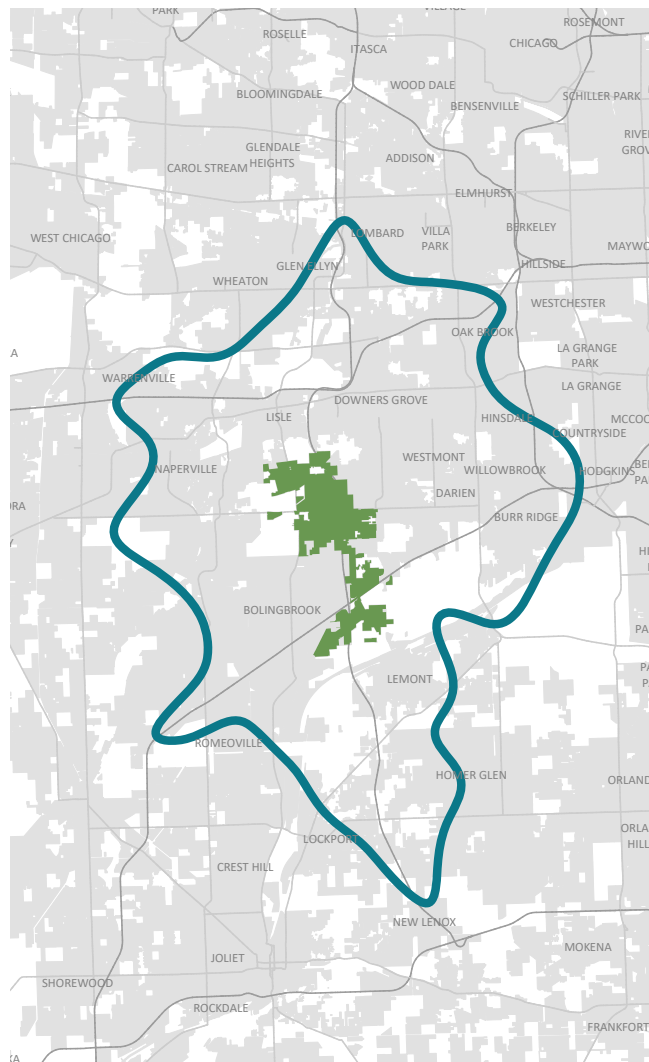
Woodridge is located in southern DuPage County and northeastern Will County, just west of the Des Plaines River and approximately 20 miles southwest of the Chicago Loop. As of the 2020 Census, Village limits encompass a total area of 9.65 square miles. Two major interstates connect Woodridge to downtown Chicago and the larger region: I-355 running north and south and I-55 running east and west.

Woodridge is located directly east of Naperville and shares a border with several other municipalities, including Lisle, Downers Grove, Darien, Romeoville, Lemont, and Bolingbrook. While portions of Woodridge are located in DuPage, Cook, and Will counties, the Village is primarily situated in DuPage County. Woodridge is an active participant in DuPage County organizations, including the Chamber of Commerce and Convention and Visitors Bureau, and regularly coordinates with neighboring jurisdictions.



Much of the Community Profile and Market Assessment in this report focuses on the Woodridge Trade area. The trade area was determined by using mobile device data to pull home zip code locations of foot-traffic to key residential and commercial locations: Centerpointe of Woodridge and Main Street at Seven Bridges for the period October 1, 2023, to September 30, 2024. Centerpointe had a total of 984 thousand visits during this period and Seven Bridges had 1.6 million total visits. Approximately 70% of total visitors live within a 15-minute drive area, which is what is used in this report as the trade area.

Analyzing the trade area provides a more comprehensive look at the trends and patterns that influence Woodridge. The Community Profile and Market Assessment chapter provides insights and information about both the overall trade area, as well as Woodridge, specifically.



Community Profile

While Woodridge remains the focal point of the demographic analysis, recognizing the interconnected nature of the surrounding trade area enriches our understanding of local trends. This area, which encompasses neighboring communities such as Downers Grove, Naperville, and Lisle, influences and reflects the demographic shifts occurring within Woodridge. Together, these areas form a cohesive region, where understanding the broader demographic context is crucial for targeted community planning and development.

The source for the demographic data presented in this section is ESRI Business Analyst Online and Business Data. ESRI data analytics pull predominantly from the US Census Bureau American Community Survey, as well as a variety of other sources to ensure accuracy.



Population Change

From 2010 to 2020, Woodridge saw a modest population increase from 33,104 to 34,166, marking a growth of approximately 3.21% over the decade. This growth was followed by a slight decline from 2020 to 2024, where the population decreased to 33,164, representing a reduction of about 2.93%. This reflects a period of relative demographic stability with a small overall increase since 2010.

Looking ahead, the planning team in Woodridge has opted for manual projections to better reflect local developments, particularly the addition of over 100 new residential units expected to come online within the year, along with the exploration of various opportunity sites that could introduce additional residential units over the next decade. To anticipate the impact of these developments, the team adjusted the growth rate to 0.2% per year starting in 2025, doubling the average annual growth rate of 0.1% observed from 2010 to 2024. This approach assumes a positive exponential growth reflecting an optimistic outlook for population increase, driven by strategic residential expansions and enhancements within the community.

33,164

total population estimate
2024

33,833

total population projection
2030

The demographic trends in Woodridge, including changes in household composition and size, reflect shifts similar to those occurring in other parts of DuPage County, characterized by evolving family structures and an increase in single-person households. Generally, trade areas experiencing a decline or limited growth in population alongside growth in households indicate a shift in demographics and housing preferences. This is often driven by an aging population and an influx of young singles and couples without children who are moving into the neighborhood. The younger generation is opting to invest in existing homes, such as ranches or split-level detached dwelling units built in the 1970s, and are spending additional resources to renovate these older housing products.

This is typically how mature suburban areas like Woodridge regenerate. While the trade area population is forecasted to grow by only 40 persons annually between 2024 and 2034, households are projected to increase by nearly 200 annually (1,995 in total). This demographic shift is also underscored by the 6,908 homes sold in the trade area over the past 24 months. Well-educated young professionals are increasingly choosing to invest in the Woodridge area, drawn by its community features and the potential for home value appreciation.

Figure 1: Demographics - Population

POPULATION (POP) & HOUSEHOLD (HH) GROWTH							
	WOODRIDGE TRADE AREA	WOODRIDGE	NAPERVILLE	DOWNERS GROVE	BOLINGBROOK	LEMONT	DUPAGE COUNTY
POP 2034 Projection	424,292	33,833	132,678	47,834	65,425	13,890	918,089
POP 2029 Projection	423,213	33,497	132,463	47,682	65,441	13,943	917,846
POP 2024 Estimate	423,885	33,164	132,659	47,926	65,403	14,056	919,632
POP 2020 Census	430,988	34,166	124,415	49,279	63,600	12,465	932,877
POP 2010 Census	419,114	33,104	131,646	47,105	65,503	14,144	916,922
Growth 2024-2034	0.10%	2.02%	0.01%	-0.19%	0.03%	-1.18%	-0.17%
Growth 2024-2029	-0.16%	1.00%	-0.15%	-0.51%	0.06%	-0.80%	-0.19%
Growth 2020-2024	-1.65%	-2.93%	6.63%	-2.74%	2.84%	12.76%	-1.42%
Growth 2010-2020	2.83%	3.21%	-5.49%	4.61%	-2.91%	-11.87%	1.74%
HH 2034 Projection	165,785	12,857	48,390	19,357	21,870	5,439	347,445
HH 2029 Projection	164,263	12,712	48,105	19,234	21,478	5,365	345,296
HH 2024 Estimate	163,790	12,725	47,943	19,303	21,295	5,377	344,694
HH 2020 Census	165,803	11,499	44,508	19,718	20,590	4,690	348,216
HH 2010 Census	158,480	12,162	47,022	18,768	19,988	5,084	337,129
Growth 2024-2034	1.22%	1.04%	0.93%	0.28%	2.70%	1.15%	0.80%
Growth 2024-2029	0.29%	-0.10%	0.34%	-0.36%	0.86%	-0.22%	0.17%
Growth 2020-2024	-1.21%	10.67%	7.72%	-2.11%	3.42%	14.66%	-1.01%
Growth 2010-2020	4.62%	-5.45%	-5.35%	5.06%	3.01%	-7.75%	3.29%

Age Cohort Distributions

In the Village of Woodridge and its surrounding trade area, the age cohort distribution reveals a diverse demographic landscape that offers unique opportunities for strategic community planning. By focusing on a mix of opportunities across different age groups, Woodridge can continue to create vibrant, inclusive, and sustainable environments that cater to the specific needs of each demographic segment. This approach enhances the quality of life for all residents as well as fostering robust placemaking initiatives that contribute to the overall vitality and attractiveness of the community. Effective placemaking, rooted in these demographic insights, ensures that public spaces and community projects resonate with and support the population, reinforcing a sense of place and belonging for individuals and families alike.

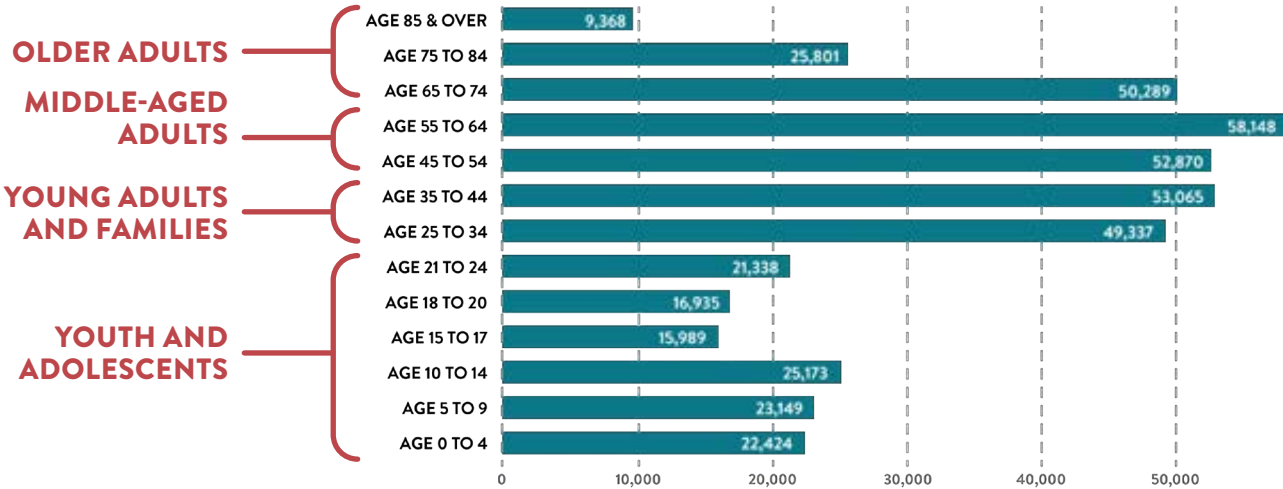
- Youth and Adolescents (Under 25):** Although smaller in numbers, investment in schools, playgrounds, and safe recreational spaces is vital to support the development of children and adolescents, promoting family settlement and long-term community vitality.
- Young Adults and Families (Ages 25-44):** This demographic requires amenities conducive to work-from-home lifestyles and family life, such as educational facilities, childcare, co-working spaces, and entertainment and dining options.

- Middle-aged Adults (Ages 45-64):** As one of the largest segments, this cohort values healthcare, wellness programs, and community engagement opportunities. Active living spaces, fitness centers, and community centers that facilitate social interaction are crucial.
- Older Adults (Ages 65 and over):** Significant in the 65-74 and 75-84 brackets, this group needs accessible healthcare facilities and age-friendly community designs that support mobility and social activities, enhancing their quality of life.

With new homes averaging \$1.4 million in nearby areas, focusing on affordable “missing middle” housing options like townhomes can serve diverse economic needs, facilitating a sustainable and inclusive community environment. Strategic community planning in Woodridge should target the development of multi-generational placemaking areas that cater to the varied needs and lifestyles of its residents, ensuring a high quality of life and fostering a sense of community belonging.



Figure 2: Age Cohort Distribution, 2024



Household Income & Purchasing Power

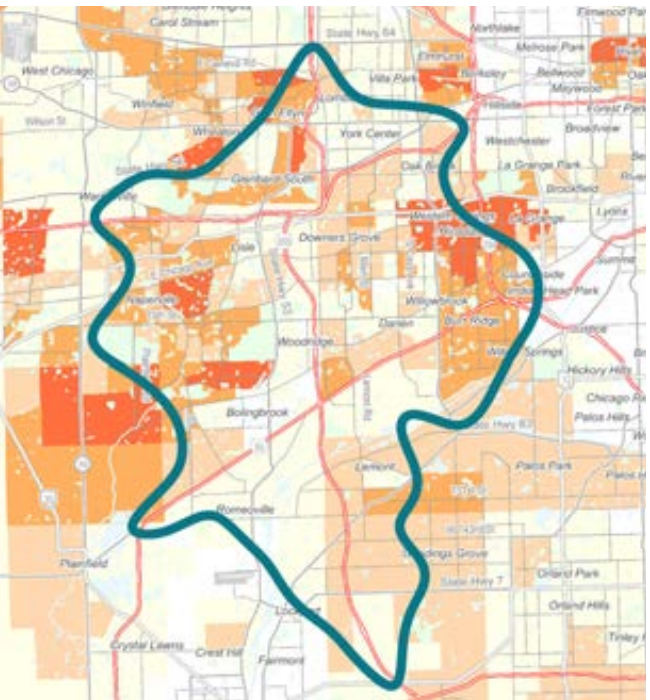
In Woodridge, the average household income predominantly ranges between \$100,000 to \$140,000, reflecting a solid middle to upper-middle-class economic base. This level of income suggests that Woodridge’s residents possess moderate to high purchasing power, supporting a diverse range of consumer behaviors and lifestyles. Within the Village, there are also pockets where incomes surpass \$220,000, particularly around identified opportunity sites, indicating areas of higher affluence that may influence local retail and service sectors.

Expanding the view to the broader trade area, which includes nearby cities such as Naperville and Downers Grove, the income levels exhibit significant diversity. The average household income for the trade area is nearly \$150,000, about 25% higher than the \$120,000 average for the Chicago Metropolitan Statistical Area (MSA). This elevated income level translates to consumer households spending on average 17% above the national consumer spending, which encompasses categories like food (groceries and restaurants), housing, apparel, transportation, and personal services.

Additionally, healthcare spending in the trade area is nearly 40% above the U.S. average, indicative of an aging population. Entertainment expenditures are also notably high, at nearly 30% above the U.S. average, reflecting not only the appeal to a younger generation but also to the diversity of generations that reside in the Woodridge area. It’s worth noting that consumers in this region allocate about \$0.36 of every dollar to housing, aligning with averages for both the Chicago MSA and the U.S. as a whole.

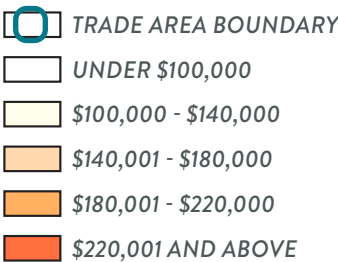
Given this economic backdrop, Woodridge stands out as part of one of Illinois’ more affluent counties, enhancing its appeal as a residential community and its potential for economic development. The local planning in Woodridge should focus on enhancing amenities that cater to both the middle and upper-income residents—such as upscale dining, specialty retail, and luxury services—to capitalize on the area’s robust purchasing power. Furthermore, the development of more affordable housing options, such as “missing middle” housing, could attract and retain a diverse demographic, supporting long-term community growth and vitality. This strategic approach ensures that Woodridge remains an attractive and dynamic place to live, work, and play.

Figure 3: Average Household Income Map, Trade Area



\$148,931

average household income
2024



Business & Employment Profile

The Woodridge trade area encompasses a dynamic and diverse economic environment with a total of 26,962 businesses, employing 357,644 individuals. This demonstrates a thriving marketplace with substantial employment opportunities across various sectors.

Retail trade is particularly prominent, with 2,125 businesses employing 81,029 people. Retail trade businesses include brick and mortar retailers, as well as nonstore retailers, such as those that utilize catalogs and door-to-door sales. The robust retail presence highlights the area’s capacity to cater to a wide consumer base, supporting both local needs and attracting visitors from neighboring regions.

Excluding retail trade, healthcare and social assistance is the dominant employment sector: 9,149 total businesses and 48,740 total employees. This includes physicians, nurses, medical assistants, home health aides, social workers, therapists, and administrators working in hospitals, clinics, nursing homes, and other facilities.

Professional, scientific, and technical services is the third dominant sector. Occupations include lawyers, accountants, architects, engineers, computer systems designers, consultants, researchers, and others.

Additional major business sectors include manufacturing, accommodation and food services, and educational services. While not represented as one of the major business sectors in the table below, Transportation and Warehousing accounts for 501 of the total businesses and 9,527 of the total employees in the trade area. This is important to note as many of these businesses are located in Woodridge.

The job-to-occupied housing ratio is a critical indicator of the area’s economic vibrancy. With a ratio of 2.18 in the trade area compared to 2.10 in DuPage County, it suggests that for every occupied housing unit, there are more than two jobs available. This ratio indicates a significant influx of commuters into the area, which maintains strong demand in the housing market. The notable point of a one-month inventory of owner-occupied housing reflects a tight real estate market, potentially fueled by workers looking to move closer to their places of employment

This dense concentration of jobs relative to housing suggests that there could be substantial pressures on local infrastructure and housing. Planning strategies might need to focus on developing more housing, particularly in segments that cater to the diverse economic capabilities of this workforce. Addressing this imbalance can aid in reducing commute times, enhancing quality of life, and stabilizing the local housing market.

Figure 4: Major Business Sectors, Trade Area

MAJOR BUSINESS SECTORS, TRADE AREA			
MAJOR BUSINESS SECTORS	WOODRIDGE TRADE AREA		
	TOTAL BUSINESSES	TOTAL EMPLOYEES	% TOTAL EMPLOYEES
Retail Trade	2,125	81,029	23%
Healthcare and Social Assistance	9,149	48,740	14%
Professional, Scientific, and Technical Services	3,142	31,177	9%
Manufacturing	751	25,720	7%
Accommodation and Food Services	1,245	23,743	7%
Educational Services	570	23,328	7%
Other	13,122	155,084	33%

Lifestyle Personas

Lifestyle Personas are geo-demographic segments defined by Claritas. The prevalence of “Middleburg Managers,” “Cruisin’ to Retirement,” and “Movers and Shakers” as the top persona groups in the Woodridge trade area offers insightful implications about the community’s demographic composition, economic status, and lifestyle preferences. Here’s what these findings suggest about Woodridge:

Figure 5: Race & Ethnicity

LIFESTYLE PERSONAS BY HOUSEHOLD		
PERSONA GROUP	TRADE AREA	DUPAGE COUNTY
Middleburg Managers	11.05%	11.97%
Cruisin’ to Retirement	10.21%	11.38%
Movers & Shakers	7.37%	6.34%
Gray Power	6.89%	6.24%
Upper Crust	5.14%	5.38%
Executive Suites	5.06%	4.89%
American Classics	4.37%	4.09%
Winner’s Circle	4.13%	4.03%
Generation Web	3.94%	3.85%
Empty Nests	3.94%	3.84%



Affluent and Established: Middleburg Managers typically represent upper middle-class, well-educated professionals who are well-established in their careers. The presence of this group as a top segment indicates that Woodridge likely has a strong economic base with stable, high-income jobs. These residents may work in managerial or professional roles, contributing to a community culture that values education, professional achievement, and stability.



Aging Population with Leisure Needs: Cruisin’ to Retirement suggests a significant portion of the population is nearing or at retirement age. This group is looking for comfort, leisure, and services that cater to a more relaxed lifestyle. Their presence signifies that Woodridge might have the amenities, healthcare facilities, and recreational options that attract retirees or those planning for retirement. It also implies a need for continued investment in healthcare services, age-friendly infrastructure, and leisure activities that cater to an older demographic.



Dynamic and Engaged Professionals: Movers and Shakers are typically younger than the Cruisin’ group but older and more established than the entry-level professionals. Their presence indicates a segment of the population that is dynamic, possibly entrepreneurial, and highly engaged in both local and global business arenas. This group’s preference for luxury and high-tech lifestyles suggests they might drive demand for upscale housing, advanced technological infrastructure, and premium services.

Race and Ethnicity

In the Village of Woodridge and its surrounding trade area, the racial and ethnic composition reveals a diverse demographic landscape that presents unique opportunities for strategic community planning. With a strong representation of Asian (12.6%), Black or African American (10.7%), and Hispanic or Latino (16%) populations, Woodridge is more diverse than most of the surrounding communities, aside from Bolingbrook.

This diversity creates unique opportunities to build a more connected and inclusive community. By celebrating the Village’s mix of cultures and ensuring that everyone has access to resources and opportunities, Woodridge can enhance quality of life for all its residents. At the same time, this inclusivity can make the community even more attractive to businesses, families, and visitors who value a welcoming and vibrant atmosphere.

Woodridge can focus on creating public spaces and community programs that truly reflect and support the people who live there. By doing so, the Village can foster a sense of belonging for everyone while strengthening its identity as a diverse and dynamic community.



Figure 6: Race & Ethnicity

RACE AND ETHNICITY							
POPULATION BY RACE	WOODRIDGE TRADE AREA	WOODRIDGE	NAPERVILLE	DOWNERS GROVE	BOLINGBROOK	LEMONT	DUPAGE COUNTY
White Alone	66.32%	59.68%	63.32%	80.22%	37.15%	88.77%	64.13%
Black or African American Alone	7.10%	10.69%	4.94%	3.92%	19.97%	1.04%	5.11%
American Indian and Alaska Native Alone	0.43%	0.46%	0.19%	0.24%	1.03%	0.13%	0.59%
Asian Alone	12.01%	12.57%	21.41%	6.16%	13.58%	2.12%	13.33%
Native Hawaiian and Other Pacific Islander Alone	0.04%	0.04%	0.04%	0.03%	0.03%	0.03%	0.03%
Some Other Race Alone	5.32%	7.21%	2.45%	2.01%	14.30%	1.64%	7.26%
Two or More Races	8.79%	9.35%	7.66%	7.41%	13.92%	6.27%	9.55%

HISPANIC OR LATINO POPULATION							
Not Hispanic or Latino	86.65%	84.00%	92.02%	92.06%	70.05%	92.22%	83.23%
Hispanic or Latino	13.35%	16.00%	7.98%	7.94%	29.95%	7.78%	16.77%

Educational Attainment

Higher levels of educational attainment in a community can point to better job opportunities, higher earnings, and lower unemployment rates, which all may influence the local and regional economy. Woodridge has a high level of educational achievement, with nearly half (48%) of its adult population achieving a bachelor's degree or higher. Woodridge's educational attainment is higher than Bolingbrook and Lemont in most categories, particularly at the bachelor's degree and advanced degree levels. Naperville and Downers Grove surpass Woodridge in terms of residents with bachelor's degrees and graduate-level education, indicating potential opportunities for continued investment in education and professional development resources.

Education is a critical factor in economic development, and Woodridge's solid base of higher education positions it as a desirable location for businesses seeking a skilled workforce. Supporting continuing education and skill-building initiatives can also enhance social mobility and inclusivity, ensuring all residents have the tools to succeed.



Figure 7: Educational Attainment, 2024

EDUCATIONAL ATTAINMENT							
POPULATION BY EDUCATIONAL ATTAINMENT 25+	WOODRIDGE TRADE AREA	WOODRIDGE	NAPERVILLE	DOWNERS GROVE	BOLINGBROOK	LEMONT	DUPAGE COUNTY
Less than 9th grade	2.12%	2.24%	1.27%	1.68%	4.66%	2.59%	3.06%
Some High School, no diploma	2.54%	2.45%	1.27%	2.17%	4.37%	1.28%	3.42%
High School Graduate (or GED)	16.51%	17.22%	9.79%	13.62%	23.49%	23.24%	18.35%
Some College, no degree	16.69%	20.42%	12.02%	15.77%	20.57%	19.49%	16.60%
Associate Degree	7.55%	9.65%	5.69%	7.63%	8.62%	10.44%	7.67%
Bachelor's Degree	31.52%	28.79%	39.08%	33.68%	23.81%	26.27%	29.95%
Master's Degree	16.36%	14.16%	23.21%	17.85%	12.00%	13.52%	15.33%
Professional School Degree	4.11%	3.11%	4.25%	4.78%	1.46%	1.96%	3.54%
Doctorate Degree	2.60%	1.97%	3.42%	2.83%	1.03%	1.19%	2.09%
Bachelor's Degree or Higher	54.6%	48.0%	70.0%	59.1%	38.3%	42.9%	50.9%

Contributing Planning Efforts

The section below includes a summary of recent planning efforts undertaken by the Village of Woodridge. These plans and reports have been studied alongside existing conditions to understand what has been done and what priorities are still relevant to include in this Plan.

Janes Avenue Neighborhood Strategy Area Plan (2007)

The purpose of the Janes Avenue Neighborhood Strategy Area (NSA) Plan is to serve as a policy guide for the neighborhood, establishing a future vision and identifying actions necessary to achieve the vision. It is an update to the 1995 plan and continues to address physical, economic, and social issues within the neighborhood, including housing, infrastructure, parks and recreation, facilities, and social services. The Comprehensive Plan is a necessary component of applying for and acquiring Community Development Block Grant (CDBG) funding, which has made projects such as Echo Point Park, Janes Avenue Park, Windy Point Park, and the Orchard Hill Athletic Field improvements possible.

The 2007 planning area is bound by 75th Street to the north, 83rd Street and Orchard Hill Park to the south, Woodridge Drive to the west, and I-355 to the east. Recommendations are categorized under primary issues, including transportation, property maintenance, crime, youth activities, housing, and neighborhood perception. Primary recommendations include traffic and safety improvements at the 83rd Street and Janes Avenue intersection, improving public transportation access, increasing opportunities for community building to boost safety and security, increasing access to childcare and youth enrichment activities, boost housing diversity, and increasing positive public relations efforts.

Village of Woodridge Comprehensive Plan (2007)

The 2007 Comprehensive Plan is an update to the 1995 plan, serving as a reflection of the ongoing community vision and response to the demographic and market changes that have occurred. This plan specifically focuses on the opportunities provided by redevelopment of existing uses and infill sites within Village limits and by property within the planning area. The Comprehensive Plan highlights eight sub-areas, each selected due to their potential for development and/or changing traffic circulation over the lifetime of the Comprehensive Plan. Sub-areas include the following:

- The Seven Bridges Area
- The Janes Avenue Corridor
- North Lemont Road / 75th Street
- Woodward Avenue
- South Lemont Road
- Joliet/Bluff/Davey Roads
- Town Centre
- Woodcrest/Timber Trails

Several of these sub-areas are included in this Plan as their development and redevelopment potential continue to be important considerations when looking towards the future of the Village.

Woodridge Park District Resident Survey Report (2017)

In 2017, the Woodridge Park District conducted a resident survey to understand priority improvement areas for district services and determine short- and long-term action items. A randomized selection of 5,500 residents within the boundaries of the Woodridge Park District were mailed surveys and 683 completed surveys were returned, resulting

in a statistically significant survey with a margin of error of +/- 3.8% at the 95% level of confidence.

Results indicate that most respondents frequently use the Cypress Cove Family Center, ARC, and the Community Center and feel that these facilities should receive the most attention over the next five years. Additionally, Lake Harriet and Lake Carleton were noted as frequently visited parks by most respondents. The facilities with the highest indicated need include walking and biking pathways (88%), nature pathways (71%), and neighborhood/school parks (63%). Compared to the results of the 2009 resident survey, household participation in programs, classes, and activities jumped from 37% to 63%, indicating that overall resident participation in recreational offerings has improved.

Woodridge Park District 2021-2025 Strategic Master Plan (2021)

After conducting the 2017 resident survey, along with analyzing community feedback to date through other mediums and hosting an internal strategic operational assessment in 2020, the Woodridge Park District created a five-year Strategic Master Plan. The Comprehensive Plan focuses on operational adjustments, recreational services, sustained maintenance and capital replacement initiatives, and new capital improvements in order to meet the needs of the community and provide a blueprint for the future. The Comprehensive Plan includes a detailed organizational assessment, community needs assessment, financial analysis, a programming strategic plan, and a long-range Capital Improvement Program (CIP) plan.

Homes for a Changing Region: Village of Woodridge Action Plan (2023)

Homes for a Changing Region (Homes) is a program designed to help local governments in the greater Chicago region analyze, diagnose, and develop market and evidence-based solutions for the housing challenges they face. The program is funded by the Illinois Housing Development Authority (IHDA) and led by the Metropolitan Mayors Caucus.

Homes identified the following challenges for the Village of Woodridge:

- A portion of the housing stock is aging. Over half of the single unit homes and small multifamily buildings were constructed before 1980 and residents have limited resources for property maintenance.
- Woodridge's growing number of aging adults.
- Affordable rental options for the workforce are lacking. More than 1,200 Woodridge renters earn less than \$35,000 per year but there are only about 200 rental units considered affordable at that income level.
- Over the past 10 years, home prices in Woodridge have increased at more than twice the rate of income in both Woodridge and the larger Chicago region.
- Few developable sites remain in Woodridge.

The plan addresses these challenges with several recommendations, summarized below:

- Increase access to rehabilitation.
- Preserve affordability & quality of rentals.
- Explore the potential of an updated accessory dwelling unit ordinance.
- Update the comprehensive plan.
- Engage Woodridge employers in local housing discussions and initiatives.

Village of Woodridge Updated Zoning Code (2024)

In March of 2024 the Village of Woodridge adopted its updated Zoning Ordinance. This zoning ordinance aims to promote the health, safety, and general welfare of the community by ensuring responsible and equitable land use. It seeks to reduce congestion, avoid overpopulation, and prevent overcrowding, fostering proper living and working conditions while curbing the development of blight. The ordinance prioritizes adequate public services, open spaces, and infrastructure, conserving property values and encouraging the appropriate use of land.

Additionally, the zoning ordinance establishes clear standards to protect areas from incompatible uses, mitigate environmental impacts, and guide the design and placement of buildings and structures. It fosters a balanced relationship between residential, business, and industrial areas while addressing nuisances, ensuring compliance through enforcement and penalties.

Intersection Safety and Shared-Use Path Improvements: Lemont Road at Bluff Road and Old Lemont Road (2024)

This project will address traffic safety issues at the Bluff Road and Old Lemont Road intersections along Lemont Road. Currently, both intersections are unsignalized and in need of upgrading as heavy truck traffic has increased alongside the industrial development between the Chicago Sanitary and Ship Canal and the Des Plaines River. Additionally, the project will include a shared use path to connect the existing Centennial Trail to the Southern DuPage County Regional Trail.

This project is being completed by the Village of Lemont. The current scope includes widening the current roadway, installing new traffic signals at Bluff Road and Old Lemont Road, adding a 10-foot wide shared use asphalt pathway, and either rehabbing the

existing Old Lemont Road bridge or constructing a new pedestrian bridge to carry the path across the Des Plaines River. The pathway will be no less than five feet from the edge of the vehicular travel way and will meet prevailing bicycle route and ADA design standards. As of the drafting of this Plan, Phase I is scheduled to begin in 2025 and the project is expected to be completed in 2028.



Boards & Commissions

The Boards and Commissions in Woodridge play a vital role in the community's wellbeing and bring together diverse perspectives and expertise to guide the Village's growth and operations. These bodies provide essential oversight, ensuring that the Village's policies and projects align with the needs and interests of its residents. By addressing specific areas such as planning, safety, and emergency services, these bodies help the Village manage resources effectively, respond to community needs, and maintain a high quality of life for residents. Their advisory role is crucial in creating informed policies, enhancing civic engagement, and supporting sustainable development.

Village Board

The Village Board consists of six Trustees and the Mayor, who serves as Board Chair. The Mayor and the Trustees are elected to "at large" positions for overlapping four year terms. The Village Board is responsible for making policy decisions, passing ordinances, and managing the overall governance of the Village. The Village Board meets twice monthly.

Plan Commission

The Planning Commission consists of seven members appointed by the Mayor and Village Board. The Planning Commission serves the Village Board in an advisory capacity. Priority areas of focus for the Planning Commission include comprehensive plan amendments, land use, and neighborhood character; development proposals including zoning, special use, and subdivision requests; and stormwater variances from the DuPage County Stormwater Ordinance. The Plan Commission meets twice monthly.

Board of Police Commissioners

The Board of Police Commissioners consists of five members appointed by the Mayor and the Village Board. The commission is responsible for hiring all police officers and promoting police officers to the rank of police sergeant. The commission also conducts all hearings on disciplinary matters through the rank of sergeant and sets all standards relating to hiring and promotion.

Police Pension Board

The Police Pension Board consists of five members and administers the pension plan for sworn Woodridge Police Officers. Two members of the Board are appointed by the Mayor, two members are elected from the regular police force, and one member must be a beneficiary of the police pension fund act. The board reviews applications to obtain and participate in the pension fund, as well as manages and invests pension dollars on behalf of Woodridge Police Officers. The Pension Board meets quarterly.

Human Relations Advisory Committee

The Human Relations Advisory Committee (HRAC) consists of eight members appointed by the Mayor and Village Board. The Committee was created in January 2022 with the purpose of deepening understanding and facilitating meaningful connections and conversations around diversity, equity, equality, and inclusion. The goals of the Committee include serving as champions of diversity, equity, equality, and inclusion in Woodridge; providing an opportunity for dialogue and engagement; increasing inclusive community connectedness in a meaningful and sustainable way; and identifying ways in which to celebrate the Village's diverse community. The HRAC meets monthly.

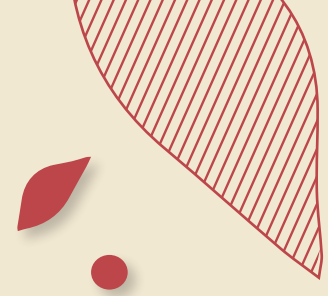


Community Outreach

Outreach efforts ensure the Comprehensive Plan addresses the community's challenges and needs, while helping to achieve their aspirations and visions for the future. The planning team created a tailored engagement approach for Phase 1, which included 17 stakeholder interviews as well as the Woodridge Conversations Tour, a series of five public community listening sessions focused on the nine identified opportunity sites.

In Phase 1, there were over 35 touchpoints with the community, with the ultimate goal of reaching out to as many residents and Village stakeholders as possible. The Village contacted Woodridge community members through social media, email, pop-up events, flyers, yard signs, electronic marquee signs, news outlets, and more. View the infographic for a more detailed overview of the team's outreach efforts.





OVERALL ENGAGEMENT & REACH



207

unique project website visitors



Village Website Pop-up!



7

social posts



7.4K

FOLLOWERS

463

emails sent



Interactive Engagement

35

TOUCHPOINTS



5

Community Conversations

120

Residents & Participants



Community Survey

The Village of Woodridge commissioned the Center for Governmental Studies at Northern Illinois University to conduct a resident survey aimed at assessing the community’s perceptions of living standards, government services, and future needs. The survey, completed by 505 residents, provides critical insights for guiding the planning and enhancement of Village services and infrastructure.

Quality of Life in Woodridge

92.2%	88.9%	87.2%
Quality Neighborhoods	Place to Raise Children	Aesthetically Appealing

Residents of Woodridge express a high level of satisfaction with their living environment. The survey highlights strong positive sentiments regarding neighborhood quality, with 92.2% of respondents rating their neighborhood as an excellent or good place to live. The Village is also highly regarded as a place to raise children, with 88.9% of respondents affirming this sentiment. The aesthetic appeal of residential areas is similarly valued, with 87.2% providing positive ratings.

Despite these favorable views, certain aspects of community life indicate areas for improvement.

- Only 65% of respondents feel a strong sense of community or civic pride, and an even smaller percentage views Woodridge as an excellent or good place to work (64.7%).
- Cultural, arts, and music opportunities are seen as areas for potential improvement, with only 59% of respondents expressing satisfaction.
- Cost of living receives the lowest marks, with less than half of the respondents (46.3%) rating it favorably, highlighting concerns about affordability in the Village.

Housing in Woodridge

65.1%	50.3%
Satisfied with Housing Variety	Believe Affordable Housing is Available

The overall appearance of residential areas is well-regarded (87.2%), yet there is a notable demand for greater diversity and affordability in housing. While the variety of housing options received a moderately positive response (65.1%), only half of the respondents believe affordable quality housing options are adequately available (50.3%).

Transportation in Woodridge

94.5%	67.7%	37.2%
Drivability in Woodridge	Walkability in Woodridge	Quality of Public Transit

Transportation in Woodridge is met with varied responses. Drivability in the Village is highly rated (94.5%), and the availability of walking and biking trails is also viewed positively (82.6%). However, the walkability of Woodridge and the quality of public transportation do not meet the same high standards, with only 67.7% and 37.2% positive ratings, respectively. Public transportation, in particular, is a significant concern, as it also received a high proportion of poor ratings (32.5%).



Economic Development

66.8%	45.4%	45.2%
<i>Satisfied with Aesthetic</i>	<i>Satisfied with Vibrancy</i>	<i>Satisfied with Employment</i>

The economic vitality of Woodridge shows room for growth. While the overall appearance of commercial areas is fairly positive (66.8%), other aspects such as shopping opportunities, the variety of businesses, and dining options receive more modest ratings. The vibrancy of commercial areas and employment opportunities are particularly critical areas for improvement, with only 45.4% and 45.2% satisfaction, respectively.

Inclusion and Belonging

95%
*Feel Included and
Welcome*

A vast majority of respondents feel welcomed and safe in Woodridge, with more than 95% agreeing they feel included and would recommend the Village as a place to live. However, the survey also identifies a need for greater inclusivity and support for vulnerable populations, particularly among Asian and Hispanic residents, and for those requiring special accommodations.



Government-Provided Services

88.1%	83.3%	82.6%
<i>Drinking Water Importance</i>	<i>Public Safety Importance</i>	<i>Snow Plowing Importance</i>

Most Village government services receive high marks, especially for essentials like drinking water (88.1% rated very important), police and public safety (83.3%), and snow plowing (82.6%). Satisfaction levels with these services are consistently high, indicating effective municipal management.

Village Government Customer Service and Communications

80.8%	82.6%
<i>Positive Experiences</i>	<i>Customer Satisfaction</i>

About 80.8% of respondents who had contacted the Village government in the past two years reported that they had positive experiences. Communication effectiveness is well-regarded, with 82.6% satisfaction. However, there is a notable need to better reach renters and non-English speakers to ensure comprehensive community engagement.

Community Engagement

89.5%	89%	88.3%
<i>Love July Fireworks</i>	<i>Love Woodridge Jubilee</i>	<i>Love State of the Village</i>

Community events are cherished, with significant importance placed on the Fourth of July Fireworks (89.5%), Woodridge Jubilee (89%), and State of the Village (88.3%). The interest in new events like a farmers' market (95.4% interest) and a restaurant week (90.3%) suggests that expanding these offerings could significantly enhance community satisfaction.

Stakeholder Listening Sessions Summary

The Woodridge stakeholder interviews reveal several key themes central to the Village’s future development, community well-being, and economic sustainability. Stakeholders across diverse groups—including Village leadership, economic development organizations, businesses, school districts, and the Parks District—highlighted overlapping priorities and challenges, which collectively shape a vision for the Village’s growth and resilience.

Economic Development and Revitalization

Economic development emerged as both a key challenge and an opportunity for Woodridge. Small businesses face hurdles such as operational demands, visibility, and regulatory changes. Stakeholders emphasized the importance of supporting these businesses through networking, education, and infrastructure investments like signage, façade enhancements, and upgraded public spaces. Tourism could play a vital role in the community in the future, with the potential for events, sports tournaments, and indoor recreational facilities offering opportunities to boost economic activity. Strategic collaboration between the Village, business associations, and organizations like Discover DuPage is seen as a key driver for regional success.

“

Boosting our local economy requires collaboration with developers who value thoughtful design and quality of life. This approach can help create vibrant spaces that enhance our daily lives and contribute to a thriving local economy.

STAKEHOLDER CONVERSATIONS

Strategic Redevelopment of Commercial Areas

Redevelopment and revitalization of underperforming commercial spaces, including Centerpointe Plaza and Seven Bridges, are top priorities. Stakeholders identified the need for diversified land use, including mixed-use developments that integrate retail, residential, and community spaces. Enhanced connectivity, aesthetic improvements, and the introduction of anchor tenants and community-centric amenities were seen as critical to re-establishing these areas as vibrant hubs. Additionally, streamlining zoning and development processes could encourage investment and expedite transformative projects.

“

Seven Bridges has the potential to become a popular area and community gathering spot catering to local families and young professionals to retirees looking for convenience and community!

STAKEHOLDER CONVERSATIONS

Infrastructure and Sustainability

Aging infrastructure and the need for sustainable growth were recurring themes across stakeholder groups. Village leadership highlighted the importance of modernizing infrastructure to support development, including addressing outdated facilities and improving public spaces. Investments in green infrastructure, like ADA-accessible trails and native plantings, were linked to both community identity and environmental stewardship. These initiatives reflect a commitment to balancing growth with sustainability.

Housing and Community Identity

Housing discussions highlighted the Village's identity as a diverse and welcoming community. Stakeholders expressed a desire to maintain this identity while addressing evolving housing needs, such as providing senior-friendly housing options and ensuring stability through homeownership. The balance between new rental developments and maintaining community investment remains a point of debate. Stakeholders agreed on the importance of thoughtful development that fosters inclusivity and resilience.

“

People should be able to age in Woodridge - we need to continue diversifying land use and housing options to allow for that to happen.

STAKEHOLDER CONVERSATIONS

“

We need to think about design, not just land use, making sure that future development is both functional and sustainable.

STAKEHOLDER CONVERSATIONS

Education and Collaboration

School districts face challenges related to increasing enrollment, resource limitations, and the social needs of students. Stakeholders emphasized the importance of early involvement in development planning to address the impacts of new housing and population growth. Enhanced collaboration between schools, the Village, and community organizations was identified as a key strategy for addressing shared concerns like transportation, safety, and access to resources. Schools also play an expanded role in addressing social challenges, further reinforcing the need for partnerships and support.

Parks and Recreation

The Woodridge Parks District's efforts to serve the community's recreational needs revealed a desire for expanded connectivity, inclusive programming, and nature-based experiences. Popular parks and the Village Greens Golf Course were highlighted as opportunities for further investment, with stakeholders emphasizing the need for collaboration with the Village on maintenance and long-term planning. Improved bike paths, ADA-accessible trails, and facilities for teens and active seniors were noted as critical needs for the future.

“

Woodridge is a hidden gem! We have so many parks and places to bike and enjoy nature. Let's make the beauty of Woodridge contagious, spreading the word about this wonderful place!

STAKEHOLDER CONVERSATIONS

Collaborative Vision

A unifying theme across all stakeholder groups was the importance of collaboration. Whether addressing economic development, infrastructure, housing, or recreational needs, stakeholders consistently called for partnerships among the Village, businesses, schools, parks, and community organizations. Joint events, shared resources, and strategic planning are viewed as essential for aligning efforts and ensuring Woodridge remains a thriving, resilient community.

Woodridge's future depends on embracing its identity as a diverse, family-friendly community while addressing pressing challenges related to infrastructure, economic development, housing, and recreational needs. By fostering collaboration, investing in key areas, and promoting sustainable growth, the Village is poised to enhance quality of life and ensure long-term success.

Woodridge Conversations Tour

A primary goal of the planning initiative is to envision the development or revitalization of the nine opportunity sites. From the outset, the planning team determined that a comprehensive engagement approach was necessary. This approach included hosting four targeted sessions focused on proximate opportunity sites, as well as one session that encompassed all opportunity sites. Sessions were held at the Seven Bridges Golf Club House and the Woodridge Police Station. In total, over 65 people attended these sessions. Participants were asked to speak about challenges and opportunities related to these sites within the context of Community Needs and Desires, Environmental and Social Impact, Economic Opportunities, and Unique Identity and Aesthetics. They were also asked to envision the future of these sites through “What if…” exercises that proposed alternate future development scenarios.

Who Attended?

All age groups were well represented, with about a quarter of the attendees in their 30s and early 40s. The majority were in their 50s and 60s, capturing a vibrant, active demographic



Reference Chapter 5: Land Use & Development for an in-depth overview of feedback, issues, opportunities, and preferred land uses per opportunity site.

Table Discussions

During all five community open Conversation Meetings, participants engaged in roundtable discussions across four themes, each designed to elicit insights into the potential improvements and developments of the nine opportunity sites.

At the **Community Needs & Desires** Table, the focus was on tailoring each of the nine sites to better serve the community’s broad spectrum of recreational, social, and service-oriented needs. Discussions revolved around the introduction of amenities, activities, and services that could transform these sites into popular local destinations. The conversations were particularly directed towards identifying gaps in community facilities within Woodridge and brainstorming potential enhancements that could improve daily life while ensuring accessibility and utility for all community members.

The **Environmental and Social Impact** Table provided a platform for participants to discuss sustainable and inclusive development for the nine sites. Attendees considered the integration of green spaces, water features, and the use of sustainable materials and designs that promote inclusivity. There was a strong emphasis on how these developments could enhance accessibility for people of all abilities, aiming to set new standards for responsible and community-focused development.

At the **Economic Opportunities** Table, discussions were centered on the economic potential of developing the nine sites. The focus was on identifying types of businesses, services, and attractions that could thrive in these areas, enhancing local economic vitality and providing value to both residents and visitors.

The **Unique Identity and Aesthetics** Table encouraged participants to think about how each development could reflect and enhance the unique character of Woodridge. Ideas on architectural styles, public art, and other design elements that could create a strong sense of place.

What If?

In addition to these structured discussions, each meeting featured a “What If?” segment aimed at stimulating open-ended thinking for each of the nine sites. This exercise encouraged participants to break away from conventional ideas and envision bold, innovative uses for the sites. By removing traditional constraints, this segment inspired participants to think expansively about the sites’ potential, helping to foster a dialogue centered on transformative possibilities that could redefine urban development within the community. An example “What If” exercise is shared below for the Zigfield Troy Golf Course opportunity site.

Zigfield Troy Golf Course

A. What if this space became a multi-purpose recreation and health and wellness hub?

Consider the possibility of interpretive trails with signs about local flora, wildlife, and ecology. How could this space offer both recreation and learning? Imagine spaces for walking trails, outdoor fitness classes, a picnic area, or even a small community garden. What kinds of amenities would make this site a place people want to spend time?

B. What if Zigfield Troy became a vibrant mixed-use site with recreation, housing, and small businesses?

Imagine a combination of residential units, shops, and services, integrated with green spaces for both active and passive recreation. What types of businesses or amenities would make this a place where people want to live, work, and play?

C. What if the site included both public green spaces and small commercial areas?

Picture walking trails, picnic spots, and sports areas alongside cafes, a fitness studio, or community spaces. How could the balance of nature and convenience attract people of all ages?



A Few Quick Thoughts!

The following section presents quotes from community members, highlighting their perspectives on the land uses they believe are most valuable and necessary for Woodridge's development. These insights reflect the community's priorities and the areas they feel are crucial to focus on for the future growth and well-being of our area.

“

Woodridge is distinguished by its seamless blend of urban amenities and natural beauty!

STAKEHOLDER CONVERSATIONS

“

75th Street and Janes Avenue used to be a bustling commercial center, and it can be again. We need to break up the asphalt with more green spaces and pedestrian pathways, creating a welcoming gateway that tells everyone they're in Woodridge.

STAKEHOLDER CONVERSATIONS

“

If we're adding new townhomes or housing, we need to carefully consider the impact on our schools and traffic. We want to make sure our neighborhoods are not impacted negatively.

STAKEHOLDER CONVERSATIONS

“

I envision Zigfield Troy not just as a golf course, but as a vibrant mixed-use hub. Imagine a place with cozy restaurants offering open-air dining and an expansive community park featuring multiple amenities. It's about creating a space that brings our community together, but accessible to everyone.

STAKEHOLDER CONVERSATIONS

“

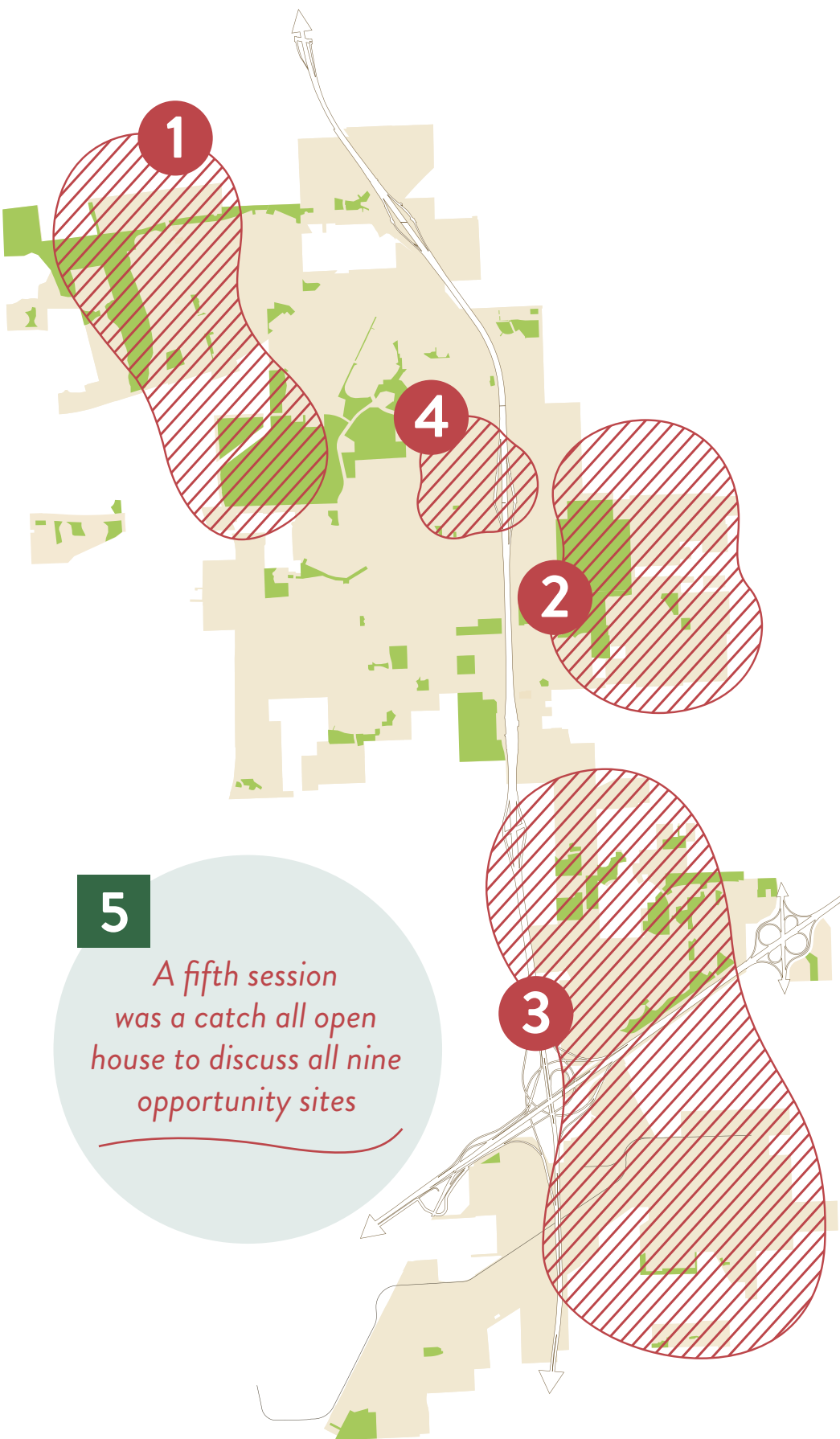
Centerpointe has the largest acreage for potential change. We need to transform this area into a mixed-use destination that's not hidden behind berms. It should be a place where you can live, work, and play. Think of an area that rivals Downtown Naperville with its welcoming vibe and longevity.

STAKEHOLDER CONVERSATIONS

“

These opportunity sites in Woodridge really give us the chance to build something special—a dynamic, cohesive community where peaceful residential areas and bustling commercial spots coexist beautifully. If we plan these developments carefully, we can boost our local economy, offer a variety of housing choices, and really elevate the quality of life here. It's all about making sure we prioritize what the community needs!

STAKEHOLDER CONVERSATIONS



5

*A fifth session
was a catch all open
house to discuss all nine
opportunity sites*

1. North

*Seven Bridges / River Edge /
SEC of 53rd & 75th St.*

 **Monday, Nov. 4th**

 **5 to 7 pm**

 **Seven Bridges Club
House** *(One Mulligan Dr.)*

2. East

*Zigfield Troy / Woodgrove Festival
/ Northern sections of Lemont Rd.*

 **Wednesday, Nov. 6th**

 **5 to 7 pm**

 **Police Station Com.
Room** *(7215 Janes Ave.)*

3. South

*Woodward Ave. / Boughton Rd. /
Southern sections of Lemont Rd.*

 **Tuesday, Nov. 19th**

 **5 to 7 pm**

 **Police Station Com.
Room** *(7215 Janes Ave.)*

4. Central

*Centerpointe Shopping Center /
75th & Woodward Ave / Janes Ave.*

 **Monday, Nov. 25th**

 **5 to 7 pm**

 **Police Station Com.
Room** *(7215 Janes Ave.)*



*The photos provided
are from multiple
Conversations events.*







Market Assessment

Overview

This chapter assesses the residential, commercial, industrial, office, and hotel market conditions in Woodridge and its surrounding trade area. It provides key insights and information to guide the planning process and establish market-driven strategies that promote economic growth throughout the Village.

The residential market currently faces a tight housing supply, creating opportunities for the development of a variety of housing types, including detached dwelling units, townhomes, and multi-unit projects. Conversely, the retail market faces significant challenges, including high vacancy rates and outdated shopping centers, which hinder further retail development. The industrial market is strong in Woodridge, which is considered a premier location. Additionally, this chapter integrates insights from key stakeholders to provide context for the data, offering a comprehensive understanding of market conditions.





HOUSING



57%

Woodridge single
unit homes



43%

Woodridge
multi-unit
housing

RETAIL MARKET



1.2M SQUARE
FEET

Woodridge leasable
space

INDUSTRIAL MARKET



4.9%

I-55 industrial
corridor vacancy
rate

RETAIL DRIVERS



SEVEN BRIDGES

1.6M

annual
visitors



CENTERPOINTE

984K

annual
visitors



Housing Tenure

Owner-occupied housing is dominant at 73.2% for the 15-minute trade area and 64.6% for the housing units within the Woodridge boundary. The percentage of owner occupancy is slightly lower than nearby communities, which could be attributed to a lower single unit housing stock and a higher multi-unit residential housing stock in the village. Approximately 6% of housing is unoccupied in the 15-minute trade area and 5.6% of the housing stock is unoccupied in Woodridge. This points to either vacant or absentee ownership. Generally, that implies a healthy housing market, one where the supply is in relative equilibrium to demand. What is not conveyed in these data points, which are a static U.S. Census-based snapshot, is the home sales velocity. Within the trade area, 288 homes sold per month in the 15-minute trade area (Envionics, 2024).

Housing Stock

Woodridge has a diverse housing stock, with more multi-unit housing inventory than surrounding communities and DuPage County. Only 57% of the housing stock in Woodridge is comprised of single unit detached or attached housing, compared to 71% in DuPage County.



Figure 8: Housing Tenure, 2024

HOUSING TENURE							
Housing Tenure	Woodridge Trade Area	Woodridge	Naperville	Downers Grove	Bolingbrook	Lemont	DuPage County
Owner-Occupied	73.21%	64.60%	74.37%	76.27%	78.58%	81.53%	72.20%
Renter-Occupied	26.79%	35.40%	25.63%	23.73%	21.42%	18.47%	27.80%
Vacant or Absentee Ownership	6.00%	5.60%	4.70%	5.40%	3.80%	5.20%	5.60%

Figure 9: Housing Stock, 2024

HOUSING STOCK							
Housing Units in Structure	Woodridge Trade Area	Woodridge	Naperville	Downers Grove	Bolingbrook	Lemont	DuPage County
Single Unit Detached	60.04%	50.92%	61.93%	63.07%	71.22%	77.17%	58.83%
Single Unit Attached	9.62%	5.81%	12.60%	6.05%	15.72%	9.68%	11.78%
Multiple Unit: 2 Units	0.74%	0.41%	1.22%	0.65%	0.81%	3.29%	0.83%
Multiple Unit: 3 or 4 Units	2.90%	3.20%	2.83%	1.81%	0.72%	3.02%	3.40%
Multiple Unit: 5 to 19 Units	12.33%	28.16%	13.25%	12.09%	5.28%	3.35%	12.90%
Multiple Unit: 20 to 49 Units	5.28%	4.13%	3.18%	6.88%	1.99%	0.06%	4.58%
Multiple Unit: 50 or More Units	8.77%	6.82%	4.72%	8.97%	4.13%	3.41%	7.39%
Mobile Home or Trailer	0.30%	0.55%	0.21%	0.48%	0.08%	0.00%	0.27%
Boat, RV, Van, etc.	0.03%	0.00%	0.06%	0.00%	0.04%	0.00%	0.02%

Rental Market

Woodridge Trade Area

The multifamily rental market within the trade area demonstrates robust demand and a high occupancy rate, reflecting a well-performing sector in alignment with historical trends. Of the 16,142 market-rate apartment units spread across 130 properties, 788 units are currently available for rent, equating to an impressive 95% occupancy rate. This figure underscores the strength of the rental market and aligns with a decade-long pattern of sustained demand.

The area includes three apartment properties offering a mix of affordable and market-rate units, indicating some level of diversity in housing options. However, the vast majority of units remain firmly within the market-rate category.

The quality of the apartment inventory varies, with 1,230 units classified as Class A—representing the highest standard of construction and amenities—distributed across eight properties. Among these, The 450 at 450 Woodmoor Drive in Lombard, Illinois, is the most recent addition, having been completed in 2021. In contrast, the newest multifamily property in Woodridge is Woodridge Horizon, which has 93 units built in 2016.

Evidence of pent-up demand for higher-quality apartments in the Woodridge market is apparent. Over the past 12 months, 101 units have been absorbed while only 68 new units were delivered.

Rent concessions have been minimal, averaging just 1.0%, further illustrating the competitive nature of the market.

Rent growth in the trade area has averaged 4.2% annually over the past decade, with projections suggesting a steady, though slightly moderated, annual growth rate of 3.1% through 2029. The investment environment remains strong, as reflected in a 6.0% annual return on investment with sales, highlighting the premium placed on existing apartment properties and developable land in this high-demand market.

Looking ahead, the pipeline of new apartment developments suggests incremental growth in housing stock. Projects scheduled for delivery in 2026 include:

- **5330 Main Street, Downers Grove:** A proposed development featuring 33 units.
- **4915 Main Street, Downers Grove:** Another smaller-scale project with 22 units.
- **230 Yorktown Shopping Center, Lombard:** A significant project poised to deliver 621 units, contributing substantially to the market's inventory.

These forthcoming developments, coupled with the area's historical performance and limited rent concessions, suggest that demand for rental housing in the trade area will remain robust. However, the constrained pipeline also points to an ongoing need for strategic investment in multifamily housing to meet the growing market appetite.

16,142

total apartment units

\$1,803

average market rent
per unit

5%

vacancy rate



Woodridge

The Woodridge apartment market, with 3,874 units spread across 35 properties, demonstrates steady demand and a high occupancy rate. Of these units, 220 are currently available for rent, resulting in a 94.3% occupancy rate that aligns closely with the 10-year historical trend.

Market-rate properties dominate the landscape, accounting for 3,605 units distributed across 33 properties. The remaining inventory consists of a small but notable mix of affordable and market-rate units, highlighting limited affordable housing diversity within the housing stock.

Despite strong occupancy, the apartment market is marked by a significant lack of new development. There are currently no apartment projects under construction, nor are any scheduled to break ground in the foreseeable future. This stagnation in new supply may pose challenges to meeting future demand, particularly as the region continues to maintain a high occupancy rate.

3,874

total apartment units

\$1,724

average market rent
per unit

5.7%

vacancy rate



For-Sale Market

Woodridge Trade Area

The trade area exhibits a tight housing market, driven by high demand and limited supply. Over the past 24 months, 6,908 homes have sold in this area, averaging 288 sales per month. With only 290 homes currently listed for sale, the resulting inventory stands at a slim 1.0 month—indicative of significant market pressure. Much of this demand comes from young couples and families relocating from other parts of the Chicago metropolitan area, as well as from cities such as New York City, St. Louis, and San Francisco.

Despite the age of the housing stock, with many detached dwelling unit homes over 50 years old, the market has experienced remarkable growth. Sale prices increased by 16.3% between December 2023 and December 2024. Of the 290 homes listed, 72 are new construction, representing an important but limited addition to the inventory.

The competitiveness of the market is further highlighted by transaction patterns. Of the 6,908 homes sold in the past two years, 45% sold above the asking price, while 18% required price reductions to close a sale.

Woodridge

Within Woodridge, the median days on market for homes is among the shortest in the trade area, averaging just 43 days compared to 57 in Naperville and 60 in Downers Grove. This reflects strong local demand and a need for better-quality detached dwelling unit housing. Despite this, the Woodridge housing market has slightly more availability with 1.7 months of inventory.

While new construction plays a modest role in addressing market needs, the enduring popularity of Woodridge suggests pent-up demand for improved housing inventory, both in terms of quality and availability. The fast pace of sales in Woodridge and the rising price trajectory align with broader trends in the trade area, further underscoring the need for strategic planning to address housing shortages.

Within Woodridge, there is an opportunity to introduce more “missing middle” housing to the community. Missing Middle housing refers to house-scale buildings with multiple units located within walkable neighborhoods. Introducing a mix of housing product types to the Woodridge market will help meet consumer demand.



INTERNATIONALE ESTATES



WOODRIDGE HOUSING STOCK

Retail Market

Woodridge Trade Area

The retail market in the trade area reflects several challenges, with an oversupply of space and vacancies concentrated in larger retail centers. Of the 10 million square feet of gross leasable area in the broader market, approximately 1.1 million square feet—11% of the total—is vacant. Much of this vacancy is tied to regional malls like Yorktown Center and The Shops on Butterfield, as well as power centers such as Promenade Bolingbrook, The Grove, and Centerpointe of Woodridge.

Centerpointe of Woodridge, a 467,000-square-foot power center spread across 47 acres, illustrates the difficulties facing the local retail landscape. With 128,000 square feet of space available for lease, the majority—108,000 square feet—is tied to a vacant JCPenney building. The property, owned by Namdar, is under financial strain, with a commercial mortgage-backed securities (CMBS) loan balance of \$29 million due in early 2027. Meanwhile, repurposing

efforts have been made, with a U-Haul self-storage facility occupying the former Hobby Lobby space.

The retail environment in Woodridge is emblematic of broader trends, where changing consumer habits and e-commerce growth have left traditional retail formats struggling to adapt. This is evident in the high vacancy rates and the significant challenges faced by large-scale centers within the Village.

When applying the standard metric of 60 square feet of retail space per household to the forecasted addition of 1,995 households in the 15-minute trade area by 2034, the market appears oversupplied by 1.1 million square feet. This excess space hinders growth opportunities. Speculative construction faces significant barriers, as prospective tenants often favor the lower rents of existing vacant spaces over the cost of new builds.

This imbalance underscores a fundamental issue with retail in both the broader trade area and within Woodridge's boundaries, highlighting the need for adaptive reuse strategies, targeted redevelopment, and a pivot toward retail formats that align with evolving consumer preferences and market realities.

1.1M SQUARE
FEET

vacant leasable
space

11%

of total leasable
space is vacant



U-HAUL FACILITY, CENTERPOINTE

Woodridge

Of the 10.0 million square feet of gross leasable retail space in the 15-minute drive trade area, 1.2 million square feet are located within the Village of Woodridge. Of this, 186,000 square feet represent direct vacant space, reflecting the distressed state of the Village's retail sector.

The challenges are epitomized by Centerpointe Plaza. Since Sam's Club closed its 143,000-square-foot store in 2017, tenants have struggled to fill the void. Hobby Lobby temporarily occupied 43,000 square feet of the space, while smaller tenants, including the 25,000-square-foot Pickled indoor golf venue and the 20,000-square-foot Bear Paddle Swim School, have partially addressed the gap. Despite these efforts, the 108,000-square-foot former JCPenney box has remained empty since 2017. Overall, this 467,000-square-foot center has 144,000 square feet of direct vacant space. Redevelopment efforts are further complicated by the property's fragmented ownership, with five different owners creating significant obstacles to cohesive planning and execution.

Across the Village of Woodridge, a total of 186,000 square feet of direct vacant retail space is available for lease. These spaces remain on the market for an average of 25.6 months, underscoring sluggish tenant demand. Additionally, the 24-month lease renewal rate is only 59.7%, significantly below the healthy threshold of 80%, indicating instability as tenants opt to relocate rather than renew their leases.

This oversupply highlights the critical role of public sector intervention in helping to address these challenges. Economic incentives, blighted property designations, or even eminent domain may be necessary to facilitate redevelopment and reposition the Village's retail sector for long-term success.

186K SQUARE
FEET

vacant leasable
space

15%

of total leasable
space is vacant

Business Association, Broker, and Developer Takeaways

Stakeholder conversations revealed important insights about the retail environment in Woodridge. Conversations focused on regulatory processes, strategic planning, additional placemaking, and attraction of anchor businesses.

Some noted that restrictive zoning regulations and lengthy development processes may deter investment, prompting recommendations for streamlining procedures to encourage timely and effective development.

Centerpointe Plaza illustrates these issues, with difficulty filling its significant vacancies. There is continued interest in some of the vacant spaces for a variety of different uses. However, high costs and a lack of strategic investment in landscaping and tenant attraction make filling these vacancies challenging. Successful redevelopment here could serve as a catalyst for broader community revitalization.

Seven Bridges, regarded as Woodridge's pseudo downtown, highlights opportunities for collaboration. Financial constraints hinder efforts to enhance the area's appeal through decorations, events, and infrastructure upgrades. Creating common spaces like playgrounds or biergartens and improving connectivity with lighting and tree planting could establish it as a vibrant destination. Regular events such as car shows, concerts, and tree lightings can draw visitors and foster community connections.

Developers and brokers stress the importance of anchor tenants for retail success. Mixed-use developments combining retail with residential or office spaces are promising but require careful planning to meet market demands. Convenience stores, grocery stores, and fast-casual restaurants are particularly sought after.

Industrial Market

The Village of Woodridge is located within the South I-55 industrial corridor submarket. Woodridge's location in this submarket leverages its proximity to major transportation arteries and the broader economic landscape of the Chicagoland area, making it a strategic and coveted site for logistics and manufacturing firms. Recent economic policies aimed at boosting manufacturing capabilities in Illinois have begun to bear fruit, and incentives for tech-driven supply chain innovations are currently being implemented. These initiatives, coupled with Illinois' commitment to infrastructure enhancements like the recent expansion of I-55, have facilitated smoother freight movements, benefiting sectors reliant on just-in-time delivery models. Woodridge is situated in the heart of this and is considered to be a premier market.



UNION PACIFIC INTERMODAL TERMINAL, JOLIET

The corridor's accessibility is enhanced by several significant infrastructure projects recently undertaken in the region, including upgrades to I-55 and I-355, which improve traffic flow and reduce transportation times. Additionally, the proximity to Intermodal Terminal in Joliet enhances Woodridge's appeal to third-party logistics (3PL) companies by facilitating efficient container transport and distribution. These developments make Woodridge a compelling choice for companies looking to optimize their logistics operations within the Midwest.

The past decade has solidified Woodridge's reputation as a logistics center, with over 1 million square feet of flex and specialized space added between 2012 and 2024. This growth has been accompanied by an increased demand for logistics space, as evidenced by a low vacancy rate of 4.9% and significantly high net absorption. Recent data indicates that the area saw around 1.3 million square feet of logistics projects completed in Q4 2024, with additional projects under construction, signaling a healthy pipeline of industrial development.

1.3M SQUARE FEET

logistic projects
completed Q4 2024

12.5M SQUARE FEET

total industrial space
Woodridge

Woodridge itself encompasses approximately 12.5 million square feet of the South I-55 Corridor’s total 104.8 million square feet of industrial space. The village’s strategic site selection at the I-55/I-355 nexus is a preferred location for logistics and warehousing operations, providing unmatched access to regional markets.

Woodridge faces the common suburban challenge of balancing industrial growth with residential community interests. Progressive planning could introduce mixed-use developments that integrate light industrial with residential or commercial uses, offering a buffer zone and reducing potential land-use conflicts.

Figure 10: Industrial Indicators

INDUSTRIAL INDICATORS I-55 SUBAREA		
TYPE	RENTABLE BUILDING AREA	VACANCY RATE
Logistics	87,564,806 SF	5.5%
Specialized Industrial	13,838,021 SF	1.0%
Flex	3,452,189 SF	4.7%

290K SQUARE FEET

industrial space under construction I-55 corridor

5.3M SQUARE FEET

developed within the past two years I-55 corridor

Innovative Development Models

Given the market’s shift towards larger distribution centers, an innovative approach could involve developing smaller-scale incubator spaces that cater to a variety of businesses.

2300 Wisconsin, Downers Grove, IL

These spaces, could be similar to the 2300 Wisconsin facility in Downers Grove, which showcases an innovative hybrid flex space model. Combining office space, production facilities, and warehouse capabilities, this facility has created a versatile environment that supports a mix of traditional manufacturing and modern business needs. This approach maximizes space utilization and more importantly fosters collaboration among a diverse community of businesses, from startups to established industries.



2300 WISCONSIN, DOWNERS GROVE, IL

X Space, Austin & Houston, TX

Other models, nation-wide, have been blending industrial and commercial uses to stimulate local economic growth and reduce land-use conflicts, including X Space in Austin and Houston, Texas. This facility offers multi-use units that can be used for office space, warehouse space, art studios, music production, photo studios, and more. A concept like this can serve diverse users from tech startups to

creative artisans, potentially transforming Woodridge into a hub for innovative and flexible industrial uses. Such developments not only utilize space more efficiently but also create a vibrant community of businesses that can lead to economic synergies.



XSPACE, AUSTIN, TX

Economic Development Incentives

Woodridge could explore economic development incentives such as tax increment financing (TIF) districts or enterprise zones that offer tax advantages or financial assistance to qualifying businesses. Such incentives can be particularly effective in areas poised for redevelopment or requiring significant infrastructure improvements.

Long-term Strategic Vision

Woodridge could benefit from a strategic vision that positions it as a versatile industrial hub capable of adapting to changes in the logistics and manufacturing sectors. This vision would involve continuous collaboration between municipal leaders, business communities, and developers to foster an environment that supports sustainable industrial growth and community wellbeing.

Recent Developments

2110 Wallace Way

This newly constructed 132,892 SF free-standing industrial facility is located one mile from I-55 and I-355 in Will County. The building features a 32' clear height, 38 exterior truck docks, two drive-in doors, 4,228 SF of office space, and up to 3,000 amps of power. Additional amenities include 133 auto parking spaces and ESFR sprinklers. The space is divisible to 45,000 SF, making it well-suited for various industrial uses.



8110-8118 Lemont Road

This 217,100 SF industrial facility was completed in 2024. The facility is designed for flexibility, with space divisible to 50,000 SF, making it suitable for a range of industrial uses.



Office Market

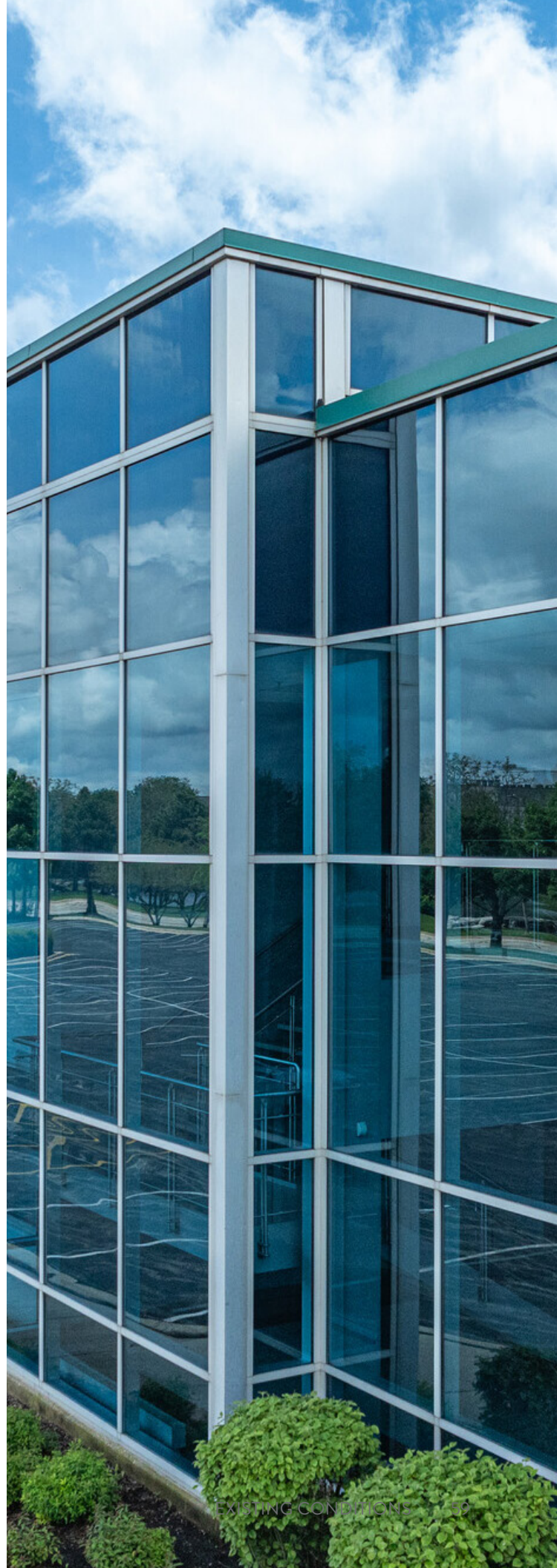
In general, the US office market is grappling with changing workforce dynamics driven by the rise of remote work, work-from-home trends, and hybrid models. Within the Woodridge trade area, the office market faces substantial challenges. Of the 17.7 million square feet of office space in the trade area, nearly 25%, or 3.5 million square feet, is currently available for lease. The market has experienced significant vacancies, with 316,000 square feet vacated in the past 12 months and nearly 450,000 square feet in the past 24 months. Furthermore, lease renewal rates are low, with only 34% of existing leases renewed in the past two years.

Vacant office spaces sit on the market for an average of 21 months before being leased. Across key performance indicators, the office market is at a 10-year low in absorptions, deliveries, and sales volume, while vacancies are at a 10-year high. The cap rate has reached a 10-year high, and year-over-year rent growth is negative at -1.3%.

There is little to no opportunity for new traditional office building construction in this market. Given these trends, adaptive reuse or mixed-use developments may provide more viable opportunities.



OFFICE SPACE, SEVEN BRIDGES



EXISTING CONDITIONS - 2019

Hotel Market

Although there are no hotels within the Woodridge Village boundary, the trade area hotel market demonstrates resilience and potential opportunities. The 37 hotel properties in the trade area encompass 4,853 rooms, mostly located along the I-88 and I-55 corridors. These hotels maintain a 12-month occupancy rate of 65.3%, near a 10-year high, with an average daily rate (ADR) of \$113, also a 10-year high.

Upscale to Upper-Upscale Tier

This segment includes 16 properties, such as Aloft, Embassy Suites, Hilton Garden Inn, and Residence Inn, comprising 2,226 rooms. These properties report a 12-month occupancy of 63%, a \$150 ADR, and an average total revenue of \$6.6 million per property, compared to \$3.4 million for the overall hotel market. A Hyatt Place is proposed to open in Bolingbrook in 2027.

Midscale to Upper-Midscale Tier

This segment includes brands like Tru by Hilton, Best Western, Extended Stay, and Holiday Inn, totaling 1,710 rooms across 16 properties. These hotels report 65% occupancy, a \$100 ADR, and an average revenue of \$2.4 million per property. Proposed projects in this segment include a Tru by Hilton in Romeoville in 2025 and a Holiday Inn in Downers Grove in 2027.

DuPage County offers nearly 15,000 hotel rooms, with a 12-month occupancy rate of 63.4% and a \$115 ADR. Although there is no current hotel construction, the market remains active due to demand generated by conventions, trade shows, and entertainment and sporting events. There is potential to explore a curated boutique-style hotel as part of a mixed-use placemaking project to differentiate from existing inventory and appeal to niche markets.

Economic Development Stakeholder Takeaways

Several stakeholder conversations focused on economic development within Woodridge. These conversations centered on support for small businesses and tourism potential.

Small businesses face significant hurdles, including visibility issues, overwhelming operational demands, and regulatory challenges. The first two years are particularly difficult for startups, highlighting the need for enhanced support through networking, education, and joint initiatives with the Village. Infrastructure improvements, such as better signage, façade enhancements, and upgraded public spaces, could further support business success and attract customers.

Tourism is another vital economic driver in the region. Discover DuPage focuses on leveraging events, sports tournaments, and conventions to bring visitors and economic activity to the region. According to them, developments like indoor sports facilities, water parks, and other attractions hold significant potential to boost tourism. While there is an opportunity for hotel development in Woodridge, new hotels require careful planning to balance economic benefits with community concerns that may arise from increased tourism.

Collaboration is key to addressing these challenges and maximizing opportunities. Organizations emphasize the importance of partnerships with the Village, parks districts, and other stakeholders. Joint events, shared resources, and improved communication can strengthen business networks and promote regional attractions.



Land Use & Development

Developing & Growing Forward

This chapter focuses on an assessment of current land use, zoning, and community character within the Village of Woodridge. It also provides a comprehensive overview of each of the nine opportunity areas, including market takeaways, transportation highlights, and the community feedback garnered for all of the sites. In order to begin envisioning the future of growth and development in Woodridge, it is critical to have a thorough understanding of existing physical conditions, as well as a grasp of community desires and needs. This assessment provides insights into how land is utilized within Woodridge, where gaps exist, and where there are opportunities to develop in a way that is aligned with Village goals and community expectations.

QUICK FACTS:

TOTAL VILLAGE AREA:

6,276.0
ACRES

or

9.8 MI²

THE VILLAGE CODE INCLUDES

11 ZONING DISTRICTS

AND WAS RECENTLY
UPDATED IN

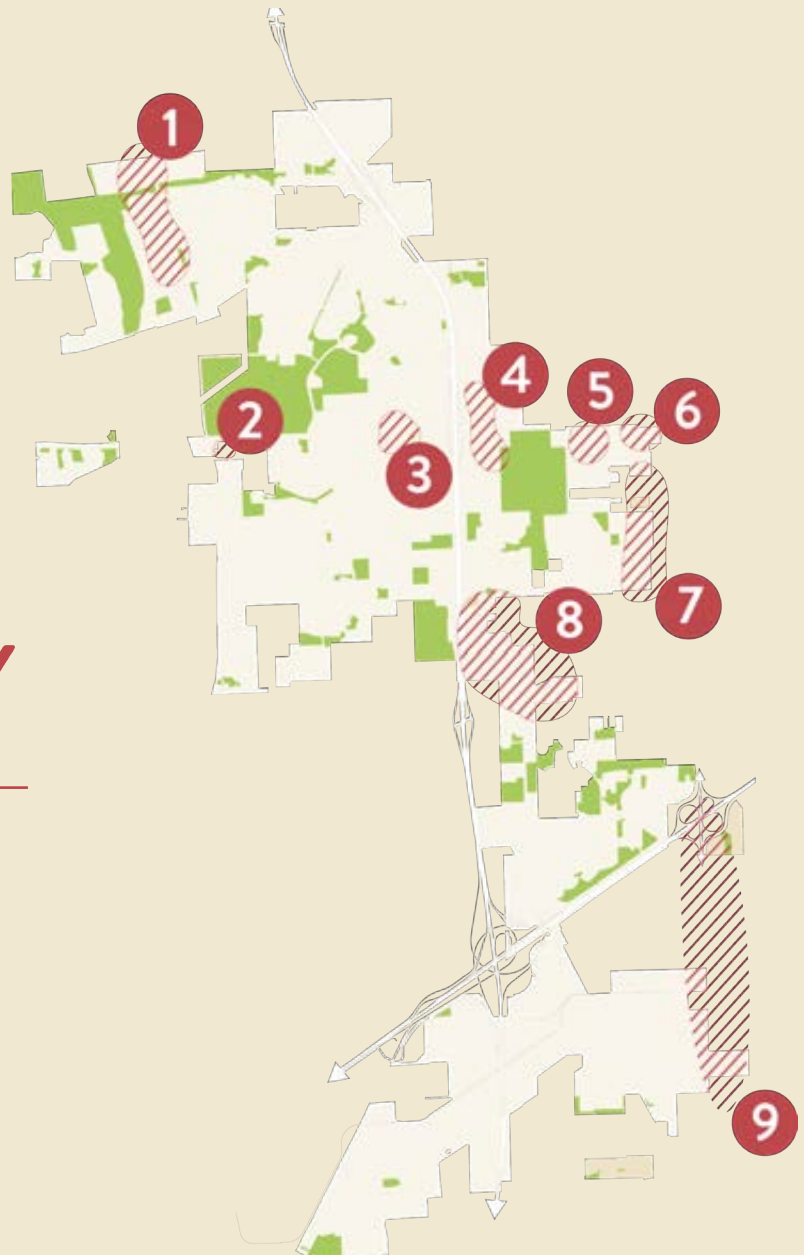
NOVEMBER 2024

THIS PLAN HIGHLIGHTS:

9

**OPPORTUNITY
SITES**

OR AREAS PRIMED FOR
DEVELOPMENT AND /
OR REDEVELOPMENT
THROUGHOUT THE
VILLAGE



Community Land Use

Assessing land use establishes a baseline for understanding how land is currently used and organized within a community — whether for residential, commercial, industrial, or recreational purposes. This assessment sheds light on existing infrastructure, housing, economic activities, and public amenities. Analyzing land use patterns can reveal inefficiencies, such as incompatible land uses or underutilized areas and can highlight areas for new development, preservation, or conservation. These insights form a foundation for making informed, strategic decisions that balance growth, sustainability, and quality of life.

In Woodridge, the predominant land use is residential (43%), and these areas are distributed throughout the Village. Generally, residential uses are found in groupings of similar uses that make up larger neighborhoods. The majority of residential uses are comprised of single family residential (38%), but smaller pockets of multi-family residential (6%) can

be found closer to major corridors and commercial areas. Woodridge has a variety of housing options available and supports higher density living for people in different life stages.

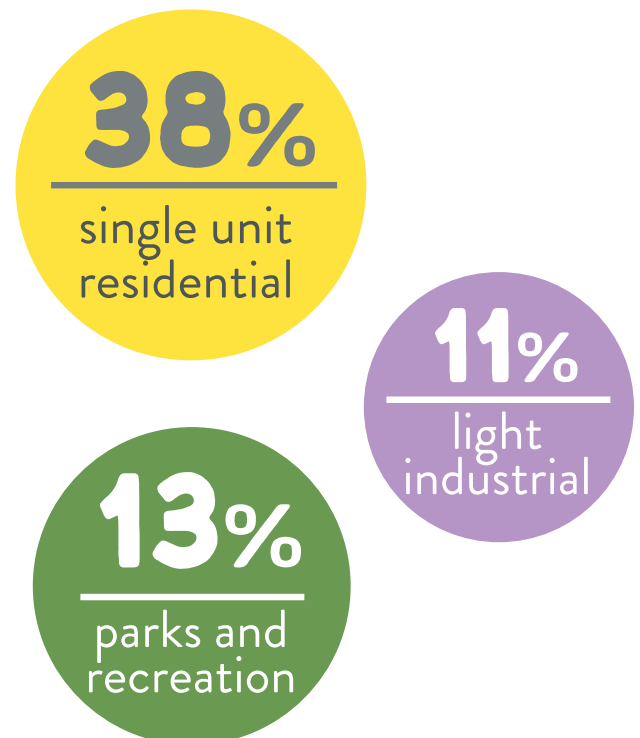
The second most common land use category (22%) is parks, recreation, and open space. Woodridge has a vast network of parks, open space sites, woodlands, and wetlands. The Woodridge Park District maintains over 680 acres of parkland throughout the Village, ensuring that all residents have access to green space.

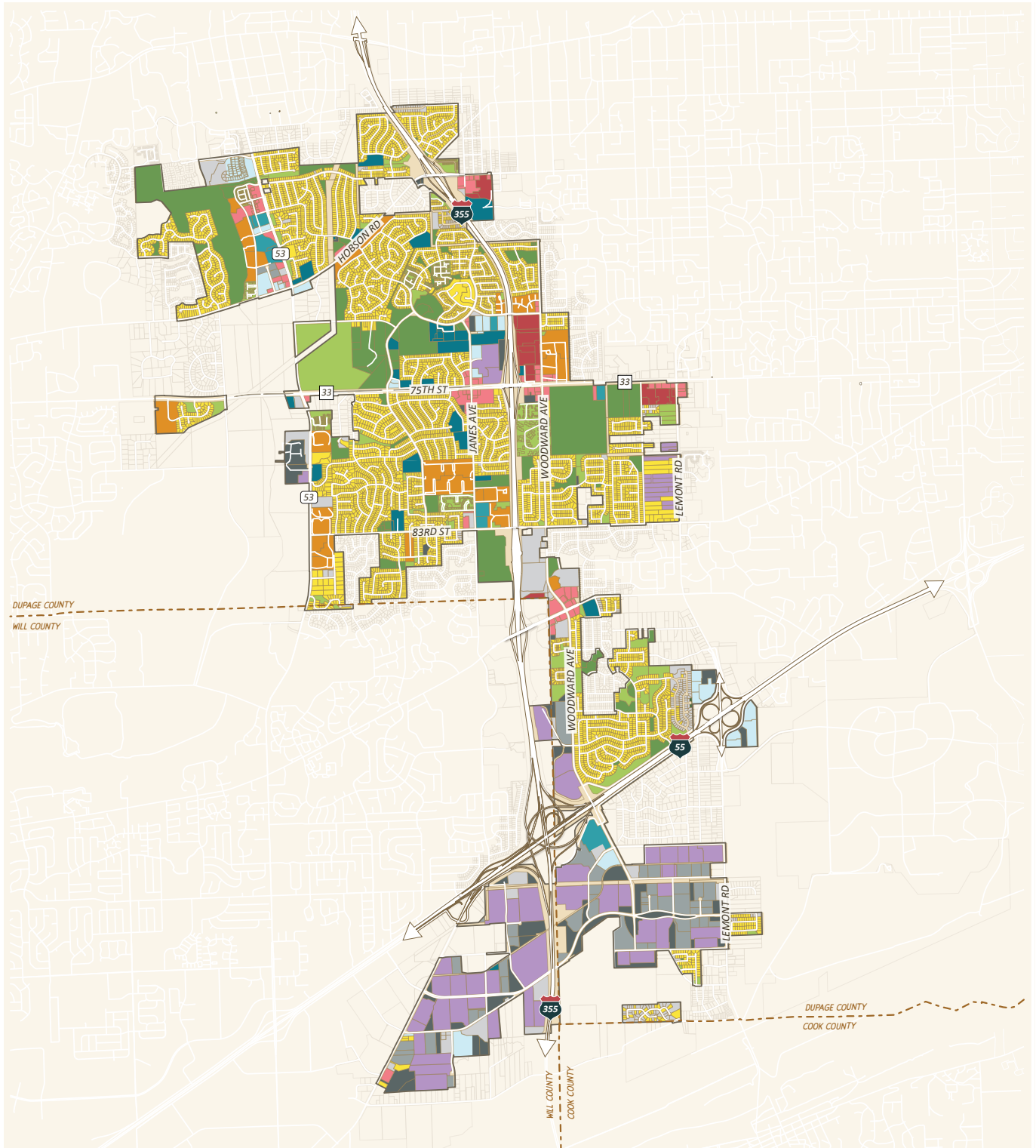
The third most common land use category (11%) is light industrial. Woodridge has taken advantage of its proximity to downtown Chicago and access to major interstates by developing a network of business parks, warehouses, and distribution facilities in the southern portion of the Village. Woodridge is home to nine business parks and provides space for over 95 different businesses.

Overall, Woodridge is mostly built out and developed. The remaining distribution of land uses support Village operations, infrastructure, and the day-to-day needs of residents.

Figure 11: Land Use Breakdown

WOODRIDGE LAND USE		
LAND USE	ACRES	PERCENT OF TOTAL
Single Unit Residential	1,932.47	37.60%
Parks and Recreation	645.42	12.56%
Light Industrial	546.19	10.63%
Open Space	459.68	8.94%
Multi-Family Residential	292.92	5.70%
Vacant	273.37	5.32%
Manufacturing	235.90	4.59%
Transportation and Utilities	214.79	4.18%
Institutional	139.76	2.72%
Office	124.59	2.42%
Neighborhood Commercial	120.64	2.35%
Community Commercial	76.54	1.49%
Cultural/Entertainment	54.22	1.05%
Agricultural	23.60	0.46%





EXISTING LAND USE

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; CHICAGO METROPOLITAN AGENCY FOR PLANNING (CMAP)

■ OPEN SPACE	■ NEIGHBORHOOD COMMERCIAL	■ LIGHT INDUSTRIAL
■ PARKS AND RECREATION	■ OFFICE	■ TRANSPORTATION AND UTILITIES
■ SINGLE FAMILY RESIDENTIAL	■ CULTURAL AND ENTERTAINMENT	■ VACANT
■ MULTI-FAMILY RESIDENTIAL	■ INSTITUTIONAL	
■ COMMUNITY COMMERCIAL	■ MANUFACTURING	



0' 1,800' 3,600'

Zoning

The Woodridge zoning ordinance serves as a key tool for managing land use and development within the Village. By dividing the community into distinct zoning districts, the ordinance regulates where certain activities can occur, promoting orderly growth while safeguarding public health, safety, and welfare. It plays a significant role in shaping Woodridge's identity by preserving the character of different areas and encouraging a balanced mix of land uses.

The ordinance designates 11 zoning districts, each tailored to specific types of development, such as residential, commercial, and industrial. Each district includes its own set of regulations, including building height limits, lot sizes, and setbacks, ensuring that development is compatible with the surrounding environment.

Last updated in March 2024, the zoning ordinance reflects the Village's commitment to fostering development that enhances the quality of life for Woodridge residents while supporting sustainable growth and preserving community character.

Residential Districts

R-1 Detached Single Dwelling Unit District is intended for larger lot single-unit residential dwellings and has a minimum lot area of 43,560 square feet.

R-2 Detached Single Dwelling Unit District allows for smaller lot single-unit residential dwellings and has a minimum lot area of 12,000 square feet.

R-3 Detached Single Dwelling Unit District is intended for compact single-unit residential dwellings and has a minimum lot area of 8,200 square feet. This district makes up the majority of residential zoned areas of the Village.

A-1 Attached Dwelling Unit District allows for attached single dwelling units, including duplexes or townhomes, and/or attached multi-unit housing, including apartments or condos. The minimum lot area is 4,350 square feet per dwelling unit and maximum building height is two stories or 35 feet, whichever is lower.

A-2 Attached Dwelling Unit District is intended for a higher density of attached single dwelling units, including duplexes or townhomes, and/or attached multi-unit housing, including apartments or condos. The minimum lot area is 2,275 square feet per dwelling unit and the maximum building height is 3 stories for multi-unit housing and 2 stories for attached single dwelling units.

Commercial Districts

B-1 Neighborhood Commercial District supports small- to medium-scale businesses that serve day to day needs of residents.

B-2 Community Shopping District is intended for commercial centers that provide a range of businesses.

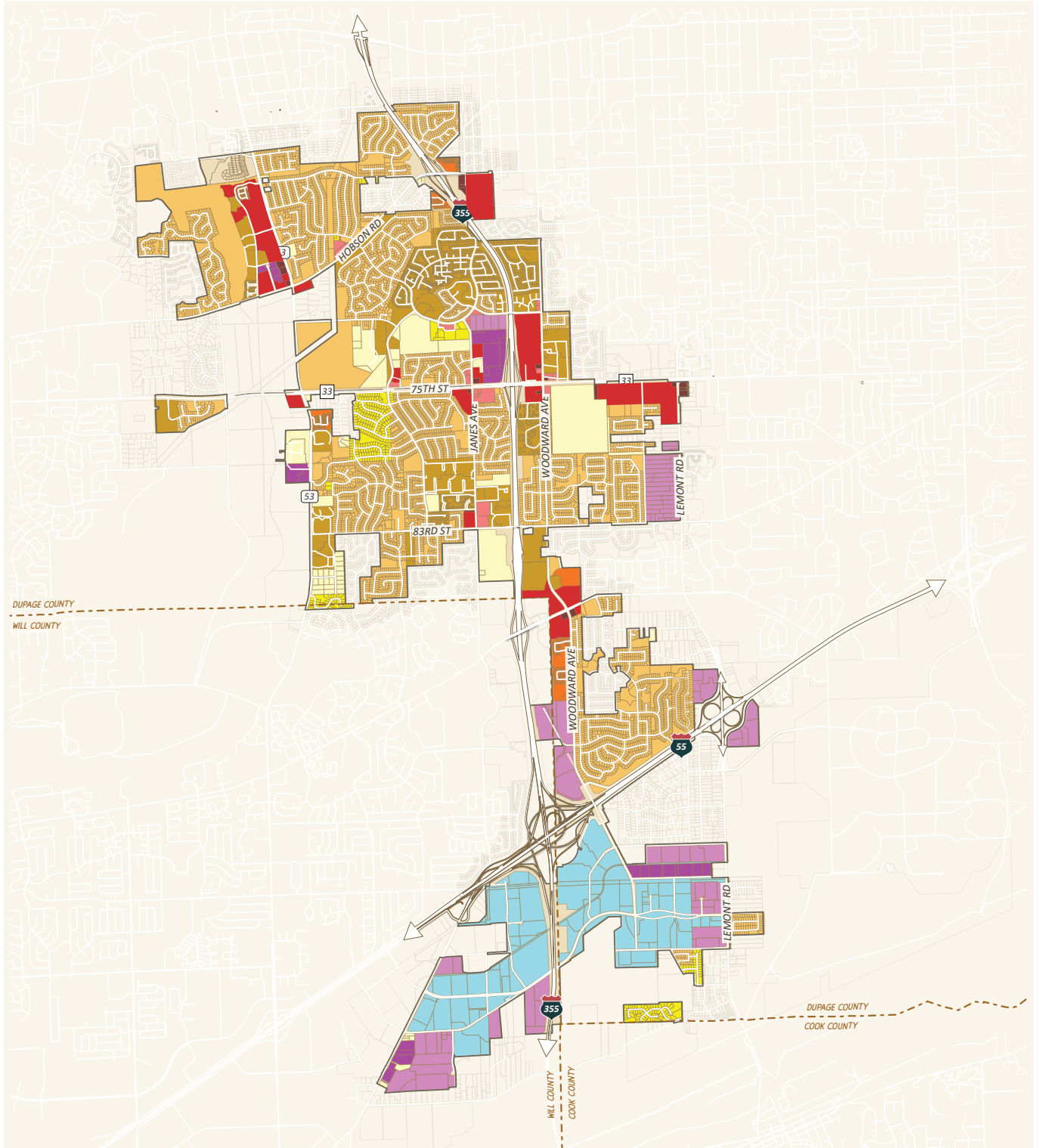
B-3 Highway and Service Business District is intended for larger commercial uses that are more impactful to adjacent land uses.

RBC Regional Business Center District facilitates business park development for industrial, logistic, and manufacturing uses. Areas zoned RBC are clustered together in the southern portion of the Village along the I-355 corridor, south of the I-55 interchange, and acts as a true district area. According to Village policy, no additional areas shall be zoned RBC but maintenance of existing facilities and development in open spaces in the area should be supported as needed.

Industrial Districts

ORI Office, Research, and Light Industrial District areas support business parks, logistics, and distribution operations and are primarily located near interstates and major roadways.

M-1 Manufacturing District supports industrial development that is more impactful to adjacent land uses.



EXISTING ZONING

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES

- R-1 DETACHED SINGLE DWELLING UNIT DISTRICT
- R-2 DETACHED SINGLE DWELLING UNIT DISTRICT
- R-3 DETACHED SINGLE DWELLING UNIT DISTRICT
- A-1 ATTACHED DWELLING UNIT DISTRICT

- A-2 ATTACHED DWELLING UNIT DISTRICT
- B-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- B-2 COMMUNITY SHOPPING DISTRICT
- B-3 HIGHWAY AND SERVICE BUSINESS DISTRICT

- RBC REGIONAL BUSINESS CENTER DISTRICT
- ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL DISTRICT
- M-1 MANUFACTURING DISTRICT



0' 1,800' 3,600'

SITE 1:

Seven Bridges & Rivers Edge Commercial Centers



Context

Seven Bridges is located along Route 53 between Mulligan Drive to the north and Fountain Drive to the South. Originally envisioned as a downtown for Woodridge, Seven Bridges has not fully realized this potential due to several critical shortcomings. Although it has some elements of a downtown, its location on the periphery rather than at the core of the community, lack of pedestrian-friendly infrastructure, and absence of essential downtown features such as a transit system have hindered its development into a central hub. The Rivers Edge Commercial Center will be developed to the north of the Seven Bridges site, along with pedestrian infrastructure connecting the two commercial areas. There are plans to improve the intersection of Summerhill Drive and Route 53, which could ensure safer crossings for residents that live in the neighborhoods to the east of Route 53, across from Seven Bridges and Rivers Edge.

~1.6M

seven bridges annual
visitors



Market Potential

This area is recognized as a key place-making site for the Village of Woodridge and is already established as an entertainment hub. Depending on land availability and property ownership, this zone is ideally suited for denser urban-style residential and mixed-use development. For instance, The Retreat at Seven Bridges (1996) and AMLI at Seven Bridges (2004) are leading market rent properties in the Class A multifamily category. Together with existing entertainment and food and beverage establishments, this area effectively supports place-making initiatives. Recommendations for this area include pursuing plans that support additional development, which would involve enhancing public spaces and community gathering areas. These recommendations extend to Rivers Edge, and commercial development here should be paired with public spaces designed for lingering.

Transportation & Utilities

Seven Bridges is bordered by Route 53 to the east, Double Eagle Drive to the west, Mulligan Drive to the north, and Hobson Road to the south. Route 53 is under the jurisdiction of the Illinois Department of Transportation (IDOT), while Hobson Road is under DuDOT jurisdiction. The remaining streets in and around the opportunity area are under Village jurisdiction. The existing access configuration adequately supports the opportunity area and additional access is unlikely to be permitted by either IDOT or DuDOT. A traffic signal is provided along Route 53 at Woodridge Drive, which provides direct access to Seven Bridges. The Rivers Edge Commercial Center is being developed to the north of the Seven Bridges site, along with pedestrian infrastructure via a bridge over Prentiss Creek connecting the two commercial areas. There are plans for traffic signal improvements at the intersection of Summerhill Drive and Route 53, which will provide pedestrian crossing accommodations for residents that live in the neighborhoods to the east of Route 53, across from Seven Bridges and Rivers Edge.

Safety along Route 53 has been noted as an issue near this opportunity area, however, IDOT has reviewed crash data along IL 53, and the latest 5 years of data does not indicate safety issues. The East Branch DuPage River borders the site to the west, along with the floodplain that follows the river. There have been reports of some localized flooding that occurs near the townhomes at the southern portion of Double Eagle Drive near Hobson Road. No other property flooding has been noted in the opportunity area, but there is increased potential for roadway flooding due to proximity to the floodplain. DuPage County is in the early stages of drafting a Watershed-Based Plan for Prentiss Creek, which connects into the East Branch DuPage River at the north end of Seven Bridges. The Comprehensive Plan should seek to further the goals and strategies of the watershed plan in this opportunity area, such as installing green infrastructure to reduce stormwater runoff.

Community Feedback

Community feedback highlights the potential of Seven Bridges and Rivers Edge to evolve into a dynamic district. Key suggestions include enhancing the area with boutique retail, breweries, and outdoor spaces to host farmers markets and art fairs. The community wants to see this area become a downtown, complete with events, seasonal decorations, and walkable retail. Residents emphasize the need for improved pedestrian connectivity to nearby neighborhoods, particularly across Route 53 to Summerhill Estates. While improvements for the Summerhill Drive intersection are already planned, they also suggested the construction of a pedestrian bridge connecting the bike path at Meyer and Parkside to Seven Bridges. The community envisions these changes as crucial to transforming Seven Bridges and Rivers Edge into vibrant community hubs that attract both locals and visitors.

Issues

- **Pedestrian Accessibility:** Seven Bridges currently lacks comprehensive pedestrian infrastructure, which is crucial for its development into a true downtown area. The existing pathways do not adequately support safe or appealing connections either within Seven Bridges or to surrounding areas like Summerhill Estates. This limitation restricts the area's potential as a walkable urban space and diminishes its accessibility and attractiveness.
- **Improvement Pace and Planning:** There is a substantial community concern regarding the slow progress of area improvements, which has prevented Seven Bridges from realizing its envisioned role as a vibrant downtown hub. This issue is exacerbated by the absence of a strategic, overarching planning approach that aligns planning efforts with the community's broader needs and long-term aspirations.
- **Lack of Identity:** The area struggles with an undefined visual and functional identity. The recent increase in healthcare-related businesses has introduced some activity but has not been enough to define a clear and consistent thematic direction for Seven Bridges. This uncertainty about the area's identity complicates efforts to market it as a distinctive destination.
- **Spatial Cohesion:** The architectural and spatial planning at Seven Bridges shows significant variance in scale, with smaller commercial and residential buildings to the south transitioning abruptly to larger healthcare facilities and commercial buildings to the north. This scale inconsistency leads to a fragmented spatial character.
- **Incoherent Urban Fabric:** The varied building scales and the ad-hoc nature of development initiatives have resulted in a disjointed urban fabric. Without a coherent development strategy, the area lacks the unified aesthetic and functional qualities typical of a thriving downtown, making it difficult for Seven Bridges to foster a strong sense of community and place.

Opportunities

- **Placemaking and Identity Building:** Strategic placemaking initiatives could help establish a stronger identity for Seven Bridges, as well as an identity for Rivers Edge. This could include the integration of cohesive design elements and a clear thematic direction that aligns with the desired identity for the area.
- **Existing Businesses:** There are many thriving businesses in the area, particularly restaurants and medical offices.
- **Beautification:** Residents and stakeholders are in favor of beautifying the area through streetscape improvements and seasonal decorations, which would reinforce a downtown feel.
- **Vacant Land and Underutilized Parking:** There are several undeveloped sites, as well as an excess of parking, which could be redeveloped as community gathering spaces or small-scale walkable retail in order to achieve the community's vision for the area.
- **Vacant Storefronts and Buildings:** There are several vacant storefronts and buildings throughout Seven Bridges. Attracting tenants that appeal to residents and visitors could help to enliven the area.
- **Connections to Rivers Edge:** The pedestrian connection to the future Rivers Edge Commercial center and the new residential development will facilitate walkability, providing both areas with the opportunity to become more walkable and vibrant hubs with community-serving amenities and businesses.
- **Rivers Edge Development Potential:** The commercial portion of Rivers Edge is not yet developed. There is an opportunity to guide the development of this site and the types of businesses and amenities located here to align with the community's goals and vision.

Preferred Land Uses

Based on community and stakeholder feedback, the following land uses are desired.

- **Community-Focused Development:** The community would like to enhance Seven Bridges' appeal through a mix of retail, leisure, and residential spaces that serve both community members and visitors, reinforcing its position as a social and cultural hub. They want these characteristics to extend to Rivers Edge, as well.
- **Event and Recreation Spaces:** The community would like to allocate specific areas for community events, markets, and recreational activities to promote its status as a vibrant community center.
- **Specialty Retail and Daily Needs:** The community is in favor of diverse, locally-owned retail options that combine unique shopping experiences with essential services, improving the area's vibrancy and uplifting local businesses.



“

There should be more events and exciting things that bring people to Seven Bridges. We have such a good opportunity to do that here, there is so much space!

STAKEHOLDER CONVERSATIONS

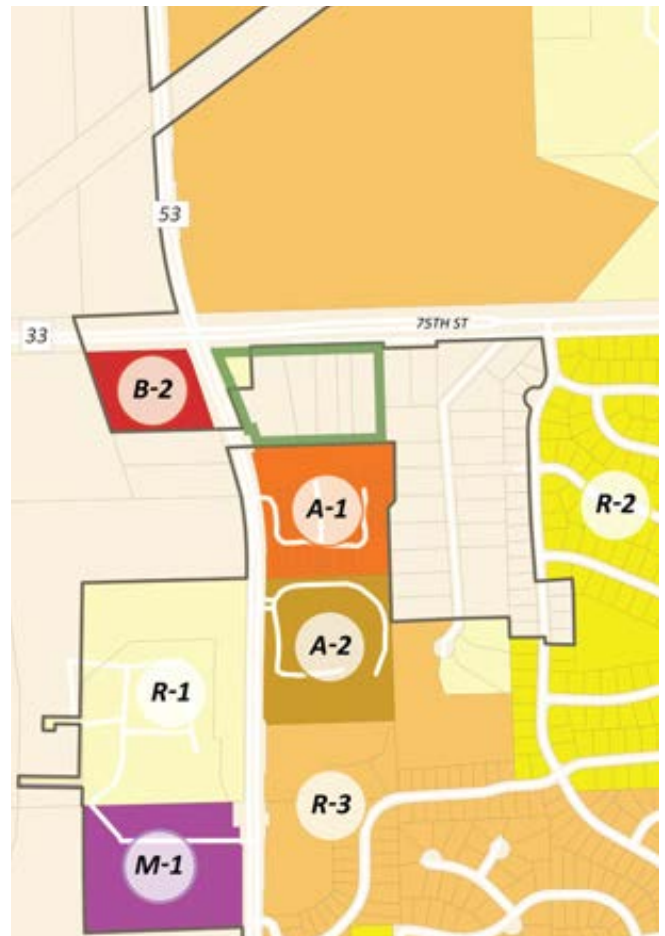
SITE 2:

SE Corner of Rte. 53 & 75th St.



Context

The intersection of Route 53 and 75th Street, situated near the far west border of the Village, serves as a gateway into the community. The southeast corner, which is a defined opportunity site features a Shell Gas Station along with several undeveloped or residential underdeveloped parcels. Notably, the northeast corner is the location of a flagship Girl Scout site with no potential or desire for near-future development. The northwest corner is within a boundary agreement and is located within County Forest Preserve. The Edward-Elmhurst Health Center and an assisted living facility are located on the southwest corner. Positioned on a hill with steep, variable topography, the site presents unique access challenges and necessitates meticulous planning for any development. The site has recently changed ownership, with plans likely to maintain its use as a gas station, though there is potential for redevelopment into a larger gas station and convenience store.



Market Potential

Currently, the site has a Shell station, and adjacent lots are unincorporated residential. A site plan with commercial development was developed and proposed for the site in 2021. The existing Shell station and the lot directly south (a total of 4.3 acres) sold for \$335K in December 2024.

The most likely market opportunity is for fast-casual drive-thru's, drive-thru coffee kiosks (e.g., Starbucks), and other food and beverage. Given the over-retailed position of the retail market, another retail center is least likely. The recommendation for the site is to support fast-casual restaurants as part of the commercial corridor.

Transportation & Utilities

The intersection of Route 53 and 75th Street is heavily traveled and provides a traffic signal that serves as a gateway from Naperville and Aurora into Woodridge. Route 53 is under the jurisdiction of IDOT, while 75th Street is under the jurisdiction of DuDOT, meaning that the Village has limited ability to control access or influence improvements at the intersection. IDOT is currently working through preliminary engineering to make the following improvements to the intersection. Funding for these improvements is not included in IDOT's 5-year 2023-2028 Proposed Highway Improvement Program, but the project is being prioritized for future funding consideration. Improvements include:

- Dual left-turn lanes on each leg of the intersection
- Right-turn lane on the north leg of Route 53
- Right-turn lane on the west leg of 75th Street
- Shared-use path pedestrian/bicycle accommodations in the northwest, southwest, and northeast quadrants of the intersection.

The above improvements by IDOT aim to reduce congestion and improve safety at the intersection, while providing pedestrians and bicycles accommodation to navigate the intersection. The Woodridge Public Works Department is currently in conversations with IDOT to include pedestrian accommodations in the southeast quadrant of the intersection. It should be noted there is a previous plan by DuDOT to grade separate 75th Street at this intersection, however, this improvement is not funded and unlikely to occur anytime in the near future.

The gas station site is currently under new ownership, with plans for potential redevelopment into a larger gas station and convenience store. This larger footprint may require assembly of the unincorporated parcels to the east. The grade change from east to west, and south to north, is significant and may impact the developability of the site. Furthermore, access to the site via Route 53 may be challenging, as it is not feasible to meet IDOT's requirements for full access. IDOT's plans to install dual left-turn lanes on the south leg of the intersection will likely also include barrier median, which would prevent left turns into and out of the Route 53 access.

Community Feedback

Residents emphasized the need for a grocery store in this area. There was disagreement about the inclusion of a gas station—some residents see it as undesirable, while others suggested that a modern gas station with a small market could work if designed well. Most residents opposed housing development on this site, expressing a preference for land uses that serve the existing population.



Issues

- **Traffic Safety:** The intersection has a history of accidents, making traffic safety a critical concern. Redevelopment should address this issue through improved traffic flow and safety measures.
- **Limited Land Use Options:** The community does not support housing development at this site, which narrows the range of viable redevelopment options.
- **Site Topography:** The variable topography of this site will pose a challenge to future development.

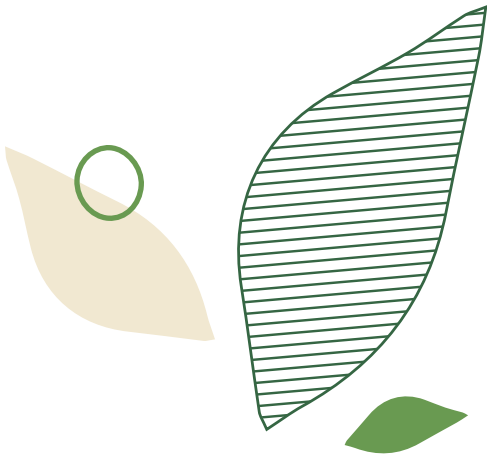
Opportunities:

- **Essential Retail:** The addition of a small grocery or convenience store could meet a need in the area, providing a much-requested amenity for local residents.
- **Gateway Enhancement:** As a prominent intersection on the Village's border, the site has the potential to serve as an attractive gateway with high-quality design and landscaping.
- **Mixed Retail Options:** If a gas station is included, it could be reimagined as a high-quality, multi-use facility with a convenience market, offering a development solution that aligns with some residents' preferences.

Preferred Land Uses:

Based on community and stakeholder feedback, the following land uses are desired.

- **Grocery Store:** This is the most strongly supported use, addressing a service gap in the area.
- **Modern Gas Station with Market:** Some residents expressed interest in a well-maintained gas station with an attached convenience market



“

We really need somewhere to buy groceries in this area. New development could include a grocery store, but I could also see a smaller neighborhood market doing well here.

STAKEHOLDER CONVERSATIONS



“

This is the first thing I see when I cross into Woodridge so I definitely consider this a gateway into the community. New development should reflect that. Maybe a cool sign or art piece?

STAKEHOLDER CONVERSATIONS

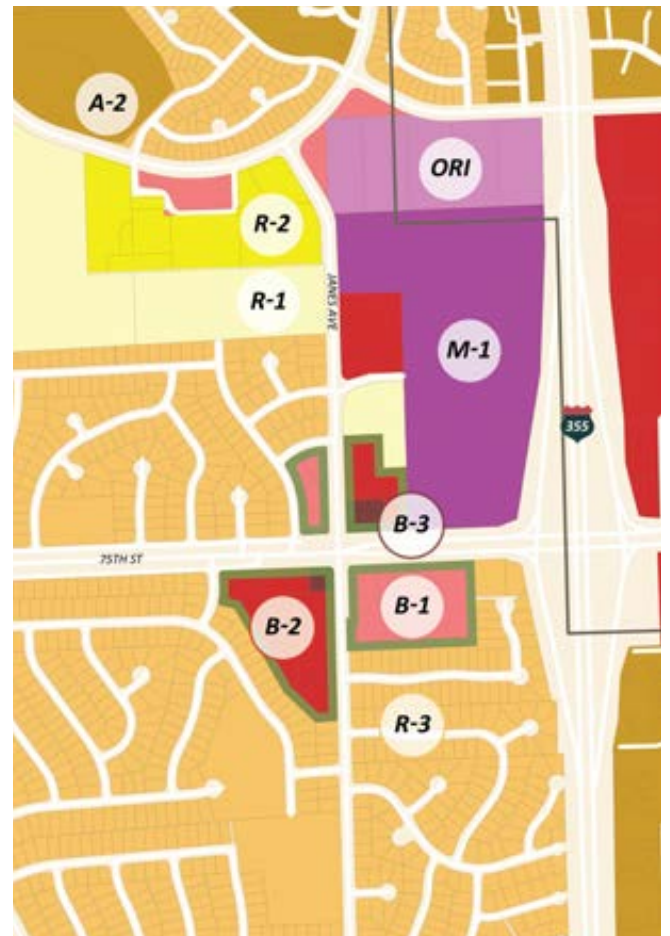
SITE 3:

75th Street & Janes Avenue



Context

This area is considered the “Heart of Woodridge,” mainly for its location at the geographic center of the Village, its history as the first commercial shopping center in Woodridge, and proximity to key municipal facilities and neighborhoods, rather than for its core offerings and uses. The northeast corner is the site of a gas station, a McDonald’s, and a medical center. The northwest corner is the site of strip retail and a restaurant. The southeast intersection of 75th Street and Janes Avenue is currently the site of a Jewel-Osco grocery store, a bank, and a vacant express care clinic. Jewel-Osco is set in the far corner of the site, directly adjacent to the residential neighborhood to the east and south, while the outlot developments are positioned closer to the 75th Street and Janes Avenue intersection. The southwest corner of the intersection is the site of Woodridge Plaza, an underperforming strip commercial center, hosting a bank, Walgreens, 7-Eleven, and a small restaurant. The shopping centers in this opportunity area are experiencing a high level of vacancy and there are opportunities to better-utilize the land, as well as create a Village gateway.



Market Potential

The southeast corner is anchored by Jewel-Osco, while the southwest corner features Walgreens, Anytime Fitness, Bank of the West, Lila Wine & Spirits, and El Burrito Loco. The northwest corner houses a strip center with Woodridge Caffé, and the northeast corner is occupied by McDonald's and a Citgo fueling station. At this time, there are no concrete recommendations for this area, though potential developments could include market-supportable uses such as medical office spaces.

Transportation & Utilities

The traffic signal at the 75th Street and Janes Avenue intersection in this opportunity area is located approximately one quarter mile west of the 75th Street I-355 full access interchange, which provides access and visibility to significant traffic volumes for the commercial properties at the four corners. 75th Street is under DuDOT jurisdiction, while Janes Avenue is under Village jurisdiction.

Sidewalk is provided along both sides of 75th Street and Janes Avenue, along with crosswalks at the 75th Street and Janes Avenue intersection. Despite these accommodations, pedestrian access through the intersection can be considered challenging due to the width of 75th Street and its proximity to the I-355 interchange. Coordination with DuDOT should be pursued to identify potential improvements at this intersection that increase pedestrian accommodations, such as pedestrian refuges and better lighting.

The gas station development located in the southwest corner of 75th Street and Janes Avenue has experienced fuel leaks over time, which can limit redevelopment potential due to the required remediation. Additionally, stormwater detention for the shopping center in the southwest quadrant of the intersection, as well as for the Jewel-Osco store in the southeast quadrant of the intersection, is provided via the large parking lots. During large storm events, this can cause issues with access through the parking lots and potential spillover to

adjacent property. Should redevelopment occur, updated stormwater management requirements would necessitate dedicated stormwater facilities, which would be an improvement over current conditions.

The Village also maintains the 75th Street Frontage Roads to the west, although these roads fall within the 75th Street right-of-way. The Village is working with the County to enter into an intergovernmental agreement to formalize responsibility for maintenance as the Frontage Roads are planned to be reconstructed in the near future. Through the Comprehensive Plan, consideration should be given to installing landscaping and street trees along the grass medians that separate 75th Street from the Frontage Roads to soften the impact of 75th Street on adjacent residential properties.

Community Feedback

Residents commented that the developments on both the southeast and southwest corners of the intersection look run-down, and that there is a desire to increase the visual appeal of the buildings, improve the parking and pedestrian infrastructure, and add a variety of businesses in the area. The area was once a destination, and residents want to see it restored to a vibrant, active community center. According to the community, many people speed across Janes Avenue between the two sites, as well as speed through the Woodridge Plaza parking lot, leading to extremely unsafe conditions for both pedestrians and drivers. The intersection is in a central part of the Village and residents feel that there should be design elements and landscaping incorporated to boost visual appeal, including façade improvements, improved pedestrian walkways, and screening to minimize potential impacts to the surrounding residential area. Ideal uses for the area include small-scale retail, fast-casual and sit-down restaurants, specialty grocery stores, coffee shops, indoor recreation, and family-friendly entertainment. Some would like to see Woodridge Plaza completely demolished and redeveloped into a community gathering place with events and amenities.

Issues

- **Site Condition:** The sites on the southeast and southwest corners of the intersection are run-down. The existing outlots are considered eyesores and detract from the area's appearance. This could impact the desirability of available commercial spaces and is likely a leading cause of the high level of vacancy in Woodridge Plaza.
- **Parking Lots:** According to the community, the parking lots, particularly at Woodridge Plaza, are littered with potholes, have fading striping, are laid out inefficiently, and need major improvements. Drivers frequently speed through the parking lot, creating safety concerns for pedestrians and vehicles.
- **Outlot Development:** The retail spaces and bank located in the Jewel-Osco outlot are seen as a missed opportunity for more desirable retail, such as fast casual restaurants. Others said that this area needs to be improved visually, as it serves as an entrance and gateway to the rest of the development, as well as the neighborhood.
- **Safety:** Drivers illegally cross Janes Avenue and speed through the Woodridge Plaza parking lot. This needs to be addressed, especially in this walkable area where future improvements may lead to an increase in pedestrians.
- **Compatibility with Adjacent Uses:** The lack of a buffer between the site and nearby residential neighborhoods creates conflicts, particularly with noise and visual impacts.

165K

Woodridge plaza annual
visitors

Opportunities:

- **Village Gateway:** This intersection is a primary gateway into the community, and redevelopment offers an opportunity to create a welcoming, visually appealing entrance to the core of the Village with enhanced landscaping and design elements.
- **Pedestrian and Traffic Improvements:** Reconfiguring site access, adding pedestrian infrastructure, and improving traffic circulation could make the site safer and more functional. It is also difficult for pedestrians and cyclists to cross the intersection of 75th Street and Janes Avenue.
- **Versatile Redevelopment:** The site's large size provides ample space for mixed-use development, including outdoor gathering spaces, retail, dining, and family-friendly entertainment options.



“

This intersection is a gateway into the community. I want to see more character and more life. You should be able to see the site and know that you've arrived in Woodridge.

STAKEHOLDER CONVERSATIONS

Preferred Land Uses:

Based on community and stakeholder feedback, the following land uses are desired.

- **Retail and Dining:** Fast-casual and sit-down restaurants, specialty grocery stores, coffee shops, and retail establishments are preferred for this area.
- **Indoor Recreation and Family-Friendly Entertainment:** Redevelopment of Woodridge Plaza could include spaces for recreation or entertainment activities that cater to families. Residents also suggested a flexible, programmable event space.
- **Senior Center:** Due to its central location, residents suggested that Woodridge Plaza could be redeveloped into a senior center.
- **Housing:** Introducing residential units could diversify the site's use, potentially including mixed-use developments that blend living spaces with commercial areas, or single unit attached or detached homes.
- **Outdoor Public Gathering Space:** Woodridge Plaza could accommodate a public plaza or space for activities, concerts, and community events.
- **Landscaping and Buffers:** Adding landscaping and screening elements would enhance the site's appearance and minimize potential impacts on the surrounding residential neighborhoods.



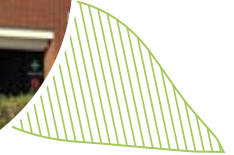
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This area was once a true destination for the community and it has been tough to see it decline. I'm very excited that it's getting attention as an opportunity for new development, it needs it!

STAKEHOLDER CONVERSATIONS

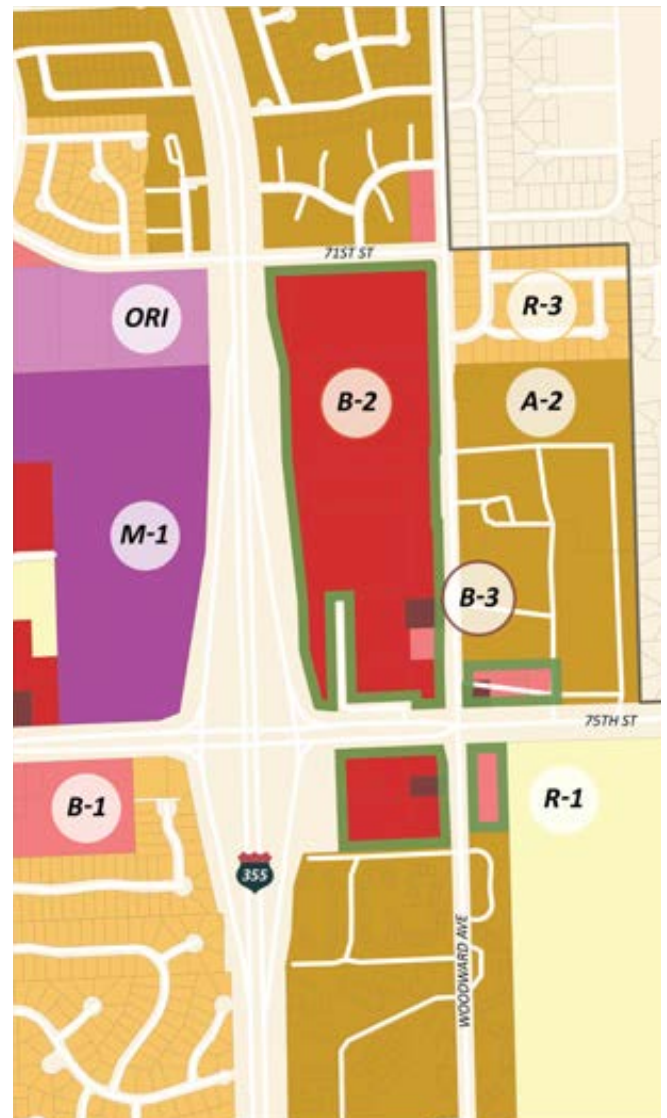
SITE 4:

Centerpointe Plaza + 75th and Woodward



Context

Centerpointe Plaza is a large commercial development site at the northwest intersection of Woodward Avenue and 75th Street that previously hosted major retailers such as Sam's Club, Hobby Lobby, and JC Penney. Many of these retailers have since vacated, leaving behind empty buildings and an underutilized parking lot. Currently, the northern part of the plaza houses a Home Depot, Bear Paddle swim school, and an indoor pickleball facility, while the southern portion remains largely vacant, with the parking lot in disrepair. New tenants include a U-Haul rental facility and Fun City amusement center, although they may not represent long-term occupancy solutions. Visibility from I-355 is limited due to the site and its buildings being set back significantly from the road, coupled with a dip in the topography descending from the roadway. Directly south of the plaza are several small-scale retailers and services, including medical offices, Bakers Square, Holm Audio, a bank, and a social security office. At the northeast corner of the intersection are a small strip center with medical offices, restaurants, an Arby's drive-thru, and a gas station. Woodward Center is at the southeast corner and consists of one small strip center with restaurants, a cell phone store, and liquor store. The southwest corner has a handful of small retail centers. Sherwin-Williams and Take 5 Oil Change both occupy individual buildings and the other three buildings are a mix of healthcare offices, grocery stores, and a Dairy Queen. Behind the commercial buildings are utility towers.



Market Potential

Centerpointe Plaza is a distressed neighborhood center, excluding Home Depot. Multiple owners, reciprocal easement agreements, cost of construction, and other variables present obstacles to a redevelopment of this property. Namdar owns the empty JCPenney building. They are not expected to make any physical improvements to the surrounding area.

The Village should be open to different uses on the property, such as residential. It is recommended that the Village of Woodridge create a redevelopment strategy that may include economic incentives, designating the property and area as blighted, and, as a last resort, taking ownership through eminent domain and releasing an RFQ/RFP to potential investors and developers.

Transportation & Utilities

Centerpointe Plaza is bordered by 71st Street to the north, Woodward Avenue to the east, 75th Street to the south, and I-355 to the west. Direct access is provided to the shopping center via all of these streets except I-355. Most access driveways are located along Woodward Avenue, including a traffic signal midpoint between 75th Street and 71st Street. Woodward Avenue is under Village jurisdiction north of 75th Street, and DuDOT jurisdiction south of 75th Street. 75th Street is under DuDOT jurisdiction. The existing access to Centerpointe Plaza is likely to accommodate any redevelopment without need for adjustment or additional access.

Sidewalks are provided along both sides of 75th Street and Woodward Avenue in this opportunity area. Crosswalks are provided at the traffic signals along Woodward Avenue at 71st Street, the Centerpointe Plaza Access, and 75th Street. Despite these accommodations, pedestrian access through the 75th Street and Woodward Avenue intersection can be considered challenging due to the width of 75th Street and its proximity to the I-355 interchange. Coordination with

DuDOT should be pursued to identify potential improvements at this intersection that increase pedestrian accommodations, such as pedestrian refuges and better lighting.

It should be noted that the Holm Audio property located along Providence Drive south of the Centerpointe Plaza has an access easement that runs through the center of the parcel from the US Social Security Administration property to the north. Additionally, sanitary sewer runs through the middle of the property and serves both the Holm Audio and the US Social Security Administration. Both of these factors can be considered challenges to redevelopment.

Community Feedback

Residents and stakeholders had a variety of opinions on what these sites should look like in the future. Some would like to incorporate a mix of uses that includes commercial, residential, and office uses. Ideal commercial uses include a grocery store and unique offerings such as small/local businesses, a boutique hotel, specialty restaurants, cafes, bookstores, health clubs, and more. Many would like this area to become a go-to destination for family-friendly amenities, indoor recreational amenities, and gathering places. Many residents would like the site to have more of a destination feel, with improved pedestrian access, landscaping, and gathering areas. Pedestrian amenities and infrastructure should be a priority, specifically improved crossing points along 75th Street and development oriented towards both vehicular and pedestrian access.

~984K

centerpointe annual
visitors

Issues

- **Limited Visibility:** This entire area suffers from limited visibility from I-355, Woodward Avenue, and 75th Street. Combined with regional challenges in attracting retail, this makes it difficult to draw grocers or Big-box retailers to Centerpointe Plaza.
- **Parking:** This site has an excess of parking, much of which is in poor condition.
- **Various Owners:** The shopping center was subdivided and the current owner is advertising those lots for sale or lease. In addition, the outlots are under separate ownership from the main inline retail which makes it difficult to improve public areas like parking lots and walkways.
- **Vacancy:** The prevalent commercial vacancies in this area contribute to a perceived decline, potentially deterring prospective retailers from establishing themselves here.



Opportunities:

- **Location:** Despite limited visibility, this site is located in the heart of Woodridge, surrounded by residential communities and accessible from other parts of the Village or the interstate. New development could capitalize on this location, and with adequate marketing or wayfinding, could pull visitors from near and far.
- **Vacancy:** While vacancy is an issue facing this area, it is also an opportunity to envision a new direction for future development. Large swaths of unused parking lots can also be re-envisioned and developed into usable spaces.

“

I'm ready to not see a big vacant area. There is so much space at this site, and so many opportunities to develop it into something uniquely Woodridge.

STAKEHOLDER CONVERSATIONS

“

Centerpointe is located in a prime location in the community. Everything here should look 100%.

STAKEHOLDER CONVERSATIONS

Preferred Land Uses:

Based on community and stakeholder feedback, the following land uses are desired.

- **Mixed-Use with a Residential, Commercial, and Open Space Component:** This could include higher density residential paired with desirable commercial uses, such as a grocer or restaurants, and flexible office spaces. Residents and stakeholders believe this could restore vibrancy to the area.
- **Recreational Destination:** Community members would like to see this become a go-to destination for family-friendly amenities, indoor recreational amenities, and gathering places. Many of them mentioned the importance of developing complementary uses, such as restaurants near indoor, family-friendly recreational facilities.
- **Big-box Retail:** This area could be revitalized and remain a Big-box retail center. Bringing in an anchor tenant such as a large grocery store could help to attract additional tenants. Site improvements, such as landscaping, signage, and improved walkways could uplift the entire area.



SITE 5: Zigfield Troy Golf Course



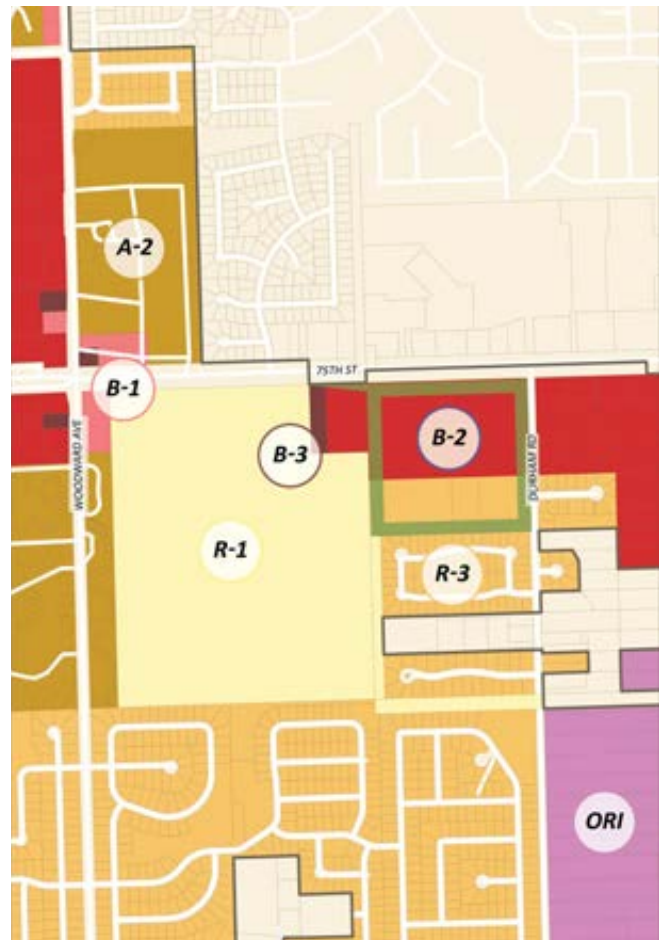
Context

The Zigfield Troy site, one of Woodridge’s private golf courses, includes the popular Lost Mountain Adventure Mini-Golf Course and the Zigfield Troy Par 3-hole golf course. The site is located along 75th Street, one of the Village’s main east-west arterial thoroughfares. The site is bordered by the Village Greens of Woodridge to the west, the Golf View Drive residential neighborhood to the south, and the Woodgrove Festival shopping area to the east.

“

There is an opportunity here to develop a new, unique community amenity that stands out from the commercial areas along 75th Street. Ideally something recreation-focused that the entire family can enjoy!

STAKEHOLDER CONVERSATIONS



Market Potential

This focus area could become a vibrant residential and mixed-use enclave that operates as a “Village-within-a-Village.” These developments seamlessly blend residential living with essential services and recreational spaces, creating a self-contained community that enhances connectivity and accessibility. Adopting this integrated planning approach could foster a lively, sustainable environment that meets the diverse needs of residents and attracts new investment into the area.

Transportation & Utilities

The Zigfield Troy site is located along the south side of 75th Street east of Woodward Avenue, and west of Dunham Road. Dunham Road is under Village of Woodridge jurisdiction, while 75th Street is under jurisdiction of the DuPage County Division of Transportation (DuDOT), which means access along 75th Street is controlled by the County. The golf course currently provides one full access and one restricted access entry point (right-in, right-out) along 75th Street. Upon redevelopment, DuDOT may only permit one full access in the same location that it currently exists. Given this, redevelopment opportunities will likely pursue access to Dunham Road, which connects into 75th Street via a traffic signal. However, Dunham Road is the sole access to 75th Street for adjacent residential development to the south. Should redevelopment occur, a traffic study should be performed as increased congestion could occur at the 75th Street and Dunham Road intersection and would impact residents to the south. Alignment of access with the Woodgrove Festival shopping center should also be considered. It should be noted the Dunham Road right-of-way extends south of the streets current terminus all the way to 83rd Street, where a stub connection provides access to a few residential properties.

A McDonald’s development was recently approved at the southeast corner of the 75th Street and Dunham Road intersection. To provide for future improvements to the Dunham Road and 75th Street intersection, the developer has dedicated an 8-foot wide strip of land along the west side of the lot.

Furthermore, stormwater drainage is generally not detained on the Zigfield Troy golf course and flows to the pond in the northeast of the site. During significant storm events, there is potential for spillover from this pond onto Dunham Road. Should the site redevelop, updated stormwater regulations would be required to be followed, which would improve stormwater management and limit the sites impact on adjacent property.

The comprehensive plan should explore additional access opportunities in this opportunity area, potentially connecting Dunham Road to Lemont Road. However, parcels generally east of Dunham Road and west of Lemont Road are owned by the Forest Preserve and support wetlands which will make providing access challenging.

Community Feedback

Residents and stakeholders had a variety of opinions on what these sites should look like in the future. Some would like to incorporate a mix of uses that includes commercial, residential, and office uses. Ideal commercial uses include a grocery store and unique offerings such as small/local businesses, a boutique hotel, specialty restaurants, cafes, bookstores, health clubs, and more. Many would like this area to become a go-to destination for family-friendly amenities, indoor recreational amenities, and gathering places. Many residents would like the site to have more of a destination feel, with improved pedestrian access, landscaping, and gathering areas. Pedestrian amenities and infrastructure should be a priority, specifically improved crossing points along 75th Street and development oriented towards both vehicular and pedestrian access.

Issues

- **Access and Traffic:** Dunham Road, which borders the Zigfield Troy site to the east, has only one access point, from 75th Street. Residents from the neighborhoods to the south are concerned that higher intensity land uses would increase traffic and impact access to their neighborhoods, as well as increase the amount of pollution in the area. Many residents and key stakeholders agree that an alternative route from Dunham Road should be developed to alleviate pressure before developing a higher intensity commercial use, such as a grocery store, on this site.
- **Green Space and Stormwater:** Redevelopment of this site will likely reduce or eliminate green space. This could impact water drainage, potentially leading to more runoff and flooding. It is important to both residents and key stakeholders that some green space and trees remain on this site.
- **Green Buffer:** An essential issue to address for the Zigfield Troy site is the establishment of a green buffer along the southern boundary, separating any new developments from the adjacent residential neighborhood. This buffer is critical to mitigate potential noise and privacy impacts, preserving the residential quality of life and maintaining the aesthetic and ecological harmony of the area.

Opportunities

- **Connectivity and Walkability:** The Zigfield Troy site is well-connected via sidewalks that run along the northern and eastern road frontages. The signalized intersection at Dunham Road and 75th Street allows for access to Woodgrove Festival and the entirety of the “Four Corners” commercial area. This connectivity could benefit a mixed-use development, especially one that includes community amenities.
- **Visibility:** This site is situated in a prime location along 75th Street, allowing high visibility along this heavy-traffic street. This location is attractive to developers and has already garnered interest from larger commercial chains, such as a large grocery store. The Village has the opportunity to take advantage of this prime location in order to attract development that benefits the community.

“

The site is located in a prime spot in the community with a lot of visibility. I hope that site redevelopment includes some streetscaping elements too!

STAKEHOLDER CONVERSATIONS

Preferred Land Uses

Based on community and stakeholder feedback, the following land uses are desired.

- **Mixed-Use with a Residential, Commercial, and Open Space Component:** Many have mentioned a preference for developing housing at the southern end of the site near existing neighborhoods. They have also mentioned developing a park or plaza space surrounded by retail.
- **Recreational Use:** The mini-golf course is extremely popular. Many residents believe it is important that this is maintained in future plans. They would also like additional recreational amenities, such as pickleball or tennis. Some stated that they would like this site to remain a golf course.
- **Outdoor Event Space:** There is a desire for programmable and flexible public areas that host a variety of events, festivals, or markets.
- **Small-Scale Commercial:** Complementary, small-scale retail is desired on this site. There is a general aversion to Big-box retail, as well as a concern that there are already enough commercial and retail areas nearby.



“

I really hope that the mini-golf course doesn't go away. It's one of my favorite places in Woodridge. Maybe redevelopment could add other outdoor activities. Pickleball would be awesome!

STAKEHOLDER CONVERSATIONS

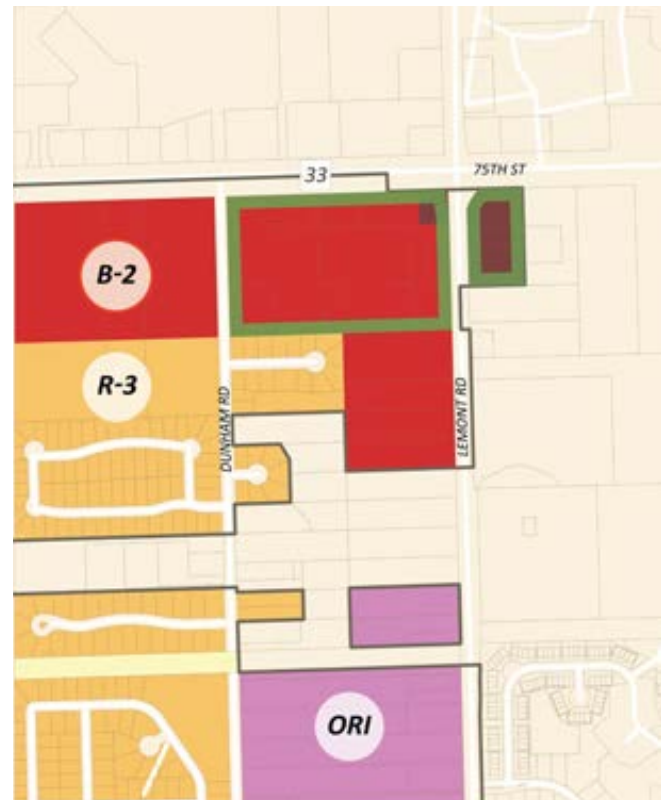
SITE 6:

Woodgrove Festival + 75th St. and Lemont Rd.



Context

Woodgrove Festival stands as one of the most vibrant and successful shopping areas in Woodridge. Positioned prominently at the intersection of 75th Street and Lemont Road, the site benefits from high visibility but faces challenges from heavy traffic and safety concerns due to its location across from a less successful shopping center in Downers Grove. The area serves as a commercial hub at the edge of Woodridge, neighboring Downers Grove and Darien, which presents unique collaborative opportunities across community boundaries. The presence of vacancies, notably to the west near the future McDonald's, suggests that certain key footprints are better performing than others. This site is directly east of Zigfield Troy which is a key opportunity site in this planning process and careful consideration should be given to how these sites can be catalytic to one another. This area also consists of the office building containing a Chase Bank at the southeast corner of the intersection. The rest of the corner is within Darien's boundaries.



Market Potential

This is the Kohl's anchored Woodgrove Festival shopping center, featuring 260K SF of Gross Leasable Area (GLA). Notable tenants include Hollywood Blvd Cinema (48K SF), Maurices (5K SF), Five Below (8K SF), Shoe Carnival (15K SF), Carter's (3.7K SF), and Carrabba's Italian Grill (6.4K SF), among others. The property is divided among five separate owners. Currently, there are no specific recommendations for this area.

Transportation & Utilities

Both 75th Street and Lemont Road are under the jurisdiction of DuDOT, meaning the Village has limited ability to control access and influence improvements in this opportunity area. Dunham Road, however, is under the jurisdiction of the Village. The existing access configuration of this opportunity area is unlikely to change and should support any future redevelopment efforts. Feedback from the community indicates a potential safety concern at the traffic signal along Lemont Road just south of 75th Street, which provides direct access to the Woodgrove Festival shopping center. Particularly with left turning vehicles from Lemont Road into the shopping center. Through the Comprehensive Plan, coordination should be pursued with DuDOT to further examine this issue and outline potential improvements for consideration.

Community Feedback

Community feedback praises Woodgrove Festival as a leading shopping destination in Woodridge. However, residents have noted that the expansive parking lot is largely unnecessary and could be better utilized. There is a strong community desire for more landscaping and beautification efforts that extend into streetscaping along 75th Street, aiming to enhance pedestrian safety and access.

Issues

- **Excessive Parking and Asphalt:** The expansive parking lot at Woodgrove Festival is identified as an inefficient use of space. This extensive asphalt area detracts from the center's aesthetic and environmental quality, discouraging pedestrian activity and contributing to urban heat island effects.
- **Safety and Accessibility:** The proximity of the shopping center to 75th Street, a major and fast-moving thoroughfare, presents considerable risks for pedestrians. The street's design prioritizes vehicular traffic and lacks sufficient safe crossing points, creating a barrier to pedestrian movement and access, particularly for families and the elderly.
- **Commercial Cohesion:** Although Woodgrove Festival is a high-performing shopping center, it directly faces an underperforming shopping areas in Downers Grove across 75th Street, and in Darien across Lemont Road. This discrepancy creates a disjointed commercial landscape, where one side flourishes while the other languishes, affecting the overall appeal and cohesion of the commercial corridor.
- **Edge Location Challenges:** The shopping center's position at the municipal boundaries with Downers Grove and Darien complicates collaborative efforts and unified planning. This location can lead to fragmented development strategies and missed opportunities for creating a seamless commercial and community experience across the three towns.

385K

woodgrove festival
annual visitors

Opportunities

- **Reconfiguration for Community Space:** Reducing the oversized parking areas and integrating green spaces, parklets, or community plazas could significantly enhance the shopping center's appeal. These areas could serve as venues for community events, outdoor dining, and social gatherings, thereby increasing foot traffic and prolonging visits to the center.
- **Streetscaping Enhancements:** Streetscaping improvements along 75th Street could include better crosswalks, pedestrian signals, and enhanced lighting to improve safety and encourage foot traffic. Adding bike lanes and improved landscaping can also make the area more appealing and accessible, aligning with broader goals of sustainable and pedestrian-friendly urban design.
- **Inter-Community Collaboration:** Leveraging the strategic location of the shopping center to foster cooperation among Woodridge, Downers Grove, and Darien could lead to comprehensive improvements that enhance the entire corridor. Joint initiatives could include unified marketing efforts, shared community events, and consistent streetscaping standards, benefiting all communities by creating a more cohesive and attractive commercial stretch.



- **Adaptive Reuse and Mixed-Use Developments:** There is an opportunity to adapt underutilized spaces for new purposes, such as transforming existing structures into coworking spaces, boutique fitness centers, or community arts venues. Introducing mixed-use developments can diversify the economic base of the area, combining retail, residential, and recreational uses to create a vibrant, multi-purpose environment.

“

Woodgrove Festival is so close to Darien and Downers Grove. We have an exciting opportunity here to create something that will become a draw and bring people into Woodridge. I don't think that will necessarily be accomplished with Big-box stores or chains that we see all the time. I really think that development needs to bring in something unique, something you really can't find anywhere else. I would love to see people getting excited to come into our community.

STAKEHOLDER CONVERSATIONS

“

There is a lot of pavement here. The parking lots seem unnecessarily large and could definitely be reconfigured. I think some of these areas could be redeveloped into beautiful and comfortable public spaces with some nice landscaping. Woodgrove Festival could become a true gathering place.

STAKEHOLDER CONVERSATIONS

Preferred Land Uses

Based on community and stakeholder feedback, the following land uses are desired.

- **Adaptive Reuse of Vacant Spaces:**
Transforming vacant indoor spaces, such as the Chase Bank building into coworking areas, can introduce new dynamics into the shopping center, attracting professionals and boosting weekday foot traffic.
- **Mixed-Use and Recreational Developments:**
Introducing mixed-use developments that combine retail with recreational or community-focused spaces can diversify the offerings and draw more visitors.
- **Enhanced Retail and Community Services:**
Diversifying the types of businesses and enhancing community-oriented services can sustain the site's status as a primary shopping destination while adapting to changing community needs.



“

Something needs to be done with the Chase Bank building, and maybe that doesn't mean tearing it down and rebuilding. It looks nice on the outside, I see no reason why we can't reuse it.

STAKEHOLDER CONVERSATIONS

SITE 7:

Northern Lemont Road



Context

The northern portion of Lemont Road includes a mix of commercial, industrial, and residential uses, along with large plots of undeveloped green space, as well as DuPage County-managed Forest Preserve natural areas. The area falls partially within the Village's jurisdiction and borders unincorporated DuPage County areas. Ongoing issues arise from the proximity of residential and industrial zones, including concerns about the impact of industrial development on traffic, wildlife, and the surrounding environment.

“

This stretch of Lemont Road is pretty confusing. There are so many different things happening that don't really blend. I think the best solution is to solidify a future vision for the area. We need to decide what we want it to be, then stick to it.

STAKEHOLDER CONVERSATIONS



Market Potential

The area designated as ORI, which stands for office, research, and light industrial, is situated south of Woodgrove Festival and southeast of Zigfield Troy golf course. Tenants within the ORI zone include CubeSmart Self Storage, STOP Restoration Services of Chicago, Midwest Badminton Club, and several operations in light industrial-flex warehousing spaces. While there are currently no specific recommendations for this area, it is noted that residential development could be a viable use to consider.

Transportation & Utilities

Lemont Road is under DuDOT jurisdiction and is the eastern boundary of the Village. At the north end of this opportunity area, there are multiple Forest Preserve properties along the west side of Lemont Road that support wetlands, making redevelopment of these parcels unlikely. At the midpoint and toward the south end, parcels are available for redevelopment and access should be provided via Lemont Road. As redevelopment occurs, consideration should be given to providing cross access between properties due to DuDOT's access spacing requirements along Lemont Road.

Opportunity site 4 borders opportunity site 1 to the southeast, and as explained in the opportunity site 1 section, the Dunham Road right-of-way extends south of the street's current terminus all the way to 83rd Street, where a stub connection provides access to a few residential properties. Extending Dunham Road south to 83rd Street is likely not feasible due to significant opposition from the neighboring residential properties to the west. However, consideration could be given to constructing a shared-use path in this right-of-way to provide bicycle and pedestrian connectivity between the Southern DuPage County Regional Trail along 83rd Street and Ide Grove Park and the shared-use path that currently exists at the terminus of Dunham Road.

Community Feedback

A key priority for the community includes developing a cohesive future land use strategy to guide new development, keep additional truck traffic at a minimum, and resolve land use issues. Residents and stakeholders expressed concerns about preserving green space and protecting wildlife from the potential impacts of industrial expansion. Some residents and stakeholders explained that commercial uses, similar to Skeleton Key Brewery and Finan Animal Hospital, or recreational uses, such as Midwest Badminton Club, would work well along this corridor and in this ORI designated area. Some existing residential property owners along Dunham Road and in the residential neighborhood to the west are frustrated with current ORI zoning in the area, as this zoning impacts their property values and future industrial development could impact their quality of life.



Issues

- **Conflicting Uses Along Lemont Rd:** Existing industrial development is in close proximity to residential areas, leading to concerns about noise, pollution, and overall quality of life. Residential properties remain in this area, which is zoned ORI. Residents believe that this negatively impacts property values and that future development could disproportionately affect residents living in the area.
- **Environmental Concerns:** Industrial expansion could negatively affect wildlife habitats and the surrounding natural environment, particularly in the undeveloped green spaces.
- **Access and Connectivity:** The lack of a continuous north-south connector at Dunham Road limits traffic flow and pedestrian access. Residents and stakeholders emphasize the importance of improving connectivity.



Opportunities

- **Overlay District Consideration:** An overlay district could be considered to better define the overall urban character of the area, ensuring consistent development patterns and enhancing the corridor's aesthetic appeal. This district would guide the integration of various land uses and address existing land use conflicts by establishing specific standards and guidelines.
- **Green Space Preservation:** The large undeveloped green areas along Lemont Road present an opportunity to incorporate natural buffers, parks, or open spaces to mitigate land use conflicts and support environmental sustainability.
- **Cohesive Land Use Planning:** This corridor offers the chance to create a unified development strategy, ensuring a cohesive land use vision with complementary uses and better transitions between residential, industrial, and commercial areas.
- **Infrastructural Improvements:** Investment in this area, such as better lighting, could attract more non-industrial businesses to this area. A significant challenge is that Lemont Road is not under the Village's jurisdiction.

“

There is a lot of traffic on Lemont Road, it's a daily struggle with all the trucks. It's annoying but also a hazard for other cars and pedestrians.

STAKEHOLDER CONVERSATIONS

Preferred Land Uses

Based on community and stakeholder feedback, the following land uses are desired.

- **Low-Impact Commercial and Recreational Uses:** The community is supportive of uses like Skeleton Key Brewery or indoor recreational facilities like Midwest Badminton Club.
- **Preserved Green Space:** Maintain portions of the undeveloped land as open space or parkland to benefit the community.
- **Environmental Buffers:** The community would like to establish natural or landscaped buffers between industrial and residential areas to reduce conflicts and support wildlife conservation.
- **Pedestrian-Friendly Infrastructure:** The community is in support of including sidewalks, trails, and other pedestrian amenities.



“

Development on Lemont Road should leave space for natural areas, I don't want to see all the trees disappear.

STAKEHOLDER CONVERSATIONS

SITE 8:

Woodward Ave. and Boughton Rd. Sub Area



Context

The area at the intersection of Boughton Road and Woodward Avenue includes residential and commercial uses. There are several vacant parcels in the area, notably to the north along Woodward Avenue and to the south of the Woodward Avenue and Boughton Road intersection. A new townhome development is under construction east of Woodward Avenue, which will bring additional residential density to the area. The Room Place, a Big-box store, announced their closing, likely opening the site up for a new tenant in 2025. Overall, existing commercial uses in this area have potential for redevelopment.



Market Potential

This is a dense commercial corridor given the intersection of I-355 and I-55, with adjacent residential. Depending on available land along the north section of Woodward Avenue, there is market opportunity for additional townhomes like Seven Bridges in this area. Currently, there are no specific recommendations for this area.

Transportation & Utilities

83rd Street, Woodward Avenue, and 87th Street-Boughton Road (87th Street west of Woodward Avenue, Boughton Road east) are under the jurisdiction of DuDOT, meaning that the Village has limited ability to control access or influence improvements at the intersections. The southwest quadrant of the intersection of Woodward Avenue and 83rd Street faces challenges with access due to the presence of wetlands to the south and unincorporated parcels along Woodward Avenue. Should redevelopment in this area occur, it is recommended that a developer also acquire these unincorporated parcels to ensure better access location and flexibility of future redevelopment.

The existing minor-leg stop controlled full access intersection along Woodward Avenue north of 87th Street by about 1/8-mile currently experiences challenges due to its proximity to the Woodward Avenue and 87th Street traffic signal. Completing left turns from this intersection onto Woodward Avenue can be difficult during peak hours and should redevelopment occur in the area, more traffic would likely be added to the intersection. A traffic study should be prepared to analyze if the current configuration would still function safely and efficiently.

The vacant parcel located in the southwest quadrant of the Woodward Avenue and 87th Street intersection may have potential sight distance issues with a full access located opposite Union Street due to the curve in Woodward Avenue as it approaches 87th Street. Should this parcel develop, cross access should be pursued with the parcels to the north to provide direct access to 87th Street-Boughton Road. Additionally, the Public Works Department has indicated the water storage facility to the southwest of the parcel should be connected east through the property, which would likely require an easement, to connect to a potential future water transmission main that would run along Woodward Avenue.

Community Feedback

Residents voiced support for development that meets community needs and integrates well with the surrounding residential areas. They favored establishments such as restaurants, grocery stores, indoor recreation facilities, or small businesses. They highlighted the need to avoid industrial uses and gas stations, which they believe do not fit the area's character. Notably, the community pointed out a shortage of sit-down dining options, with existing restaurants clustered around a parking lot near Costco. Additionally, the potential departure of the Room Place furniture store may open up a large space that could be repurposed for more advantageous uses. An undeveloped parcel, previously considered for a senior living facility, received favorable feedback from nearby residents as a suitable addition to the neighborhood.

The shopping center at the northeast of the intersection, Boughton Woodward Retail Center, has additional opportunities for new buildings.

Issues

- **Gaps in Amenities:** The area lacks sufficient sit-down dining options and community amenities that would appeal to nearby residents who instead turn to alternatives in other communities.
- **Vacancy and Site Functionality:** The departure of the Room Place furniture store has created a large vacant space that negatively impacts the area's vibrancy and presents challenges for local economic development.

Opportunities

- **Strategic Redevelopment of Vacant Space:** The Room Place site provides a unique opportunity to introduce a use that not only revitalizes the site but also addresses gaps in services and amenities for the local community.
- **Location:** The area's location between residential and commercial zones makes it ideal for thoughtful mixed-use development, senior housing, or a grocer.
- **Addressing Amenity Gaps:** Introducing sit-down restaurants, grocery stores, or indoor recreational facilities could fill critical gaps in the area, offering residents convenient access to needed amenities.



“

I think something that is needed in Woodridge is more indoor recreation, especially for kids and families looking to get out and get active during the winter months.

STAKEHOLDER CONVERSATIONS

“

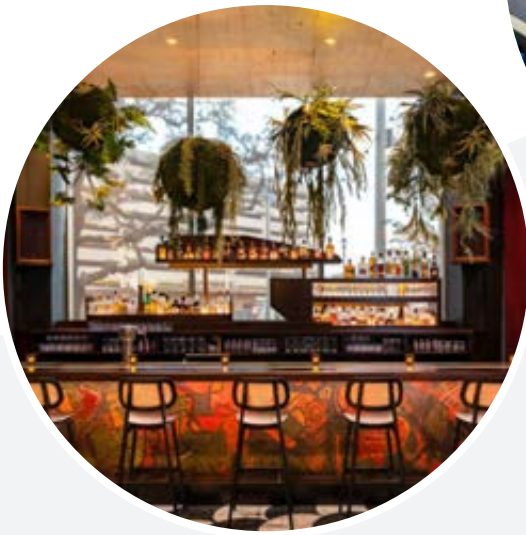
Whatever goes into the vacant areas along Woodward Avenue should be safe and easy to access on foot. That will be crucial to the success of the development.

STAKEHOLDER CONVERSATIONS

Preferred Land Uses

Based on community and stakeholder feedback, the following land uses are desired.

- **Dining Options:** Sit-down restaurants, fast-casual dining, and coffee shops are strongly desired to fill gaps in the local dining market.
- **Small Business and Retail:** The community supports the addition of specialty grocery stores, small shops, or service-oriented businesses.
- **Indoor Recreation:** Facilities offering family-friendly or fitness-oriented activities are preferred by the community.
- **Residential Development:** Residential options, such as senior living or multifamily housing, are seen as beneficial and complementary to the area.



“

More restaurants please! I would love to have more options here. My dream is that Woodridge becomes a foodie paradise. Being this close to Chicago, I think that could absolutely happen!

STAKEHOLDER CONVERSATIONS

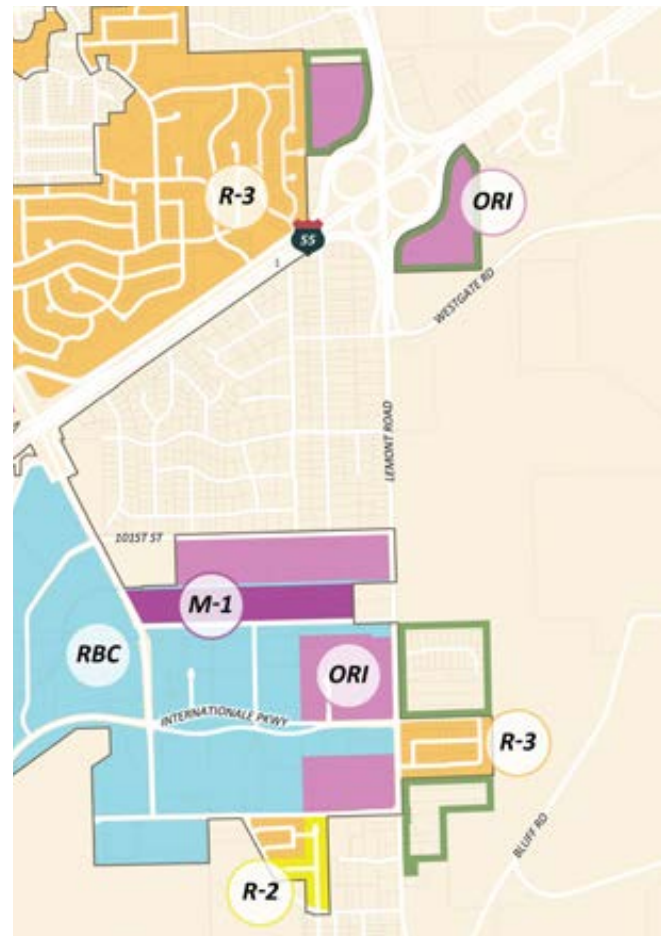
SITE 9:

Southern Lemont Road



Context

The Southern Lemont Road opportunity site includes the area around the interchange and extends further south, incorporating parcels both north and south of the Internationale Estates residential subdivision. Preexisting uses in this area include office, light industrial, and residential. The forest preserve property is east of the residential properties along the east side of Lemont Road. The southern portion of Lemont Road faces many of the same challenges as the northern portion of Lemont Road, including a mix of industrial and residential land uses that are not complementary. This area is impacted by truck traffic accessing industrial sites, which creates safety concerns for residents and pedestrians. This corridor requires a detailed future land use strategy to create a more cohesive balance of uses.



Market Potential

This area is zoned for ORI (office, research, and light industrial), RBC (regional business center), and M-1 (manufacturing), heavily featuring commercial, industrial, distribution, and logistics uses, primarily due to its easy access to the transportation corridors of I-55 and I-355. While specific recommendations for this area have not been detailed, it is noted that residential development could be a market-supportable use to consider.

Transportation & Utilities

Lemont Road through this opportunity area is under the jurisdiction of DuDOT, meaning the Village has limited ability to control access and make improvements. Due to the considerable industrial land use base located at the south end of this opportunity area, and Lemont Road's full access interchange with I-55, truck traffic has been noted as an issue. Lemont Road is classified as Class II truck route by DuDOT and this designation means the roadway is designed to support and carry heavy freight traffic. This is unlikely to change given the industrial land uses in the area and the Village does not have the authority to restrict or limit trucks along Lemont Road.

The water service and sanitary sewer infrastructure in this opportunity area is generally provided by Illinois American Water, which is a private infrastructure provider, as opposed to Village provided public infrastructure generally found in other opportunity areas.

The Cook County Forest Preserve property east of Lemont Road provides access to the Waterfall Glen Trail system via a trailhead at 101st Street. Woodridge residents located just south along Lemont Road do not have pedestrian/bicycle access to this trailhead. The Comprehensive Plan may explore the installation of a shared-use path along Lemont Road to provide this connectivity.

Community Feedback

Residents and stakeholders emphasized the need to address safety and noise issues caused by truck and automobile traffic, as well as to address land use compatibility along the corridor. A main priority is to limit the development of any additional disruptive uses along the corridor. This includes any facilities that would increase truck traffic or noise, such as warehouses with multiple loading docks. The community is in favor of offices or additional homes, which would be compatible with the existing neighborhoods along the corridor. Some stakeholders discussed the importance of coordination with school districts, some of which would be impacted greatly by new residential development.

Issues

- **Conflict Between Residential and Industrial Uses:** The proximity of industrial sites to residential areas has led to ongoing concerns about noise, pollution, and overall quality of life.
- **Truck Traffic and Safety:** Industrial truck traffic is a significant safety concern for residents and contributes to congestion along Lemont Road.
- **School Enrollment Capacity:** The school districts that serve this area, particularly district 113-A, would be impacted by an increase in residential development. Further coordination will be essential.
- **Varying Jurisdictions:** Lemont, Darien, and Woodridge all have jurisdiction along this road. Additionally, DuPage County maintains Lemont Road, and many properties fall in unincorporated DuPage County. Utility hookups are also difficult, as Illinois American Water, a private water provider, has the rights to service some of the area.



Opportunities

- **Cohesive Land Use Planning:** A detailed land use strategy could help balance residential, industrial, and commercial development along the corridor, creating better transitions and reducing conflicts.
- **Pedestrian Infrastructure:** Safe pedestrian connections to the forest preserve and other amenities along the corridor would enhance accessibility and improve quality of life for residents.

Preferred Land Uses

Based on community and stakeholder feedback, the following land uses are desired.

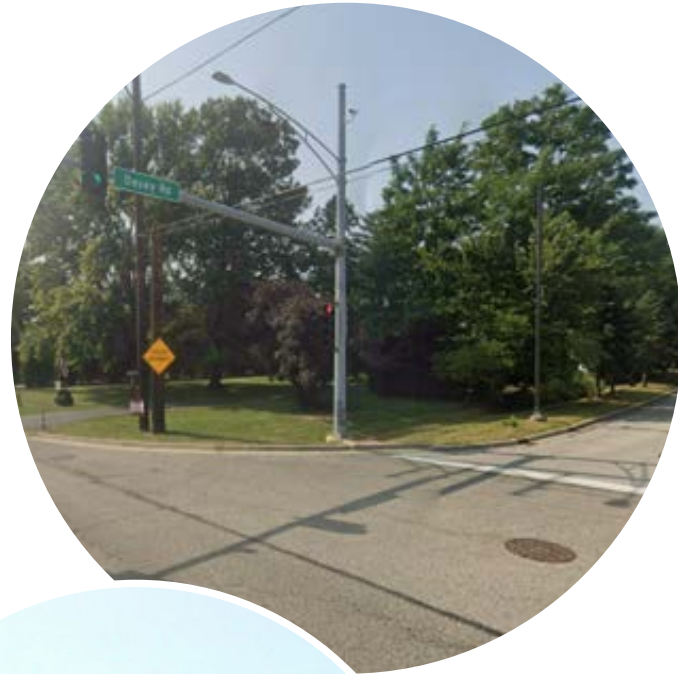
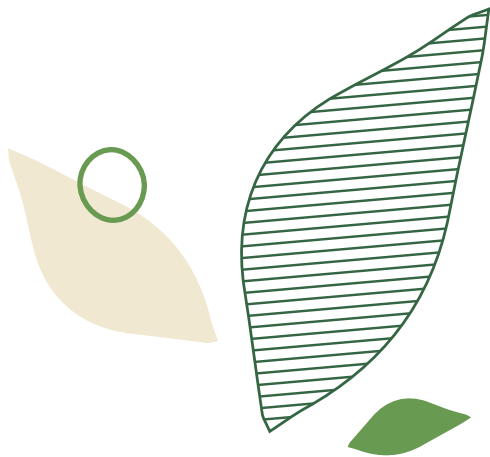
- **Balanced Development:** The community would like to incorporate a mix of residential, commercial, and industrial uses with clear transitions and appropriate buffers to minimize conflicts.
- **Pedestrian Connections:** The community is in favor of establishing sidewalks, trails, and crosswalks to connect neighborhoods to the forest preserve and other neighborhoods.

“

I think this could be a good place for additional residential development as long as it is appropriately buffered from some of the more industrial uses.

STAKEHOLDER CONVERSATIONS

- **Residential Uses:** The existing residents would prefer additional residential development along the corridor, with detached dwelling units, townhomes, or low density multi-family development preferred.
- **Office Uses:** Low impact office development that doesn't increase traffic or noise is preferred by residents.
- **Low Impact Commercial:** Utilize the existing signalized intersection at 101st and Lemont for commercial uses to support the area.
- **Open Space and Buffers:** The community would like to utilize green space or landscaped buffers to separate industrial and residential areas, addressing both environmental and aesthetic concerns.



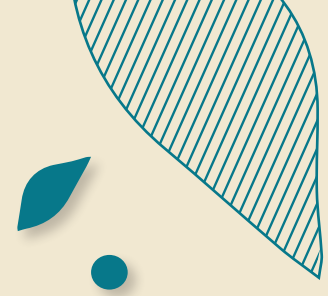
“

Definitely prioritize traffic safety and access to the existing neighborhoods from Lemont Road with any new development. There is a lot of truck traffic here.

STAKEHOLDER CONVERSATIONS

Mobility & Transit

The Mobility and Connectivity Assessment for the Village of Woodridge examines the Village's current multimodal transportation conditions, including the roadway, bicycle, and pedestrian network. Woodridge is connected to the broader Chicagoland region via Interstate 355 (I-355) and Interstate 55 (I-55). Multiple modes of transportation connect the Village to neighboring communities including road, bus, bike, and pedestrian infrastructure. Overall, Woodridge provides well maintained infrastructure that connects residents, visitors, and patrons to the many opportunities the Village offers. The following sections provide an assessment of Woodridge's existing transportation network and identifies some challenges and opportunities that will act as building blocks to inform the overall Comprehensive Plan.



TRANSPORTATION



4

PACE bus
routes



21

miles of shared-
use paths

ROADWAYS



4

responsible bodies:
IDOT, DuDot, ISTHA,
Woodridge



5

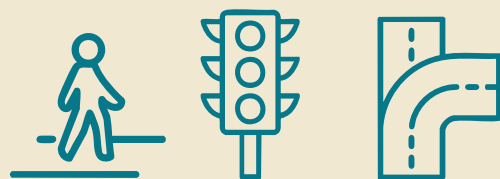
truck
routes

FUTURE IMPROVEMENTS



5

improvement
projects



including sidewalk extensions, corridor
improvements, resurfacing, and reconstruction

Roadway Network

I-355 and I-55 provide regional connectivity and serve as primary routes through the Village. I-355, or the Veterans Memorial Tollway, runs north-south and connects the west/southwest suburbs of Chicago, including communities in DuPage County, Will County, and Cook County. I-55 generally runs northeast-southwest and provides direct connection to downtown Chicago, Bloomington-Normal, Springfield, St. Louis and beyond. I-355 intersects with I-55 in the southern portion of Woodridge and intersects with Interstate 88 (I-88) about two miles north of Woodridge. Proximity to these interstates provide great regional connectivity to the residents and businesses of Woodridge. Furthermore, 75th Street runs east-west through the Village and provides a full-access interchange with I-355. Along the western portion of the Village, Route 53 runs north-south, providing local and regional connectivity. The broader roadway network that serves Woodridge provides connectivity to adjacent communities and helps to create the environment for social, economic, and cultural opportunities that make Woodridge what it is today.

Functional Classification

The roadways within the Village are classified by the Illinois Department of Transportation (IDOT) according to the type of service they are intended to provide. The functional classification process categorizes roadways based on their intended role in the broader roadway system/street network. The following list identifies major routes within or near Woodridge and their classifications. The Functional Classification Map graphically depicts this list.

Interstate/Freeways

Designed to move high volumes of traffic at higher speeds amongst communities with no/few curb cuts or traffic signals. These include I-355 and I-55.

Principal Arterial

Designed to move large volumes of traffic at moderate speeds to provide community mobility or connect neighboring communities. Intersections along principal arterials generally support traffic signals or roundabouts. These include Route 53 and 75th Street.

Minor Arterial

Designed to carry moderate volumes of traffic and provide community mobility through connection to principal arterials and major/minor collectors. These include Hobson Road, 83rd Street, 87th Street, Joliet Road, Lemont Road, and Woodward Avenue north of 87th Street.

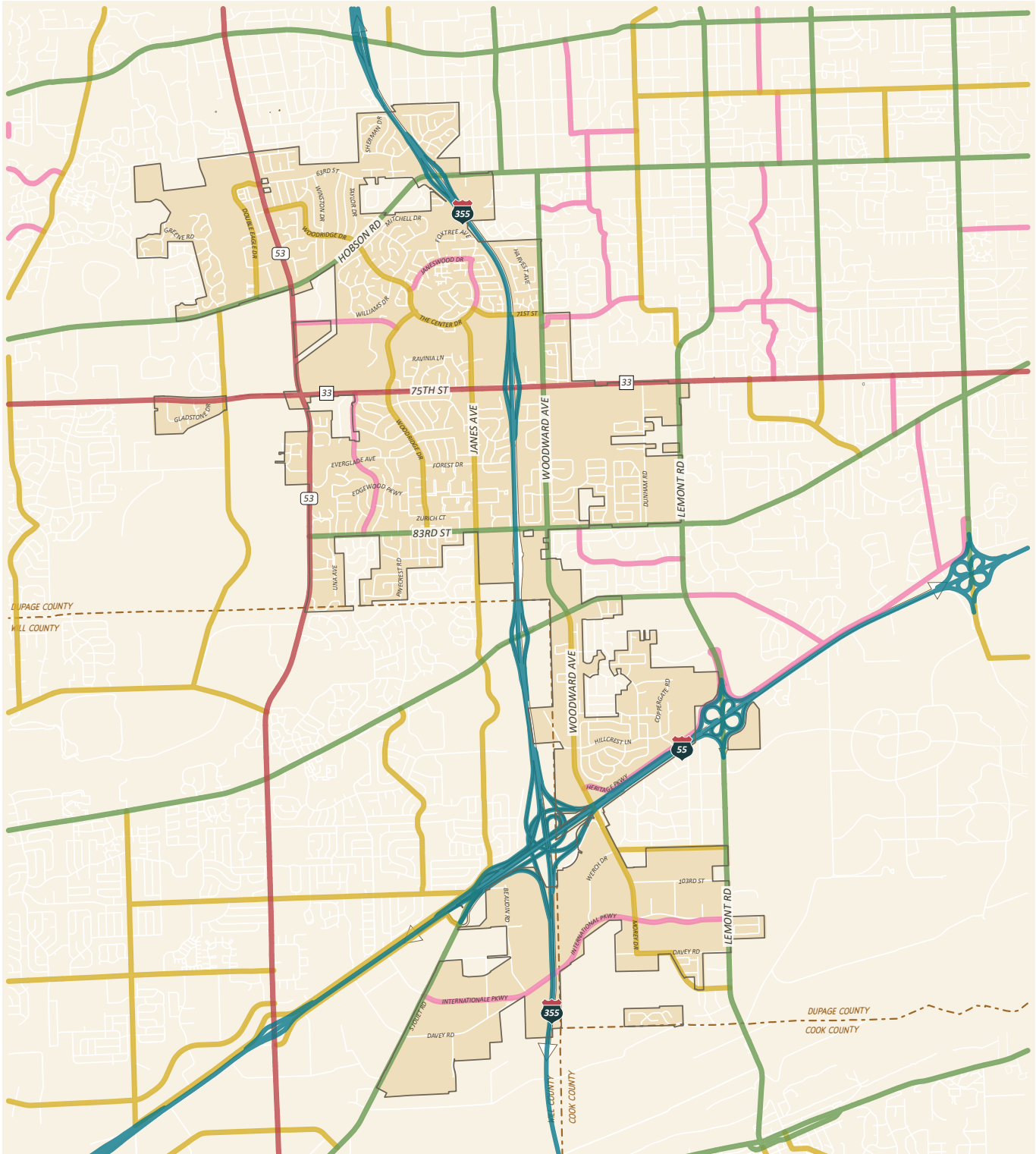
Major and Minor Collector

Designed to collect a moderate amount of traffic from neighborhoods or commercial areas and distribute it to arterials or other collectors. These include Woodridge Drive, Center Drive, 71st Street, Janes Avenue, Janeswood Drive, Westview Lane, Heritage Parkway, Internationale Parkway, and Woodward Avenue south of 87th Street.

Local

Designed to move small amounts of traffic at low speeds through neighborhoods or commercial developments, often to distribute to a collector, while providing a high level of access to adjacent properties. These include most neighborhood streets throughout Woodridge.

Figure 12: Roadway Classification Map



FUNCTIONAL CLASSIFICATION

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN

- | | |
|--|---|
|  INTERSTATE |  MAJOR COLLECTOR |
|  PRINCIPAL ARTERIAL |  MINOR COLLECTOR |
|  MINOR ARTERIAL |  LOCAL |



0' 1,800' 3,600'



Roadway Jurisdiction

Roadway jurisdiction is an important factor regarding roadway maintenance and function. The roadway network within the Village municipal boundary is under the jurisdiction of various agencies including IDOT, the Illinois State Toll Highway Authority (ISTHA), and DuPage County Division of Transportation (DuDOT) as summarized below. With most arterial streets not under Woodridge jurisdiction, the Village has limited flexibility to control access and make improvements. However, IDOT and DuDOT should be involved in the planning process moving forward to ensure that plan recommendations are implementable along roadways where these agencies maintain jurisdiction and that they balance the needs of both Woodridge and IDOT/DuDOT. For the sizeable number of local roads under the Village's jurisdiction, the Village has full authority to make improvements that align with its interests.

Illinois Department of Transportation (IDOT)

IDOT is responsible for the maintenance and function of I-55, Route 53, and Joliet Road.

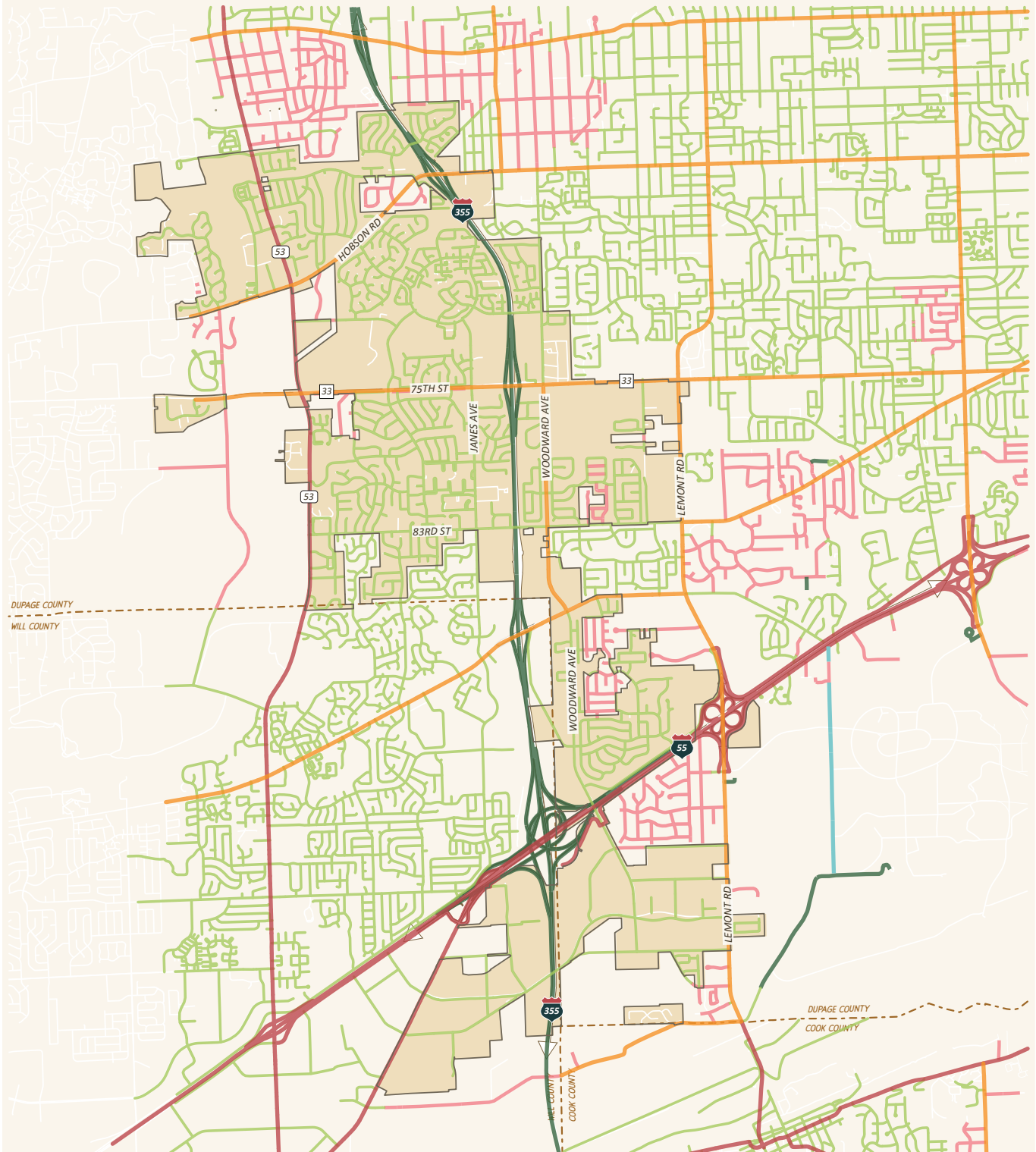
Illinois State Toll Highway Authority (ISTHA)

ISTHA is responsible for the maintenance and function of I-355.

DuPage County Division of Transportation (DuDOT)

DuDot is responsible for the maintenance and function of Hobson Road, 75th Street, 87th Street, Lemont Road, and Woodward Avenue south of 75th Street.

Figure 13: Roadway Jurisdiction Map



ROADWAY JURISDICTION

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN

- | | |
|---------|--------------|
| FEDERAL | MUNICIPALITY |
| COUNTY | TOWNSHIP |
| STATE | PRIVATE |



Truck Routes

Truck routes are important to consider when planning for the future as they impact roadway design, safety, and land use considerations. Community feedback has highlighted truck traffic as a significant concern for residents. As a result, careful consideration should be given to the areas surrounding these routes to address potential impacts and ensure compatibility with nearby land uses.

IDOT classifies truck routes according to the below two categories:

Class I

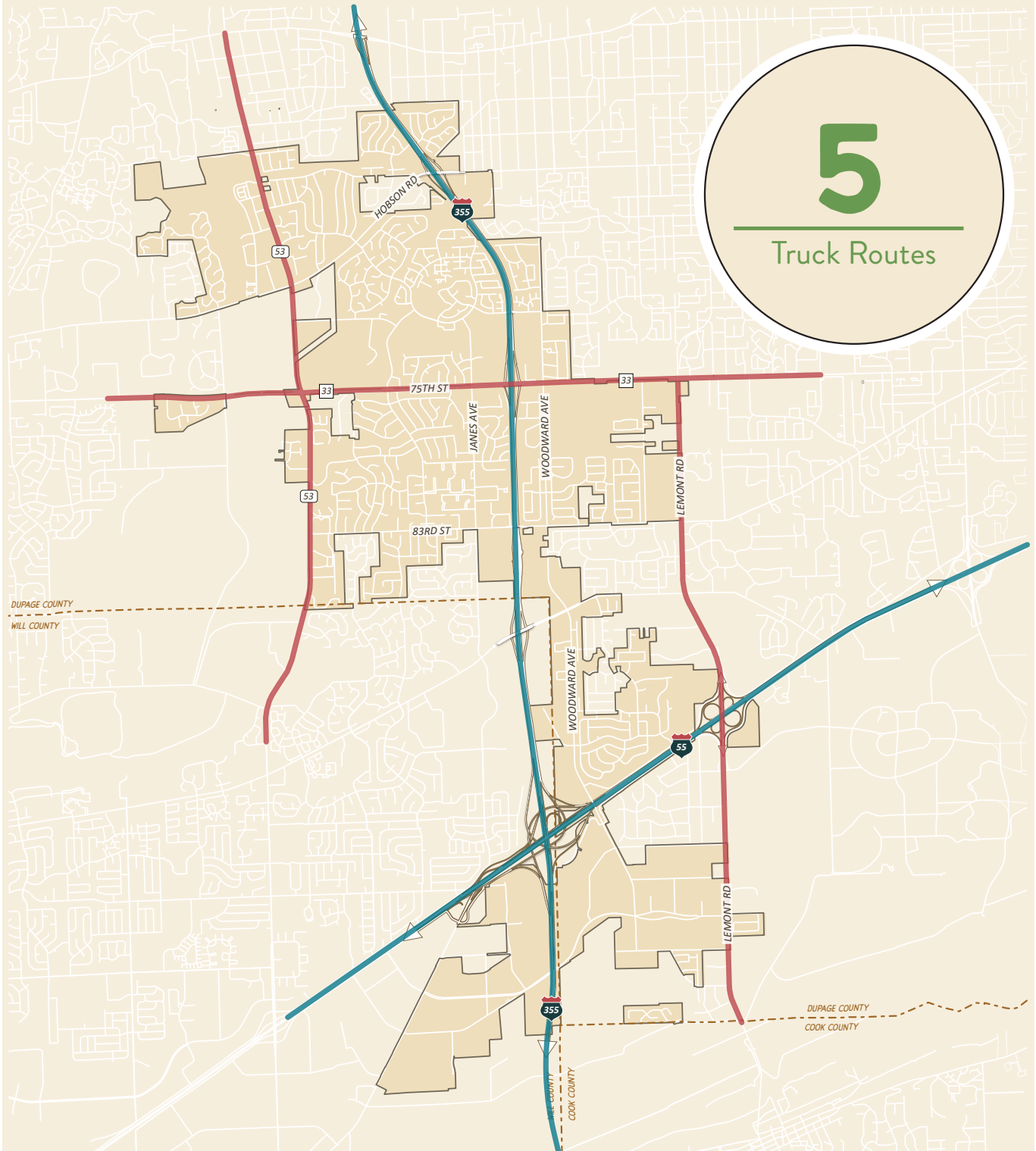
Class I Truck routes operate along Interstates that support the largest freight vehicles. These include I-355 and I-55.

Class II

Class II truck routes generally operate along arterial routes and support trucks with smaller wheelbases. These routes include Route 53, 75th Street, and Lemont Road.

The Village of Woodridge has defined truck routes that direct heavy vehicles along the principal arterials through the Village, unless the destination is along local roads. In general, State and County routes, whether they are designated or not designated as truck routes, are designed to standards that support heavy freight truck traffic. Through the Village, the truck routes generally provide direct or indirect access to most commercial or industrial land uses in the community.

Figure 14: Truck Routes Map



TRUCK ROUTES

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN

- CLASS I
- CLASS II



0' 1,800' 3,600'

Traffic Volumes

Traffic volumes are one factor that can help define roadway operations. These volume measurements are taken in several ways, one standard being Annual Average Daily Traffic (AADT). IDOT-published AADT data was referenced for roadways through the Village and is summarized below and on the Traffic Volume Map.

The highest AADT volumes occur along the interstate and arterial roadways in Woodridge. Except where otherwise noted, the data reflects the most recent available Year 2023 conditions.

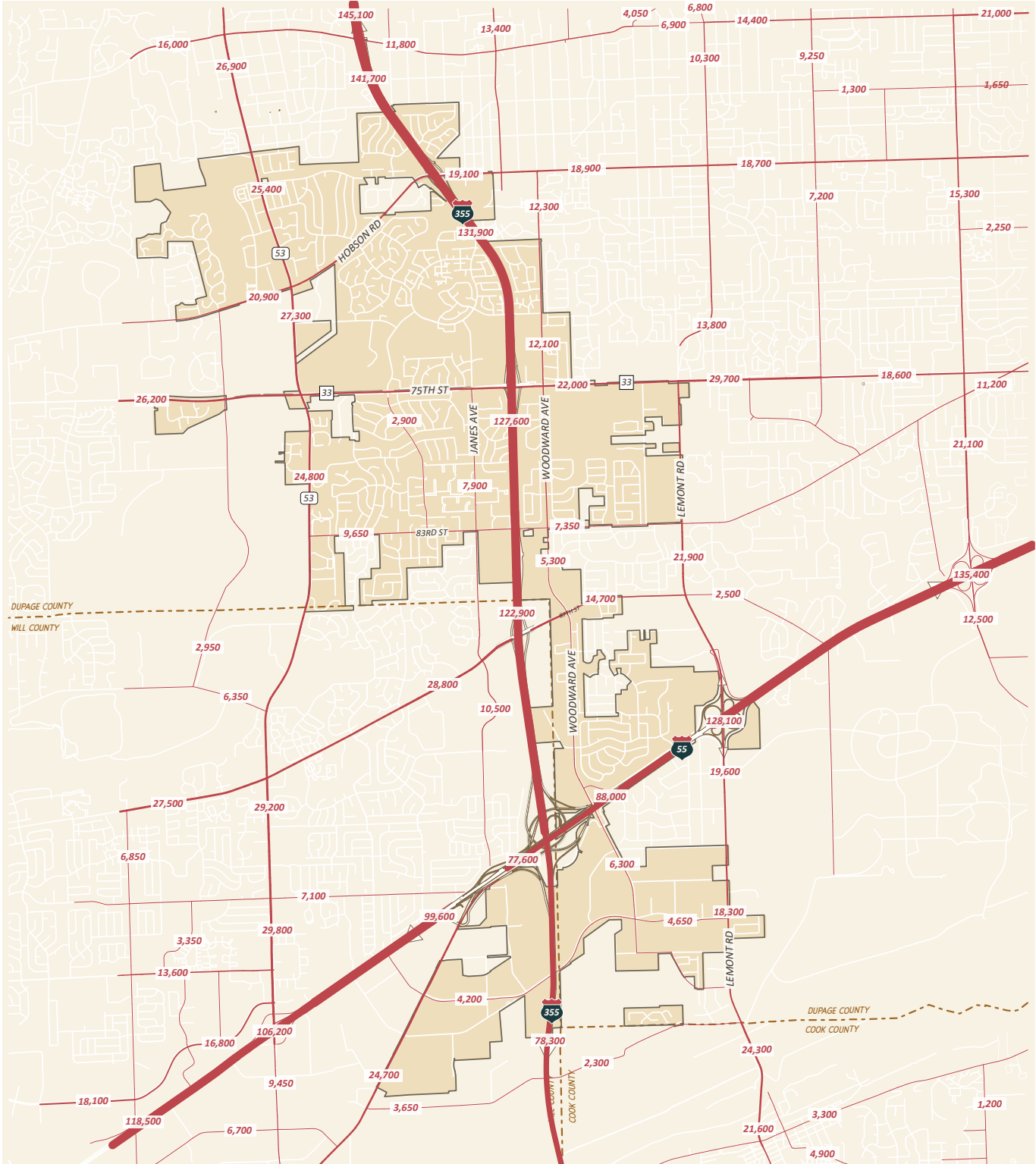
The collector roadways through Woodridge generally range from about 1,000 Vehicles Per Day (VPD) to 8,000 VPD. Traffic volumes along both the arterial and collector roadways in the Village can be considered in-line with the number of lanes available on a given roadway or corridor.



AVERAGE DAILY TRAFFIC: KEY CORRIDORS

IL ROUTE 53	27,300  Route 53 North of 75th Street, 2020	24,800  Route 53 South of 75th Street, 2020
75TH STREET	22,600  75th Street West of I-355, 2020	22,000  75th Street East of I-355, 2020
LEMONT ROAD	19,600  Lemont Road South of I-355, 2020	18,300  Lemont Road North of I-355, 2020

Figure 15: Annual Average Daily Traffic Map



ANNUAL AVERAGE DAILY TRAFFIC (2023)

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN

- COUNTY BOUNDARY
- MUNICIPAL BOUNDARY
- TRAFFIC COUNT ROADWAY SEGMENT
- 18,100 AADT



0' 1,800' 3,600'

Community Transportation

Community transportation characteristics were referenced from the Center for Neighborhood Technology (CNT) data and compared with four neighboring peer communities: Darien, Bolingbrook, Downers Grove, and Lisle. Based on this data, Woodridge is generally similar to its peer communities for greenhouse gas emissions per household, transportation costs per household, and vehicles per household. It is worth noting that Downers Grove and Lisle have lower greenhouse gas emissions per household, lower transportation costs per household, and less vehicles per household than their peer communities. A potential explanation for this is proximity to Metra Rail transit as Woodridge, Bolingbrook, and Darien do not have Metra access.

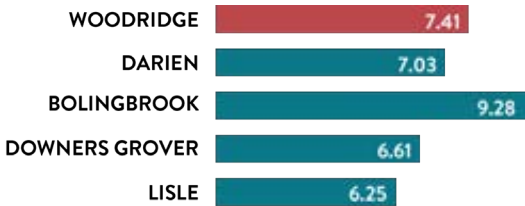
These metrics are all linked and have some influence on one another. Providing increased opportunities for safe and convenient active transportation options, as well as establishing future land use and development frameworks that promote walking and biking can reduce dependency on vehicles for everyday transportation needs. These opportunities will be explored through this comprehensive planning process.



AVERAGE GREENHOUSE GAS EMISSIONS PER HOUSEHOLD



7.41
metric tons per household, Woodridge



AVERAGE NUMBER OF VEHICLES PER HOUSEHOLD



1.92
vehicles per household, Woodridge



TRANSPORTATION COSTS PER HOUSEHOLD



\$14,765
annual cost per household, Woodridge



Planned Improvements

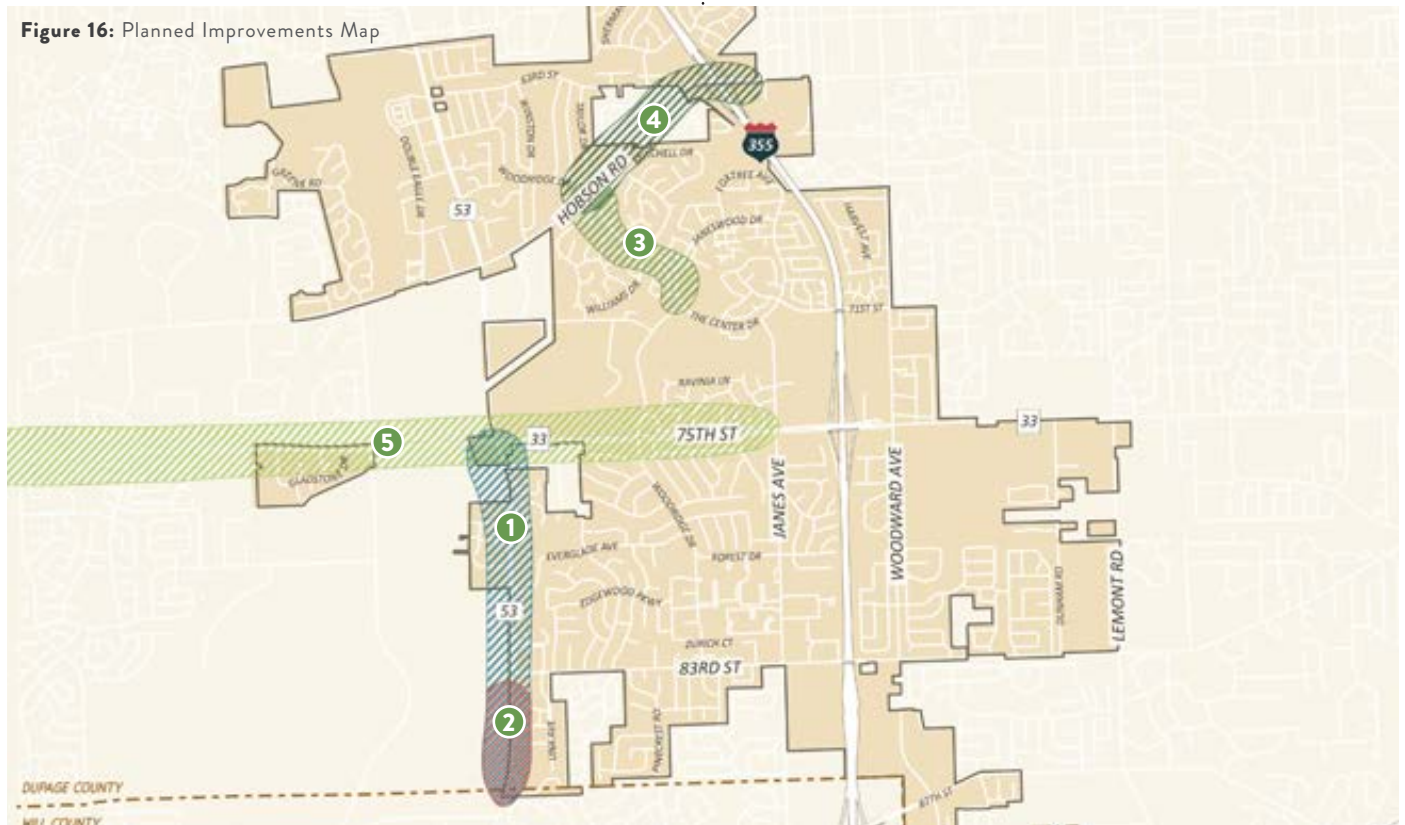
The following is a list of major planned improvements that impact, or will impact, the roadway network within Woodridge in the near future. These projects and plans will be reviewed and incorporated into the Comprehensive Plan.

- 1 Route 53 from 75th Street to Will County Line – Resurfacing (Planned 2026-2030) -** This portion of Route 53 is being resurfaced for pavement preservation.
- 2 Route 53 from 83rd Street to Justamere Road – Sidewalk (2025) -** An additional sidewalk along Route 53 will connect neighborhoods to the Greene Valley Trail System.
- 3 Woodridge Drive from Hobson Road to Center Drive – Reconstruction (Ongoing) -** Reconstruction is necessary, as the roadway has reached the end of its lifespan.

- 4 Hobson Road from Woodridge Drive to Janes Avenue – Sidewalk (Recently Completed) -** An additional sidewalk along Hobson Road will provide pedestrian access across I-355.
- 5 75th Street from Janes Avenue to IL 59 – Corridor (Planned) -** A comprehensive corridor improvement project is planned for this portion of 75th Street.



Figure 16: Planned Improvements Map



Active Transportation Modes

In general, Woodridge can be considered a car-dependent Village with adequate active transportation options. Non-motorized transportation is provided throughout the Village via a network of sidewalks that largely can be found on most arterial and collector streets. Notable exceptions to this include Route 53 south of Hobson Road to near 83rd Street, Joliet Road, and the neighborhood located south of 75th Street and north of Crabtree Creek. Over 21 miles of shared-use paths are located within the community primarily along Woodridge Drive, Woodward Avenue, and 83rd Street. These shared-use paths connect to more than 100 miles of shared-use paths from surrounding communities. Links are provided to the Southern DuPage County Regional Trail, Naperville Riverwalk/DuPage River Trail, Greene Valley Forest Preserve Trails and by extension the Whalon Lake/DuPage River Trail, Waterfall Glen Forest Preserve Trails, and the Veterans Memorial/Centennial Trails. These systems provide recreational and commuter access for pedestrians and bicyclists within Woodridge and the broader region.



DUPAGE RIVER TRAIL

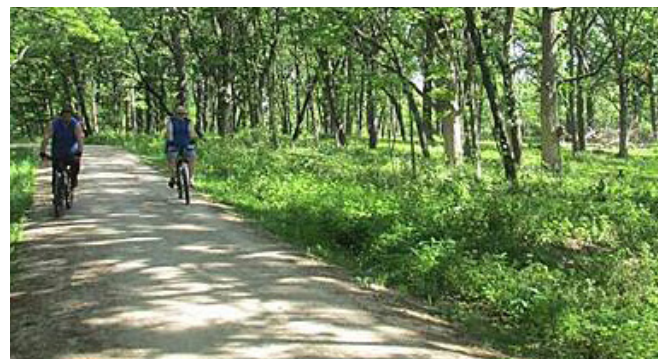
Outside of sidewalks and shared-use paths, limited on-street bicycle facilities are provided in the Village. The addition of on-street bicycle facilities, such as bike lanes or shared bicycle markings (commonly referred to as “sharrows”) can increase Woodridge’s bicycle mobility options in a way that is often inexpensive compared to shared-use paths.

The Comprehensive Plan will aim to explore strategies around pursuing funding for the construction of shared-use paths, as well as identify streets where bike lanes or sharrows may be feasible to further connect the active transportation network with the community and provide residents with greater access to safe, alternative transportation methods. These metrics are all linked and have some influence on one another. Providing increased opportunities for safe and convenient active transportation options, as well as establishing future land use and development frameworks that promote walking and biking can reduce dependency on vehicles for everyday transportation needs. These opportunities will be explored through this comprehensive planning process.

“

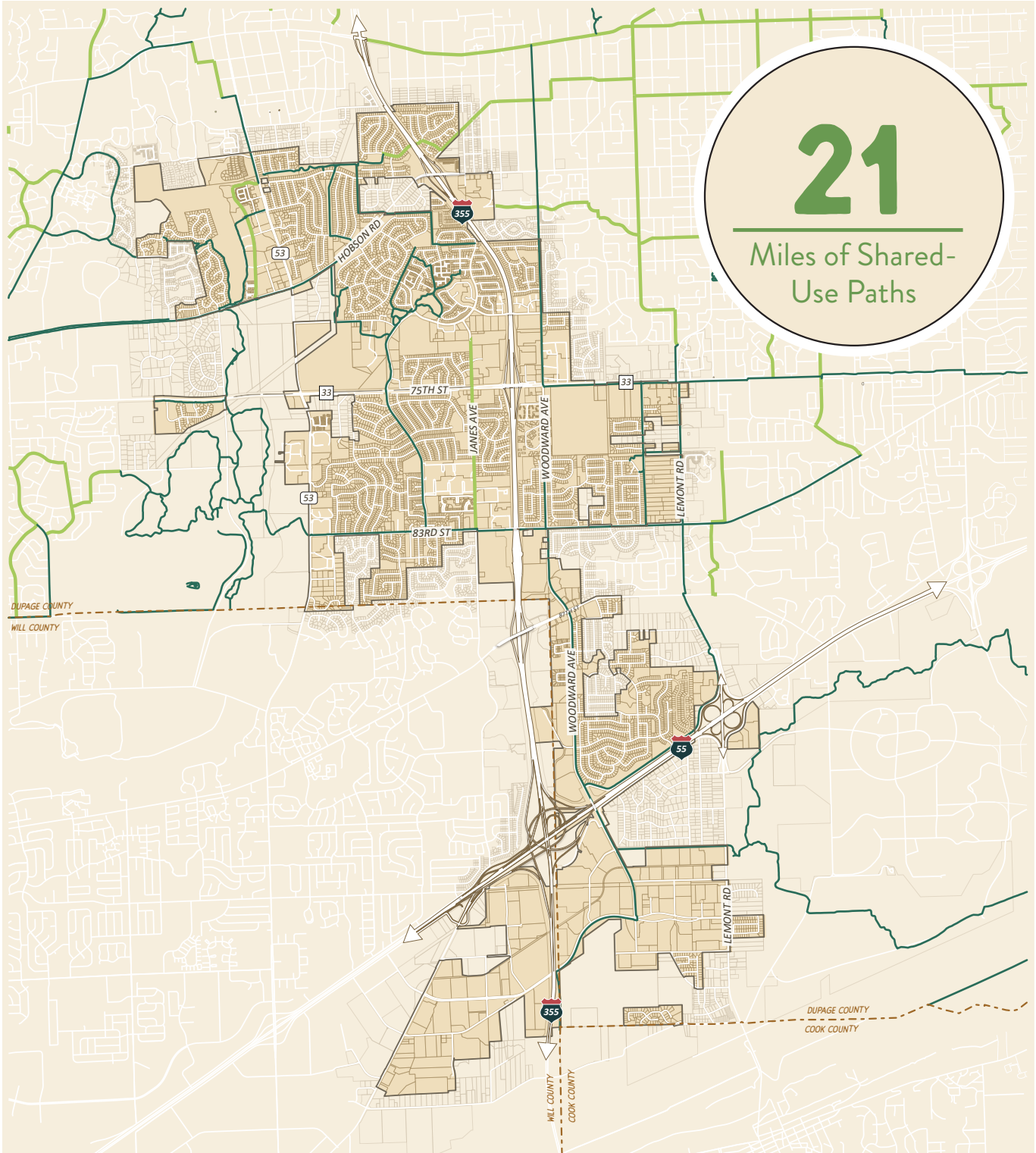
The Village should prioritize improving access and connections to the trails in the nearby forest preserves. I would like to easily walk or bike to those areas.

STAKEHOLDER CONVERSATIONS



WATERFALL GLEN FOREST PRESERVE TRAIL

Figure 17: Bikeways and Trails Map



BIKEWAYS AND TRAILS

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN

- COUNTY BOUNDARY
- MUNICIPAL BOUNDARY
- BIKEWAY
- TRAIL



0' 1,800' 3,600'

Public Transportation

The Village of Woodridge has moderate access to public transit via the PACE suburban bus system in the community and Metra commuter rail system in the neighboring communities of Lisle and Downers Grove. While there are no Metra stations within Woodridge, the Lisle, Belmont, and Downers Grove stations along the BNSF line are located a few miles north of the Village. The BNSF line provides access between Aurora and Chicago's Union Station.

The PACE Suburban Bus system services the Village and surrounding communities. In 2024, the system changed several service lines and updated routes, resulting in an increase in routes to and from downtown Chicago and decrease in interjurisdictional routes. There are four primary routes that serve Woodridge residents:

Route 755

Route 755, or the Plainfield-IMD-West Loop Express, provides weekday rush hour service from Plainfield to Chicago Union Station with stops in Bolingbrook, Lemont, Romeoville, Lockport, and the Joliet Gateway Center.

Route 834

Route 834 provides weekday and Saturday service from Downtown Joliet and its Metra station with stops at Lewis University, Good Samaritan Hospital, Romeoville, Bolingbrook, Yorktown Shopping Center, and Downers Grove.

Route 850

Route 850, or the North Bolingbrook – East Loop Express, provides weekday rush hour service between the Pace Canterbury Park-n-Ride in Bolingbrook and portions of the Loop, Streeterville, and River North in Chicago.

Route 851

Route 851, or the South Bolingbrook – East Loop Express, provides weekday rush hour service between Romeoville and portions of the Loop, Streeterville, and River North.

In addition to fixed-route transit, Ride DuPage provides countywide on-demand paratransit services for seniors and people with disabilities. Trips can be reserved 1-7 days in advance and service is provided 24 hours per day and 7 days per week year-round.

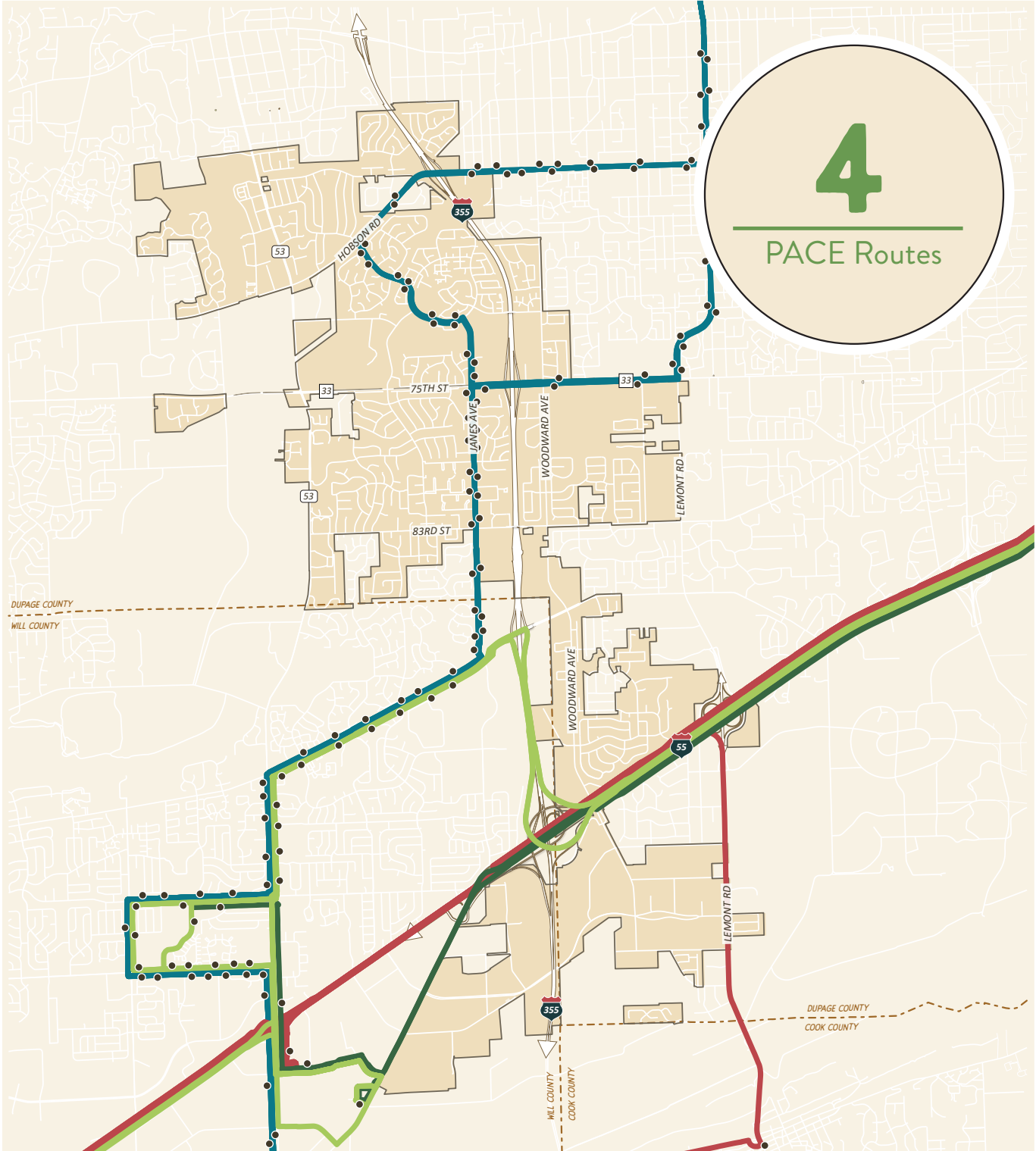


“

I love having bus stops right outside of the ARC. It's great to have a community resource that's connected to the community via public transportation.

STAKEHOLDER CONVERSATIONS

Figure 18: Pace Routes Map



PACE BUS ROUTES

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN

- ROUTE 755
- ROUTE 834
- ROUTE 850
- ROUTE 851
- BUS STOP



0' 1,800' 3,600'

Overview

Quality of life is more than what can be seen or measured—it's the essence of a community's well-being and spirit. In Woodridge, quality of life encompasses the experiences, values, and connections that define daily life for residents. It is shaped not just by physical surroundings but by the institutions, services, and shared moments that foster a sense of belonging and security. This includes parks, schools, local events, and services that support safety and community cohesion. Quality of life is the foundation upon which a brighter future is built.



FACILITIES AND SERVICES OVERVIEW

Woodridge is served by a dedicated team of Village Staff members who collaborate with surrounding jurisdictions and shared service groups, including...


6
school districts

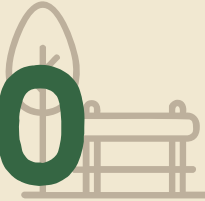

3
fire districts

&

The Forest Preserve District of DuPage County, which is

OVER **100** YEARS OLD
 

THE WOODRIDGE PARK DISTRICT MANAGES

over
680

acres of parkland and open space

21

miles of paved off-road bikeways

6

public recreational facilities

1,000+
community programs



including gymnastics, line dancing, karate, painting,
& MORE!

Community Facilities & Services

The following section describes the facilities and services offered to Woodridge residents and how each are split into different geographic regions in and around the Village. Woodridge borders several other densely populated suburban communities. Service areas for many districts, such as school and fire districts, do not follow jurisdictional boundaries. Regular coordination with neighboring communities and with regional organizations is crucial to maintaining the high quality of living that Woodridge residents enjoy.

Government

The Village of Woodridge is governed by a **Village Board**, serving as the policy-making body of the Village. Each member of the board is elected to a four-year term and includes the mayor, six trustees, and a Village clerk.

The **Administration Department** executes the policies and goals formulated by the Village Board and is led by the Village Administrator. The department consists of eight functional areas:

- Human Resources
- Information Technology
- Village Clerk's Office
- Risk Management
- Cable Services
- Legal Services
- Legislative
- General Mangement

Additionally, Administration oversees the execution of long-term goals of the Village Board and Community, public relations, and public utility management.

The **Community Development Department** is responsible for community growth and development, code enforcement, economic development, and planning and zoning.

The **Finance Department** maintains the integrity of Village financial systems, including budget preparation, audit oversights, revenue collection, payroll, and accounts payable.

The **Woodridge Police Department** is dedicated to serving the community and offers a full array of enforcement services. The department also conducts regular citizen outreach and education to build trust with the community, including the Citizen's Police Academy program. Within the last year, the department relocated to a new facility at 7215 Janes Avenue.

The **Public Works Department** is responsible for the maintenance and upkeep of Village streets and sewers. Duties include initiating new construction, snow plowing, street sweeping, streetlight and traffic signal maintenance, installation of sewer systems, and water quality and distribution. The department employs 32 full-time staff members, along with several other part-time and seasonal staff members.

The Village includes several districts that operate as municipal corporations, including the Woodridge Park District, fire districts, and school districts.



Schools

There are currently six school districts that serve Woodridge residents.

Center Cass School District 66 serves early childhood through middle school students and includes Elizabeth Ide Elementary School (PK-2), Prairieview Elementary School (3-5), and Lakeview Junior High School (6-8).

Community High School District 99 includes two high schools (Downers Grove North High School and Downers Grove South High School) and the Transition 99 Center for continued education.

Lemont-Bromberek Combined School District 113A serves early childhood through middle school students and includes Oakwood Elementary School (PK-1), River Valley School (2-3), Central School (4-5), and Old Quarry Middle School (6-8).

Lemont Township High School District 210 includes Lemont High School and serves high school students in Lemont and portions of Darien, Downers Grove, and Woodridge.

Naperville Community Unit School District No. 203 predominantly serves Naperville and includes parts of western Woodridge. The district serves early childhood through high school students and includes the Ann Ried Early Childhood Center, 14 elementary schools (K-5), five junior high schools (6-8), and two high schools (9-12). Additionally, the district includes Connections Transition Services for continuing education.

Woodridge School District 68 mostly covers Woodridge but also includes small parts of Downers Grove, Bolingbrook, Lisle, and Naperville. The district serves children from K-8, who then go to one of the high schools in the Community High School District. There are six elementary schools (K-6), and one junior high school (7-8).

Stakeholder Feedback

Throughout stakeholder engagement, there were several discussions with school districts serving Woodridge. They explained how they face challenges and opportunities related to growth, collaboration, and community development. Increasing enrollment, particularly in some districts, is straining resources, with some schools exploring mobile classrooms and expansions to accommodate demand. Residential developments and changing demographics further impact enrollment, requiring schools to work closely with the Village to plan for the future. Early involvement in development discussions is crucial, particularly regarding impact fees, transportation, and housing types.

Schools are taking on expanded roles in addressing social challenges such as mental health, food insecurity, and support for non-English-speaking students, often with limited funding. Transportation remains a key concern, with bus routes and traffic flow complicated by high-speed roads, few through-streets, and accessibility challenges near multifamily housing.

Improved collaboration is a priority. Schools seek more regular communication with Village leadership, police, fire, and community organizations to address safety, infrastructure, and economic development. Partnerships on public-private initiatives and community referral services can help provide additional resources for families and enhance Woodridge's appeal. By strengthening connections and addressing shared goals, schools and the Village can ensure sustainable growth and maintain the community's high quality of life.



Fire and Rescue

Woodridge is served by three fire protection districts:

The **Darien-Woodridge Fire Protection District** covers the portion of Woodridge east of I-355 and north of I-55.

The **Lisle-Woodridge Fire Protection District** covers incorporated area west of I-355 and north of I-55.

The **Lemont Fire Protection District** covers the portion of Woodridge south of I-55.

Each district regularly communicates with each other and with surrounding departments to ensure even service area distribution.

Woodridge Volunteer Corps Team

The Woodridge Volunteer Corps Team (WVCT) is an all-volunteer, community-based emergency preparedness organization, supported by and operating within the structure of the Woodridge Police Department. The WVCT aids community and emergency service personnel during emergencies or disasters. The team also takes a proactive approach to emergency response by training and educating the community on how to prevent disasters and basic response practices. In May 2024, WVCT was officially recognized as a Citizens Emergency Response Team (CERT) by the Federal Emergency Management Agency (FEMA) and the Illinois Emergency Management Agency (IEMA).



Library

The Woodridge Public Library serves Village residents through providing a vast collection of digital and print resources along with programmed events for all age groups. The library is located at 3 Plaza Drive.

Chamber of Commerce

Chamber630 is the regional chamber of commerce for the DuPage County region. While the organization operates on a regional scale, it is especially focused on the Woodridge and Downers Grove area. The chamber was founded in 1951 and has over 700 members ranging from small companies to large international corporations. Woodridge has a strong relationship with the chamber and regularly coordinates with the group to ensure businesses, especially those that are new, are connected to the resources that the chamber offers.



Parks, Recreation, & Open Space

Woodridge Park District

The mission of the Woodridge Park District is to serve the Village of Woodridge by providing superior recreational services while being fiscally and environmentally responsible. The district maintains six facilities, 21 miles of paved off-road bikeways, and over 680 acres of parks and woodlands throughout the Village and organizes community events throughout the year.



Stakeholder Feedback

The Woodridge Park District was consulted throughout stakeholder conversations. The district faces challenges in meeting the diverse recreational and programming needs of the community. They excel at implementing their 2021 Park Plan but encounter hurdles in serving all age groups, particularly teens and younger seniors. Demand for facilities like pickleball courts and event shelters remains high, while unmet needs for childcare, before-and-after-school programs, and activities for empty nesters persist due to limited space and resources.

Connectivity and access are priorities, with a focus on creating bike paths and ensuring every resident is within a 10-minute walk of a park. Popular parks such as Castaldo and Forest Glen are prime opportunities for enhancing connections between green spaces. The community has expressed a strong desire for nature-based experiences, leading to initiatives for ADA-accessible trails, native plantings, and educational signage.

The Village Greens Golf Course presents a shared challenge, with aging infrastructure requiring collaboration between the Parks District and the Village for maintenance, drainage, and long-term planning. Other priorities include strengthening relationships between the boards through joint subcommittees and aligning on infrastructure and service goals.



Park Inventory

The following section provides an overview of the Woodridge park system. Each park within the Village is categorized into classes according to the National Recreation and Park Association (NRPA) classification system for local and regional recreation open space. Parks are classified based on their size and intended use, providing a structured approach to understanding the variety of recreation options available in Woodridge. Below is a more technical breakdown of how the parks are classified:

Mini Parks

Mini Parks are often one acre or less and meet the need for a walkable, drop-in recreation experience that includes elements such as playgrounds, picnic areas, and seating. The service area radius is 1/4-mile.

Neighborhood Parks

Neighborhood Parks are typically an acre to five acres in size and remain the basic unit of park and open space systems. They are generally designed for active and passive recreation and community gathering with recreational elements such as playgrounds, picnic areas, sports fields, and trail systems. These parks are designed to be walkable and are typically uninterrupted by physical barriers. The service area radius is 1/2-mile.

Community Parks

Community Parks tend to be larger than ten acres in size and focus on meeting community-wide recreation needs and in certain instances serve regional significance, offering a variety of activities and amenities for people of all ages to stay active. Elements in these parks include playgrounds, pavilions, trails and path systems, multiple sport courts, and fields. Community Parks in the Village with athletic facilities are notated as **Community Park / Athletic Complex**. The service area radius is two miles.

Additionally, the Park District notates parks focused on the protection and management of the natural environment with recreation as a secondary objective as **Natural / Open Spaces**.

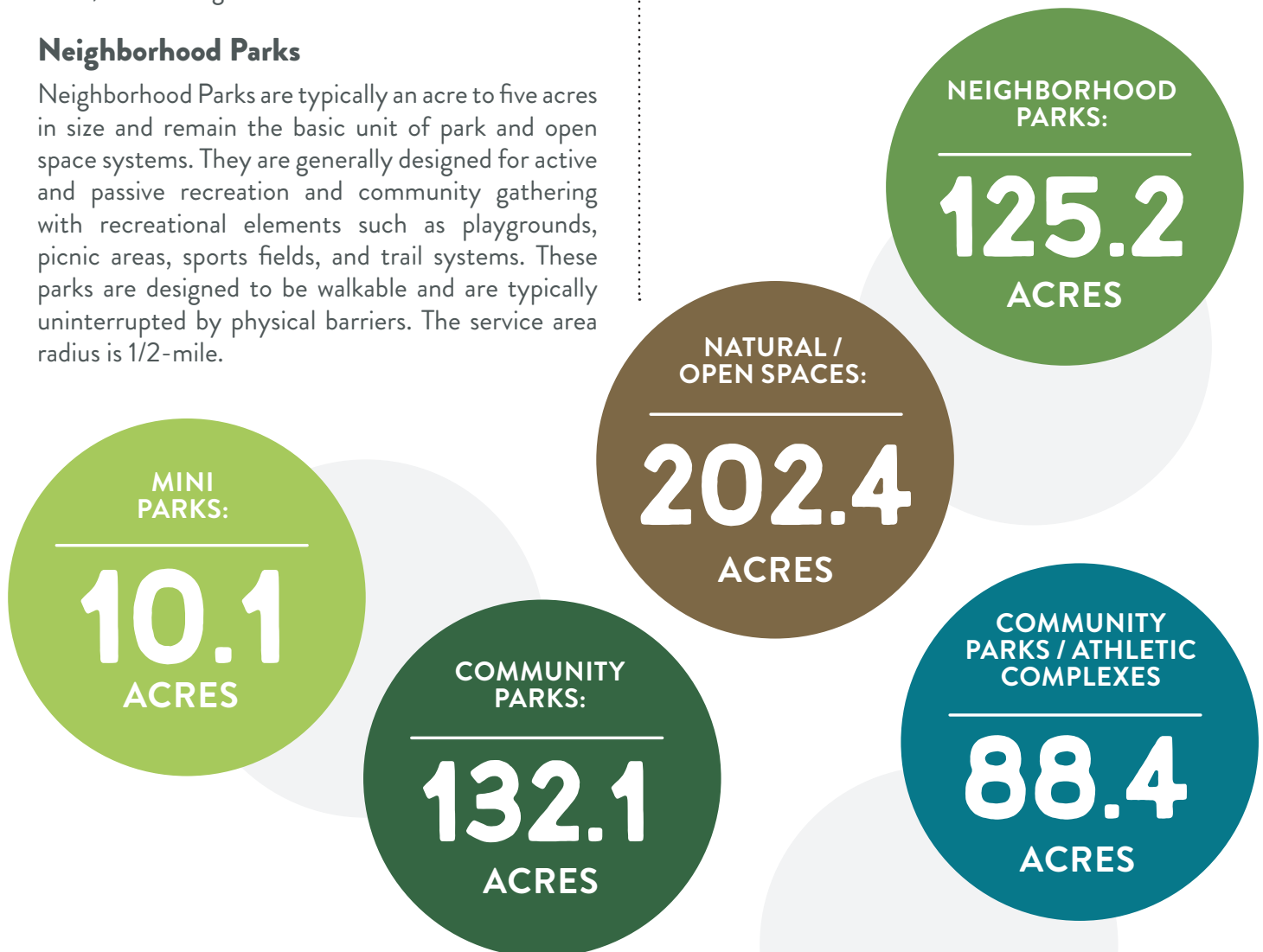


Figure 19: Park Inventory Map

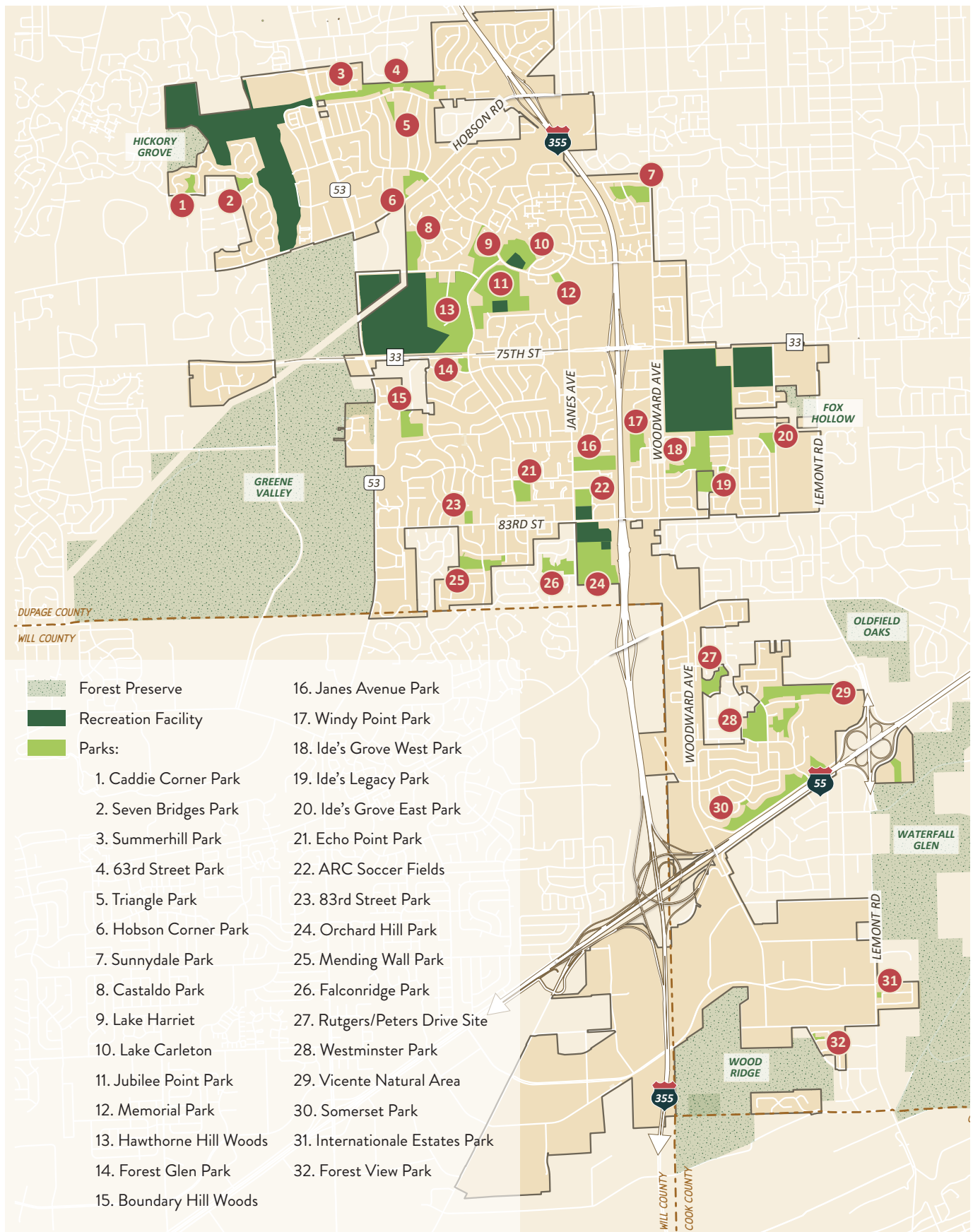


Figure 20: Park Inventory

PARK	AMENITIES	CLASSIFICATION	ACREAGE
1. Caddie Corner Park	Play equipment, biking/walking trail, multi-purpose open play area, drinking fountain	Neighborhood Park	2.47
2. Seven Bridges Park	Picnic areas, shelters, play equipment, basketball court, tennis court, biking/walking trail, multi-purpose open play area, drinking fountain, woodlands	Neighborhood Park	3.40
3. Summerhill Park	Picnic areas, play equipment, sand volleyball court, biking/walking trail, multi-purpose open play area	Neighborhood Park	6.80
4. 63rd Street Park	Play equipment, baseball/softball field, basketball courts, biking/walking trail, multi-purpose open play area, parking lot	Community Park / Athletic Complex	4.06
5. Triangle Park	Undeveloped/open space, woodlands	Natural / Open Space	2.50
6. Hobson Corner Park	Baseball practice infield, tennis courts, pickleball courts, bikeway trailhead map, parking lot	Community Park	5.42
7. Sunnydale Park	Picnic areas, shelters, play equipment, soccer field, biking/walking trail, multi-purpose open play area, parking lot, drinking fountain	Neighborhood Park	7.00
8. Castaldo Park	Picnic area, shelter, play equipment, sand volleyball court, biking/walking trail, multi-purpose open play area, parking lot, drinking fountain, disc golf course	Community Park	11.6
9. Lake Harriet	Picnic area, biking/walking trail, multi-purpose open play area, fishing, non-motorized boating	Community Park	8.70
10. Lake Carleton	Picnic area, biking/walking trail, non-motorized boating, fishing, ice skating, restroom facilities, parking lot	Community Park	17.2
11. Jubilee Point Park	Sled hill, multi-purpose open play area, undeveloped/open space	Community Park	42.5
12. Memorial Park	Drinking fountain	Neighborhood Park	2.10
13. Hawthorne Hill Woods	Nature trails, biking/walking trail, multi-purpose open play area, drinking fountains, memorial trees	Natural / Open Space	71.3
14. Forest Glen Park	Picnic area, shelter, play equipment, tennis courts, parking lot, biking/walking trail, multi-purpose open play area, drinking fountains, memorial trees	Neighborhood Park	2.14
15. Boundary Hill Woods	Nature trail, parking lot, woodlands	Natural / Open Space	8.66
16. Janes Avenue Park	Play equipment, lighted baseball/softball fields, basketball courts, skate park, soccer fields, in-line hockey/futsal court, restroom facilities, concessions, parking lot, drinking fountains	Community Park / Athletic Complex	10.0
17. Windy Point Park	Picnic areas, shelters, play equipment, biking/walking trail, multi-purpose open play area, drinking fountain	Neighborhood Park	7.00
18. Ide's Grove West Park	Play equipment, sand volleyball court, multi-purpose open play area, fishing, ice skating	Neighborhood Park	6.48
19. Ide's Legacy Park	Shelter, drinking fountain	Mini Park	0.68
20. Ide's Grove East Park	Picnic areas, shelters, play equipment, biking/walking trail, multi-purpose open play area, fishing, drinking fountain	Neighborhood Park	9.35
21. Echo Point Park	Picnic area, shelter, play equipment, sand volleyball court, biking/walking trail, multi-purpose open play area, parking lot, drinking fountain	Community Park	6.15
22. ARC Soccer Fields	Soccer fields, parking lot	Community Park / Athletic Complex	5.90

PARK	AMENITIES	CLASSIFICATION	ACREAGE
23. 83rd Street Park	Picnic areas, practice fields, shelter, biking/walking trail, multi-purpose open play area, drinking fountain, parking lot	Community Park	2.24
24. Orchard Hill Park	Baseball/softball fields, soccer fields, multi-purpose open play area, portable ice rinks, parking lot	Community Park / Athletic Complex	46.1
25. Mending Wall Park	Picnic area, play equipment, biking/walking trail, multi-purpose play area	Neighborhood Park	7.00
26. Falconridge Park	Picnic area, play equipment, soccer field, multi-purpose open play area, parking lot	Neighborhood Park	7.95
27. Rutgers/Peters Drive Site	Multi-purpose open play area, fishing	Natural / Open Space	4.10
28. Westminster Park	Picnic areas, shelters, play equipment, tennis courts, drinking fountain, biking/walking trail, multi-purpose open play area	Neighborhood Park	14.7
29. Vicente Natural Area	Undeveloped/open space, woodlands	Natural / Open Space	19.7
30. Somerset Park	Picnic areas, shelter, play equipment, drinking fountain	Mini Park	0.56
31. Internationale Estates Park	Picnic areas, shelter, biking/walking trail, multi-purpose open play area	Mini Park	0.50
32. Forest View Park	Play equipment	Mini Park	0.18



Park District Facilities

Athletic Recreation Center (ARC)

ARC is a community recreation facility owned and operated by the Woodridge Park District located at 8201 South Janes Avenue. ARC facilities include a fitness center, indoor track, an indoor turf field, laser tag, and program rooms. Programs include fitness classes and recreational sports leagues.

Cypress Cove Family Aquatic Park

Cypress Cove is an outdoor waterpark located at 8301 South Janes Avenue. The facility provides two pools for lap swimming and diving, along with recreational and play areas including a sand beach, zero-depth pool, lazy river, slides, spray playground, and a concession stand.

Fred C. Hohnke Community Center

The community center is located at 2600 Center Drive and serves as the main offices for the Woodridge Park District. Several of community programs and classes run by the district are hosted here, including activities for seniors and preschoolers and several of the art classes.

Maintenance Building

The Woodridge Parks District Maintenance Building is used by district operations staff and is located at 8325 South Janes Avenue.

Village Greens Golf Course

Village Greens Golf Course is an 18-hole golf course located at 1575 West 75th Street. Facilities include practice areas, a pro shop, and clubhouse with a restaurant and rooms for rent.

Woodridge Community Garden

The Woodridge Community Garden is located at 2716 Ravinia Lane and offers residents the opportunity to grow and maintain their own gardens in a communal space. Plots are available for residents to reserve throughout the year.

Privately Owned Facilities

Camp Greene Wood

Camp Greene Wood is a Girl Scout Camp owned and operated by the Girl Scouts of Greater Chicago and Northwest Indiana, located at 3155 71st Street.

Seven Bridges Golf Club

Seven Bridges Golf Club is a public golf club that boasts a Golf Digest four star rating, located at 1 Mulligan Drive.

Zigfield Troy Golf Course

Zigfield Troy Golf Course is located at 1515 75th Street and includes a nine-hole golf course, driving range, and putting green.



Forest Preserves & Natural Areas

Woodridge is surrounded by several areas of forest preserves. The Forest Preserve District of DuPage County manages forest land throughout the region. The district strives to preserve and protect natural resources while providing opportunities for people to connect with nature. Most of the forest preserves have well-maintained walking and hiking trails that are open to the public. Additionally, the district hosts events throughout the year for people of all ages to learn about their natural surroundings. Forest preserves in or near Woodridge include the following:

Greene Valley is one of the largest and most botanically diverse preserves in the county at 1,388 acres. It is known for its high lookout points where you can see the Chicago skyline and its oak woodland area. Visitors can enjoy 12 miles of marked trails, picnic areas, and camp sites.

Fox Hollow includes 67 acres of forest and wetlands. It does not have any trails or public amenities.

Oldfield Oaks contains 109 acres of woodlands, wetlands, and restored prairie. It features two miles of trails where visitors can spot one of the many species of wildlife that live there.

Wood Ridge includes 234 acres of undeveloped natural areas. It does not have any trails or public amenities.

Waterfall Glen boasts 2,503 acres of prairie, savanna, and oak-maple woodlands. It is one of the most popular forest preserves in the district and includes an extensive system of hiking trails, camping areas, and fishing spots. Waterfall Glen is known for its Rocky Glen waterfall and Sawmill Creek bluff overlook.



Community Events

Woodridge offers a variety of community events that foster a sense of belonging and pride among residents, bringing people together through celebrations that highlight the Village's unique identity. There is something for everyone to enjoy throughout the year.

Events are largely hosted and coordinated by the Woodridge Park District and the Woodridge Special Events Committee, with support from Village staff and volunteers. Several annual events have been taking place for over a decade while others have emerged more recently from new ideas, demonstrating the Village's commitment to growing and enhancing community traditions.

A brief summary of annual events is provided below.

Cabin Fever Family Fun

The Woodridge Park District hosts a free daytime festival in February to celebrate and embrace winter with the community.

Clean Up the Parks Day

The annual parks clean-up day occurs each year in early April. Volunteers are asked to help the Park District by spending a morning collecting trash, raking leaves, and leveling playground surfaces at parks around the Village.



Easter Egg Hunt

On the Saturday before Easter, the Woodridge Park District hosts an Easter Egg Hunt for children under the age of 10 at Jefferson Junior High School.

DuPage River Sweep

The annual county-wide DuPage River Sweep has been taking place each spring since 1991. The event is sponsored by The Conservation Foundation and encourages volunteers to spend a morning "sweeping our rivers clean."

Motion Explosion

Each spring, the Woodridge Park District hosts an event that combines Touch-a-Truck, a kite fly, and safety education. Children are invited to explore a variety of vehicles to learn about how they work and the people who drive them.

Rotary Recycling Extravaganza

The Woodridge Rotary Club has been hosting an annual springtime recycling event for over 15 years, offering a one-stop drop-off point for items that are difficult to properly recycle, such as cleaning supplies and electronics.



Woodridge Jubilee

2025 marks the 40th anniversary of the Woodridge Jubilee, an annual summer festival organized by the Village of Woodridge and the Park District. The four-day event takes place over a long weekend in mid-June and includes music, food, a carnival, and events for the entire family.

Movies Under the Moon

Throughout the summer, the Woodridge Park District hosts a series of free outdoor movies in parks across the Village.

Summer Concert Series

Each Wednesday night throughout the summer, the Woodridge Park District hosts free outdoor concerts. Each week is a different band in a different park throughout the Village.

Fourth of July Picnic

The annual Fourth of July Picnic takes place during the afternoon of July 4th and has been since 1968. The free event encourages residents to come out and enjoy a day in the park with the community. Food and drinks are available to purchase.



All Village Garage Sale

On a Saturday morning in July, the Woodridge Park Department hosts the biggest garage sale of the year at Echo Point Park. Residents and non-residents are encouraged to apply for vendor spots.

National Night Out

The Woodridge Police Department holds an annual National Night Out for the community to mingle with neighbors and officers. The family event includes activities for kids and parents.

Autumn Opener

In mid-September, the Woodridge Park District hosts a fall festival to celebrate the beginning of the season, which includes games, rides, hayrides, and concessions.

Oktoberfest

The Woodridge Park District hosts an annual two-day Oktoberfest, which includes live music, food vendors, and a variety of beers from local breweries.

Haunted Forest Walk

For a weekend in October, Hawthorne Hill Woods is transformed into a haunted forest. The event starts at the Fred C. Hohnke Community Center, where guests are transported to the forest on a hayride. A Saturday daytime session is offered for children ages 9 and under. The event is hosted by the Woodridge Park District and supported by the Boy Scouts, Kiwanis Club, and volunteers.

Woodridge Winterfest

At the start of the Christmas season, the Village of Woodridge hosts a tree-lighting ceremony that includes a holiday makers market, food trucks, music, and activities for kids. The first Winterfest was held in November, 2024.

Placemaking, Arts, & Culture

While placemaking considers and affects the built environment, physical components reflect the culture of the community and influence social patterns. Placemaking is a primary focus of this Plan with a goal to craft environments that foster connection, pride, and a strong sense of community. Additionally, placemaking recommendations include strategies to emphasize public art, community events, and cultural initiatives that reflect the evolving identity of the community.

Woodridge desires to add placemaking elements to the community but will not be starting completely from scratch. There are several existing programs and institutions highlighted in the following section that support and promote arts in the community. Accessible programming contributes to Woodridge's high quality of life and will be foundational elements for the placemaking recommendations included in this Plan.

Existing Programming

The Woodridge Park District offers robust programming for residents of all ages, including classes in art, baking, dance, gardening, music, martial arts, and more. There are specialty clubs and groups for parents and infants, children, and active adults with age-appropriate enrichment activities such as tot time for young parents, themed camps for kids, and movie screenings for active adults.

The Woodridge Library also offers a wide range of programmed events. For children, this includes story times, crafts, and special events to celebrate seasons and holidays. For teens and adults, the library hosts book discussions, computer classes, art classes, and events with authors and artists.

On a regional scale, Discover DuPage hosts, supports, and promotes a range of events and programs that encourage Woodridge residents to explore nearby communities and cultures.

Existing Places

One of the most beloved community assets by Woodridge residents are the recreational amenities, parks, and open spaces spread throughout the Village. While Woodridge lacks a true public plaza and infrastructure specifically designed for event programming, there are several areas in the community where people naturally gather or where events are held often enough to be considered a gathering space. Examples of these places include Village Hall and Town Centre, the ARC, the Fred C. Hohnke Community Center, and the Cypress Cove Family Aquatic Center.

A portion of Town Centre (44 acres) is currently being developed as Jubilee Point Park, which will expand programmable space while balancing existing woodland areas and provide better connection points to Lake Harriet, Lake Carleton, and Hawthorne Hill Park.







Overview

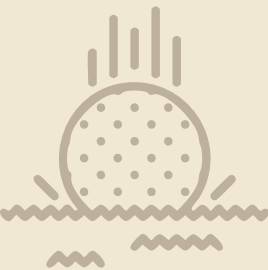
Village infrastructure forms the backbone of Woodridge, encompassing the essential systems and services that are integral to the daily functions and quality of life of its residents and businesses. This infrastructure includes a network of streets, water supply systems, and sewage and stormwater management facilities that ensure the community operates smoothly and sustainably. Regular upkeep and maintenance of these systems are crucial not only for providing safe and reliable services but also for supporting the community's growth and adapting to its evolving needs.

The Public Works Department plays a pivotal role in maintaining this infrastructure, ensuring all components are kept in optimal condition to meet current demands and future challenges. Key infrastructure includes:





STORM WATER SYSTEM



115

miles of
storm sewers



40

detention /
retention ponds

WATER SERVICE SYSTEM



9,500

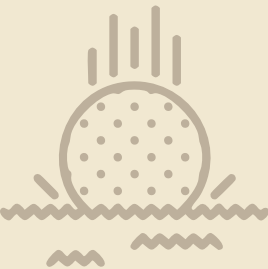
homes & businesses
served



1 Billion

gallons of water
used annually

MAINTENANCE & REPAIR



98

miles of
Village streets &
parkways



including sidewalks, streetlights, traffic signals, and
trees/landscaping within Village right-of-way



Water Service & Source

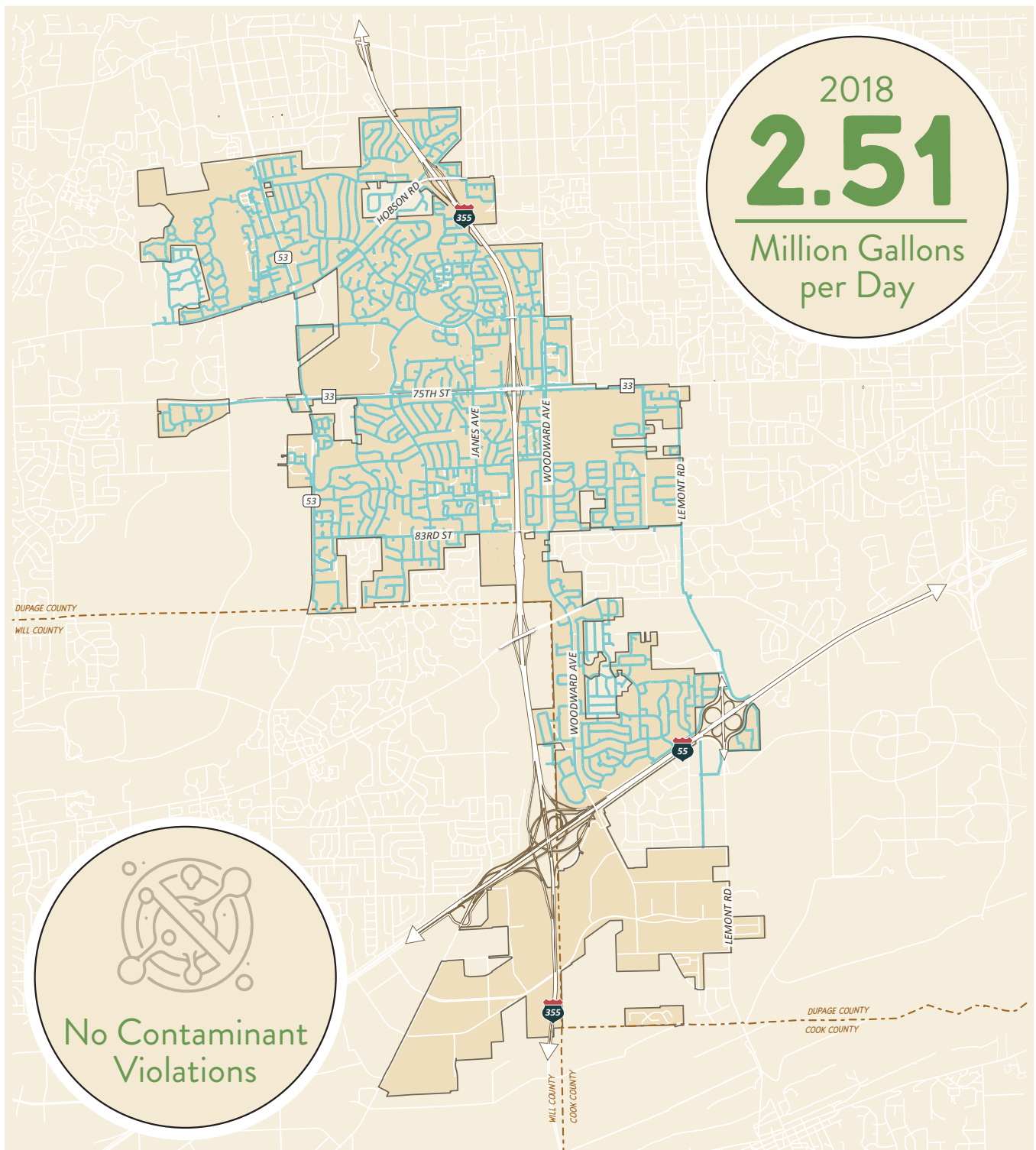
Water service includes the delivery of potable water to properties within Woodridge limits. A well-run water service ensures that residents or businesses receive clean, drinkable water every time they turn on a faucet.

According to the latest data from the Chicago Metropolitan Agency for Planning (CMAP), water demand for the Village was recorded at 3.3 million gallons per day (MGD) in 2002. By 2018, this demand decreased to 2.51 MGD. This indicates water demand has reduced over the years despite some of the growth experienced in the Village. It is likely the conservation policies and directives put in place by the Village are having an impact, as well as the general population becoming more aware of water issues and strategies to conserve as climate related events become more prevalent. The Village of Woodridge municipal code provides water conservation ordinances to regulate water usage among residents.

Water supply to the Village is purchased through the DuPage Water Commission from the City of Chicago. The City of Chicago utilizes Lake Michigan as its water source, which is the largest freshwater lake in the United States. The Village also maintains emergency wells in the event of a catastrophic loss of source water supply from Lake Michigan. The 2023 Water Quality Report produced by the Village provides the results of sampling for various contaminants by the Village of Woodridge, DuPage Water Commission, and City of Chicago Department of Water Management. No contaminant violations were found by the three agencies. The Water Main Map depicts the location of this infrastructure throughout the Village. It should be noted that the portion of the Village located south of I-55 is served by Illinois American Water, which is a private water service provider (not shown on the map).

While there is no cause for concern as it relates to Woodridge's water supply and the Village is able to meet current and future water needs, it is important to plan for the increased protection of water quality and conservation measures. The City of Chicago Department of Water Management (CDWM) encourages residents to eliminate excessive use of lawn and garden fertilizers and pesticides, pick up after pets, dispose of waste properly, and organize storm drain stenciling projects. The DuPage Water Commission's Water Conservation and Protection Program (WCAPP) aims to reduce water use per person by 10% within 10 years and provides resources for residents to learn more about water conservation on the Preserving Every Drop website. The Comprehensive Plan may also consider a number of policies and directives such as installation of green infrastructure by new development, conservation strategies for development and conservation strategies for management of parks and open spaces.





WATER MAIN LINES

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN



VILLAGE WATER MAIN LINE



0' 1,800' 3,600'

Watersheds

A watershed is a geographic area of land that drains water to a river, stream, or lake. Within its municipal limits, Woodridge is part of the DuPage River and East Branch DuPage River watershed boundaries. The East Branch DuPage watershed drains approximately 81.2 square miles to its confluence with the West Branch DuPage River, from this point, the DuPage River flows south to join the Des Plaines River. According to the East Branch DuPage River Watershed-Based Plan completed in November 2022, the watershed has been altered in the last 50-75 years due to suburban expansion. Much of the land development patterns we see today within Woodridge and around the region include heavy residential development occurring within previously agricultural focused land uses. To reduce key nonpoint source pollutants stressing the East Branch, the watershed plan outlines best management practices for watershed protection, including but not limited to the incorporation of green infrastructure, including bioswales, infiltration trenches, green roofs, and rainwater harvesting, detention basin retrofits, buffer enhancement and floodplain reconnection, wetland restoration and enhancement, and chloride reduction.

DuPage County is in the early stages of drafting a Watershed-Based Plan for Prentiss Creek, which connects into the East Branch DuPage River at the north end of Seven Bridges from just south of Downers Grove South High School in Downers Grove. The Comprehensive Plan may seek to further the goals and strategies of the watershed plans where appropriate, such as reviewing conservation requirements and green infrastructure policies to ensure they are up to date with current best practices.

Stormwater

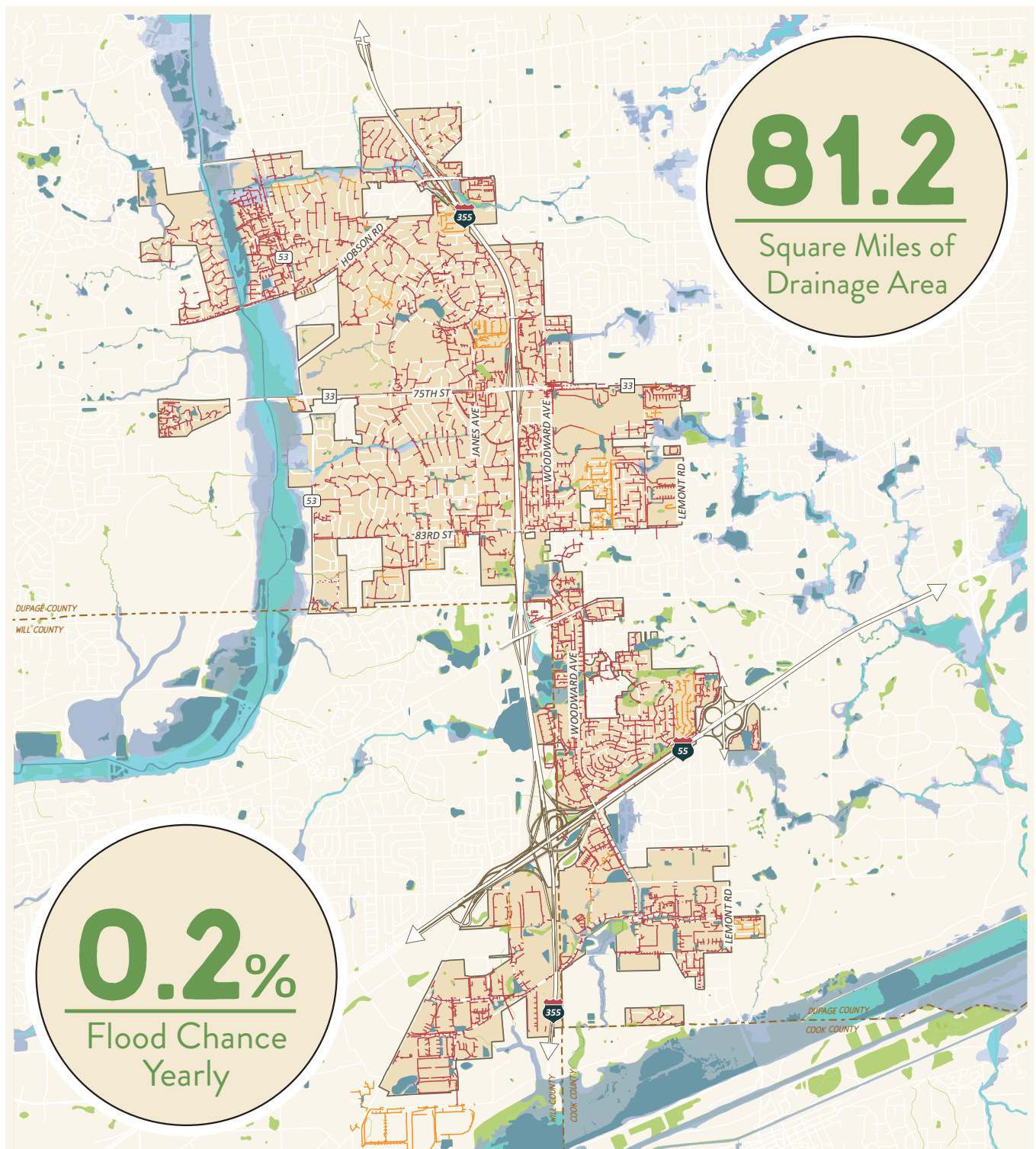
Stormwater includes the collection and distribution of water generated by weather events, intended to reduce flooding and protect the health of local water systems. The Woodridge storm water system includes approximately 115 miles of storm sewers, over 40 detention/retention ponds, and various creek

tributaries and outfalls. The Village management and maintenance of this system includes pond inspections, repair, replacement and maintenance of mains, ponding and flooding surveys, erosion control measures, catch basin cleaning and maintenance, and vegetation management.

The Village of Woodridge has adopted the DuPage County Countywide Storm water and Floodplain Ordinance. The purpose of this ordinance is to promote effective, equitable, acceptable, and legal stormwater management measures. The ordinance requires a Stormwater Management Certification to be obtained for all new development that is within floodplain, wetland, or buffer areas, adds 2,500 square feet or more of net new impervious area, or disturbs more than 5,000 square feet. These designations cover most development or redevelopment activity that would occur within the Village, even in Will County areas. The comprehensive planning process will consider the location and impact floodplains can have on future lane use designations and density.

Some portions of the Village are located within the Federal Emergency Management's (FEMA) mapped floodplain. Current regulatory floodways largely follow the East Branch of the DuPage River Prentiss Creek, and Crabtree Creek. The Flood Hazard Area Map depicts the 1% Annual Chance Flood Hazard (green) and 0.2% Annual Chance Flood Hazard (orange) in Woodridge. The 1% annual floodplain is largely located along the East Branch DuPage River in the northwest portion of the Village. This designation means land within this boundary has a 1% chance every year of receiving flood impacts from a storm with a 100-year magnitude. Furthermore, the 0.2% annual floodplain is located mainly within the same area and this designation means land within this boundary has a 0.2% chance every year of receiving flood impacts from a storm with a 500-year magnitude.

DuPage County and Woodridge participate in FEMA's National Flood Insurance Program (NFIP), which helps provide flood insurance to property owners, renters, and businesses within participating communities. The prerequisite for joining this program is having floodplain management regulations that meet or exceed FEMA standards.



FLOOD HAZARDS AND STORM SEWERS

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN



0' 1,800' 3,600'

Sanitary Sewer Services

Sanitary, or wastewater, sewer services in Woodridge include the collection of wastewater from most properties within the Village. The system transports wastewater to the Woodridge-Greene Valley Wastewater Facility, operated by the DuPage County Wastewater Division. This plant is the largest of the three county-owned wastewater treatment facilities and has the capacity to process 12 million gallons per day of wastewater. The Woodridge Public Works Department is responsible for inspecting both existing and new sanitary sewer lines throughout the Village.

The Village provides a Private Sanitary Sewer Incentive Program aimed at reducing home sewer back ups and/or reducing stormwater from entering the sanitary system. The Village will reimburse 50% of the installation cost for projects including installation of overhead sewer system, installation of a check valve or gate valve in the home, installation of a check valve within clean-out system on the outside of the home, and installation of a sump pump.

The Sanitary Main Map depicts the location of this infrastructure throughout the Village. Similar to water main, the portion of the Village located south of I-55 is served by Illinois American Water, which is a private sanitary service provider.

Telecommunications

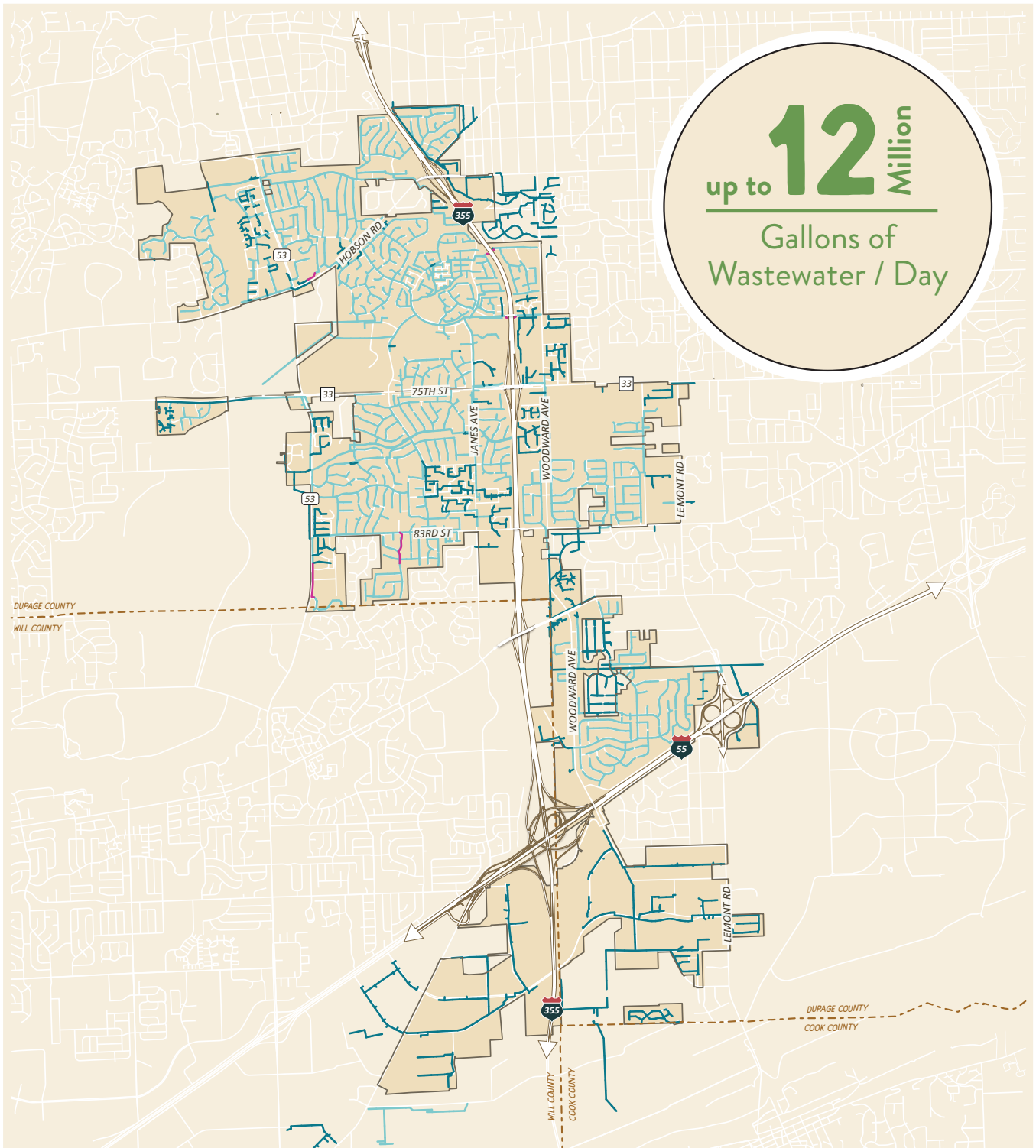
Broadband services are offered throughout all of Woodridge with a choice between multiple providers. The main providers of broadband services within Woodridge are Comcast (Xfinity) and AT&T, as well as through newer 5G Home Internet services via T-Mobile, AT&T, or Verizon, however these services require mobile phone plans with the respective provider. According to 2018-2022 CMAP and US Census Estimates, 5% of Woodridge households have

no internet access, and 3% of Woodridge Households do not have access to a computer/smartphone. These metrics are in line with that of DuPage County and the Chicagoland region, which has estimates of about 5% and 8% of households with no internet access, respectively. A number of different factors can lead to households without internet access in Woodridge. Namely, affordability of the services and physical coverage of properties by the utility providers.

Streets

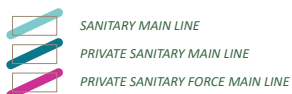
The streets that comprise the Village of Woodridge are the means by which residents and businesses navigate and conduct their daily activities. Well paved and maintained streets can help to facilitate increased economic, social, and cultural opportunities. The Public Works Department is proactive in its maintenance and upkeep of Village streets. A pavement analysis report was conducted by the Village in 2016. The report evaluated the condition of all Village-owned streets on a scale of 1 to 10, with 10 being the best rating. Approximately 10% of Village roadways were rated 1-3. The report notes in 2011, only 1% of the roadway network was rated 1-3, indicating slightly deteriorating conditions over time. To address this, the report recommended a 5-year pavement plan (2017 to 2021) with budget allocations to effectively target maintenance efforts, which the Village implemented. The Public Works Department has performed additional pavement analysis, rating projected roadway conditions from 2022 to 2026. Due to targeted maintenance, conditions are expected to remain consistent during this period. The Village is planning to pursue another pavement analysis for the coming 5 years after 2026. The comprehensive plan will help investigate funding sources and opportunities to reduce the financial impact of roadway maintenance on the Village.

up to **12** Million
Gallons of
Wastewater / Day



SANITARY SEWER LINES

DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES; KIMLEY-HORN



0' 1,800' 3,600'

An aerial photograph of a suburban area with houses, trees, and a golf course, overlaid with a semi-transparent green filter. Several decorative white circles and leaf shapes are scattered across the image.

WOODRIDGE

Growing Forward
• COMPREHENSIVE PLAN •