

  
**WOODRIDGE**  
GROWING FORWARD  
• COMPREHENSIVE PLAN •

Comprehensive Plan Draft

April 1

# ACKNOWLEDGMENTS



The Woodridge Growing Forward Comprehensive Plan 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.

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

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# TABLE OF CONTENTS

- 1. Setting the Stage.....4**
  - PLANNING PROCESS..... 6
  - PLAN OBJECTIVES..... 8
  - PLAN FRAMEWORK..... 16
  - OUR VISION ..... 18
  
- 2. About Woodridge.....20**
  - COMMUNITY PROFILE ..... 25
  - FACILITIES & SERVICES ..... 37
  - UTILITIES & INFRASTRUCTURE..... 40
  
- 3. Woodridge Speaks.....44**
  - OUTREACH PROCESS..... 46
  - ENGAGEMENT THEMES ..... 48
  
- 4. Future Land Use & Development.....54**
  - FUTURE LAND USE STRATEGY ..... 58
  - ZONING OVERLAY DISTRICTS..... 78
  - DEVELOPMENT OPPORTUNITY AREAS ..... 80
  
- 5. Woodridge Comprehensive Plan.....138**
  - SUSTAINABLE SYSTEMS..... 140
  - STRATEGIC DEVELOPMENT ..... 142
  - HOUSING FOR ALL..... 156
  - COMPREHENSIVE MOBILITY..... 168
  - A THRIVING ECONOMY ..... 184
  - VILLAGE IDENTITY & CULTURE ..... 192
  - RELIABLE INFRASTRUCTURE..... 206
  
- 6. Implementation .....214**

# Setting the Stage

## Woodridge Growing Forward Comprehensive Plan

The Woodridge “Growing Forward” Comprehensive Plan is a long-term comprehensive planning initiative designed to guide the Village’s growth, development, and vitality. 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 development, with many opportunities to capitalize on existing infrastructure and create spaces that promote both residential and economic development. As a fully developed community, Woodridge’s future growth will focus on strategic reinvestment in existing areas rather than greenfield expansion, requiring thoughtful approaches to redevelopment, infill, and adaptive reuse that enhance community character while meeting evolving needs.



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. In this Plan, the Village’s connection to nature is translated into strategies and guidance for public spaces, urban infrastructure, community initiatives, and new development that enhances both the built and natural environments.

One of the key components of the “Growing Forward” Plan 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.

The plan also focuses on overall policy and regulatory frameworks that will guide decision-making across all aspects of Village operations. Through coordinated strategies addressing land use, housing, economic development, transportation, and community identity, the Comprehensive Plan establishes clear priorities and actionable steps for the next 10 years. These policies provide Village staff, elected officials, and community partners with consistent direction for evaluating development proposals, allocating resources, and pursuing implementation initiatives that advance Woodridge’s vision as a thriving, sustainable community.



# 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 Plan goals.



## ANALYZE

### Phase 1: Analysis & Engagement Where We Are Today?

The first phase of the process was dedicated to understanding the current conditions of Woodridge. During this phase, the planning team conducted an extensive analysis of existing conditions, looking at demographics, land use, housing, transportation, infrastructure, economic conditions, and more. This analysis included a review of demographic trends, historical data, and previous planning efforts that have shaped the current state of the Village.

Community engagement was central to Phase 1. The goal was 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 involved a variety of outreach efforts, including numerous focus-group meetings with stakeholders and five public "Conversations", or meetings. The insights gathered during this phase helped define what is working well in Woodridge and identify areas where improvement is needed. This strong foundation of understanding served as the basis for the next phase of the Comprehensive Plan.



## ENVISION

### Phase 2: Visioning & Goal Development Where Do We Want to Go?

In Phase 2, the process shifted from analysis to visioning. Armed with the insights from Phase 1, the planning team, along with staff, community members, and stakeholders, collaboratively developed 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 was on defining actionable goals to guide the Village's growth and development in the coming years. The planning team developed preliminary concepts for opportunity sites along with draft goals for the Plan. These concepts and goals were presented to the community through a public workshop and complementary online survey, allowing residents to provide feedback and express their priorities. Dedicated sessions with staff and the Steering Committee helped confirm alignment with operational capacity and Village objectives.



## IMPLEMENT

### Phase 3: Strategy Development & Implementation How Do We Get There?

Phase 3 is where the Plan comes to life. During this phase, the focus shifted to the development of strategies, policies, and actions that help achieve the goals established in Phase 2. This included 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 are the development concepts for nine Opportunity Sites that show what future change could realistically look like on the ground. Each site concept reflects specific challenges, such as circulation issues, limited access, outdated layouts, or changing retail demand, and aligns proposed uses with current market trends and community expectations. These visualizations help the Village understand what is possible, what will be needed to make it happen, and how redevelopment can support long-term community goals.

# Preliminary Plan Objectives

The objectives of the “Growing Forward” plan are designed to help Woodridge achieve its long-term goals. These pillars guided 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.

# Contributing Planning Efforts

The following section 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 Plan Commission consists of seven members appointed by the Mayor and Village Board. The Plan Commission serves the Village Board in an advisory capacity. Priority areas of focus for the Plan 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.

# Comprehensive Plan Purpose

The Growing Forward Comprehensive Plan is Woodridge’s primary policy document for guiding land use decisions, public investments, and community development over the next 10 years and beyond. Woodridge requires a clear framework for evaluating opportunities and prioritizing resources. This plan serves multiple essential purposes:

- **Long-Term Vision:** The Plan establishes a community-supported vision for Woodridge’s future, providing direction for the Village Board, staff, and partner agencies as they make decisions about land use, infrastructure, and community investments. It reflects community priorities including green space preservation, targeted economic development, housing diversity, and traffic management.
- **Land Use and Development Framework:** The plan defines how Woodridge’s limited land area should be used and reinvested, particularly at nine key opportunity sites. It provides criteria for evaluating development proposals, balancing residential neighborhoods with commercial vitality, and managing transitions between incompatible land uses. This framework guides decisions about redevelopment intensity, design quality, and appropriate uses.
- **Public Investment Guide:** The Plan directs capital planning and budgeting for green space, infrastructure, facilities, and public improvements. It establishes priorities for where and how the Village should invest taxpayer resources, and serves as the foundation for pursuing outside funding from county, state, and federal sources.
- **Private Investment Guide:** By clearly communicating Woodridge’s development policies and priorities, the Plan provides predictability for property owners, developers, and businesses considering investments in the community. It signals where growth and change are encouraged, where stability is prioritized, and what the Village expects from new development.
- **Implementation Roadmap:** The Plan identifies specific actions, assigns responsibilities, establishes timelines, and suggests funding strategies for achieving community goals. It defines roles for Village departments, the Plan Commission, and partner organizations, creating accountability for moving from vision to results.
- **Living Document:** Community priorities and market conditions will change over time. The Plan includes mechanisms for monitoring progress, evaluating outcomes, and updating strategies to remain relevant and effective as Woodridge continues to evolve.



## Why This Plan Matters for You

While the “Growing Forward” Comprehensive Plan serves as a guide for planners, policymakers, and Village leadership, it also benefits the broader community, and primarily residents. The Plan is built on input from Woodridge stakeholders who shared their priorities, concerns, and vision for Woodridge’s future.

Every goal and strategy in this plan translates into tangible improvements for residents, business owners, and other Village stakeholders. From safer streets and preserved green space to vibrant shopping districts and small business support, this Plan is meant to uplift the entire community and make Woodridge a better place to live, work, and spend time.



# Plan Framework

The Comprehensive Plan Framework serves as a flexible roadmap for future planning efforts aimed at achieving the community’s vision. The Plan is comprised of six Planning Themes, which are topical focus areas. Each of the themes are supported by **Goals, Strategies, and Actions**.

# Systems Thinking

While organized as separate themes for clarity, the Plan’s goals and strategies are interconnected and work together to create a more holistic, resilient community. The Transformative Initiatives section of this plan (Page 218) demonstrates how the Village can implement the framework cross-thematically to achieve successful community building.

**THE ‘GROWING FORWARD’ VISION**  
*A statement that outlines where the community hopes to be in 10-15 years.*

**GOALS**  
*Aspirational statements that are aligned with the community’s vision.*

**STRATEGIES**  
*Approaches or methods the Village will use to ensure goals are met.*

**ACTIONS**  
*Tactical measures that bring the strategies to fruition.*



# Planning Themes



## STRATEGIC DEVELOPMENT

*Guide quality development to opportunity areas while protecting neighborhood character and green space.*



## HOUSING FOR ALL

*Provide housing options for all life stages while preserving stable neighborhoods.*



## COMPREHENSIVE MOBILITY

*Create safe, connected streets and trails for walking, biking, and driving.*



## A THRIVING ECONOMY

*Retain local businesses, attract new investment, and fill market gaps in retail, dining, and entertainment.*



## IDENTITY & CULTURE

*Strengthen Woodridge's identity through cohesive design, public spaces, and community programming.*



## RELIABLE INFRASTRUCTURE

*Maintain reliable infrastructure that serves existing residents and supports strategic growth.*

# Our Vision

In 2040, Woodridge thrives as a welcoming, dynamic, and nature-rich community where strategic reinvestment has transformed key corridors and opportunity sites into vibrant, walkable destinations. As a fully developed community, Woodridge focuses investment on enhancing what makes it unique: extensive green space and trail networks, safe and welcoming neighborhoods, strong local businesses, and exceptional public amenities. Strategic development concentrates in nine identified opportunity areas including Centerpointe, Seven Bridges, the 75th Street and Janes Avenue intersection, and other key sites, while preserving and expanding the natural spaces that define the Village's character.

## Commercial Corridors

The 75th Street corridor has evolved from auto-oriented retail to mixed-use nodes with improved walkability, landscaped streetscapes, and community gathering spaces. Commercial corridors along Woodward Avenue and Route 53 showcase cohesive identity through enhanced landscaping, gateway treatments, and quality development that serves both local residents and regional visitors.

## Opportunity Areas

The nine priority opportunity sites have catalyzed strategic reinvestment throughout the community. Seven Bridges has solidified its position as the Village's premier entertainment and dining destination, with enhanced pedestrian connections to Rivers Edge and surrounding neighborhoods. The 75th Street and Janes Avenue intersection anchors a new walkable mixed-use district. Centerpointe has been reimaged as a mixed-use destination featuring retail, dining, entertainment, and public spaces with significantly improve visibility and pedestrian connectivity. Woodridge Plaza, Lemont Road, and other opportunity areas have transformed through coordinated public and private investment, creating new housing options, employment centers, and community amenities that reflect Woodridge's character.

## Housing and Neighborhoods

Residents have access to diverse housing options at varying price points and life stages. New townhomes, condominiums, and small-scale multifamily development in strategic locations provide choices for young families, empty nesters, and seniors seeking to age in community. Single-family neighborhoods remain stable and well-maintained, while accessory dwelling units enable multigenerational living and provide additional rental housing. Senior housing options near services and healthcare allow residents to remain in Woodridge through all life stages.

## Mobility and Connectivity

An expanded trail network connects neighborhoods, parks, commercial centers, and opportunity sites, providing safe, scenic routes for walking and biking. Enhanced sidewalks, crosswalks, and pedestrian amenities along major corridors make it safer and more comfortable to walk to shops, restaurants, and services. Enhanced transit options support commuters and reduce automobile dependence. Gateway treatments and wayfinding help orient residents and visitors throughout the community.

## Green Space and Nature

Woodridge has preserved and enhanced its defining natural character through enhanced tree canopy standards and strategic integration of natural areas into new development. The trail system connects a comprehensive network of parks, natural areas, and green amenities. Native plantings and natural buffers support biodiversity while creating distinctive, nature-rich neighborhoods. The Town Centre campus anchors the community with environmental education, cultural programming, and nature-based gathering spaces around Lake Harriet.

## Placemaking and Identity

A cohesive visual identity rooted in Woodridge's natural character unifies gateways, corridors, and public spaces through consistent materials, landscaping, and design elements. The Town Centre serves as the Village's cultural heart with year-round programming, public art, and community events. Strategic intersection improvements and district-specific identity treatments create memorable places throughout the community. Programming celebrates Woodridge's community through events, public art, and partnerships with local organizations.

## Economic Development

Local businesses thrive through proactive retention efforts, streamlined business support and permitting processes, and strategic marketing of Woodridge's assets. Modern industrial spaces attract next-generation manufacturing, research and development, and flex space users. New and improved retail and dining options fill market gaps identified by residents. Workforce housing and quality-of-life amenities help local employers attract and retain talent. Business improvement districts support ongoing maintenance and activation of commercial centers.

## Sustainability and Infrastructure

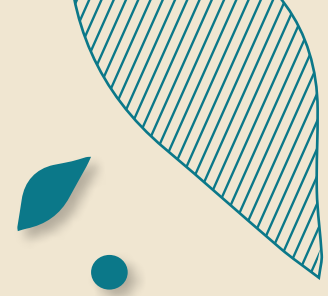
Woodridge maintains its reputation for excellent infrastructure through ongoing capital improvements, green infrastructure integration, and proactive system maintenance. Stormwater management addresses localized flooding while creating natural amenities. Energy efficiency improvements reduce operating costs for residents and businesses. The Village's infrastructure capacity strategically supports development in opportunity areas while protecting natural resources and sensitive environmental areas.



## Taking Stock: Where Does Woodridge Stand?

Effective planning starts with understanding where the Village stands today. Before establishing goals and strategies for Woodridge's future, it's essential to take stock of current conditions, such as the community's history, its role in the region, who lives here, and what assets exist. This baseline understanding reveals both the strengths to build upon and the challenges to address.

This section provides an overview of Woodridge's context and existing conditions, drawing from comprehensive analysis conducted during the first phase of the planning process. It examines the Village's development history and regional position, reviews demographic trends and community characteristics, assesses parks and open space resources, evaluates public facilities and services, and analyzes infrastructure capacity among other key indicators.



Together, these factors shape Woodridge’s opportunities and constraints, informing the goals and strategies that follow in this plan.

Understanding these conditions ensures the comprehensive plan is grounded in reality and responsive to actual community needs, market conditions, and existing infrastructure and resources. The plan’s recommendations flow directly from this analysis, building on Woodridge’s assets while addressing gaps and challenges. A more detailed analysis of existing conditions is available in the Existing Conditions Report, prepared during Phase 1 of the comprehensive planning process.





## 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

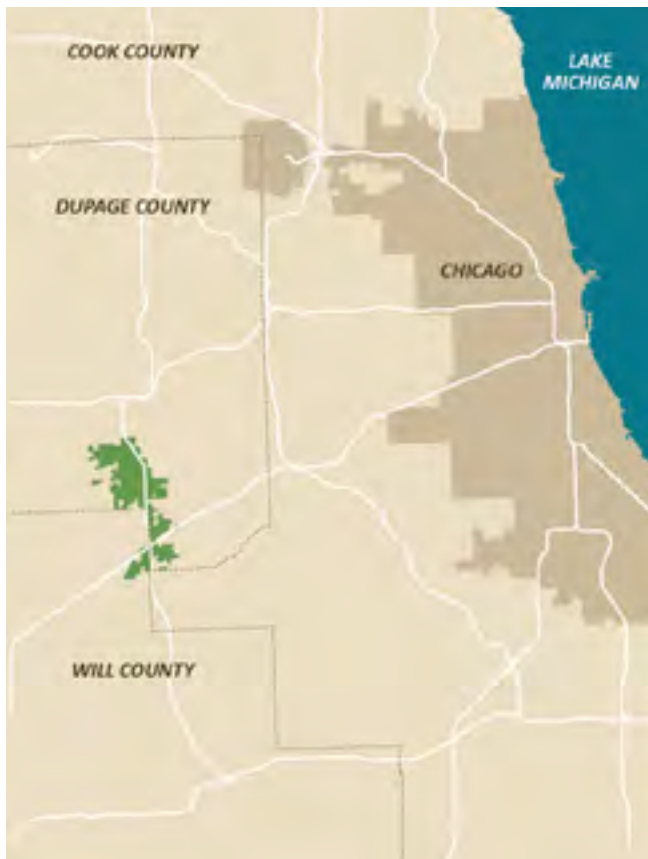
development. The houses were quickly purchased, mostly by veterans receiving loans through the GI Bill, and the area was named “Woodridge” due to its location on a ridge overlooking the river.

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.

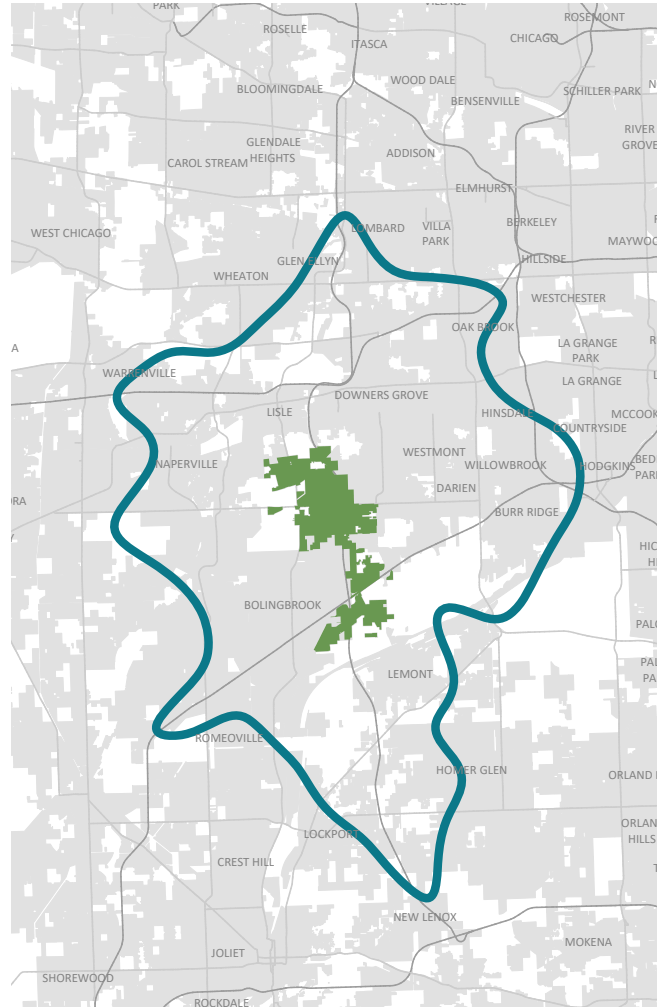


# Woodridge Trade Area

Much of the Community Profile data is pulled from the entire 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.

It is important to note that the trade area extends beyond Woodridge. It is a multi-municipality area that serves an integral part of a suburban regional economy, as consumers are predominantly clustered in Woodridge and surrounding municipalities such as Downers Grove, Bolingbrook, and Naperville.

Analyzing the trade area provides a more comprehensive look at the trends and patterns that influence Woodridge. The Community Profile 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 to 2030, the population is expected to increase to 33,833. This number is derived from a manual projection that takes current development conditions into account. Over 100 new residential units are expected to come online within the year, as well as development on various opportunity sites that could introduce additional residential units over the next decade. To anticipate the impact of these developments, the growth rate has been manually adjusted 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.

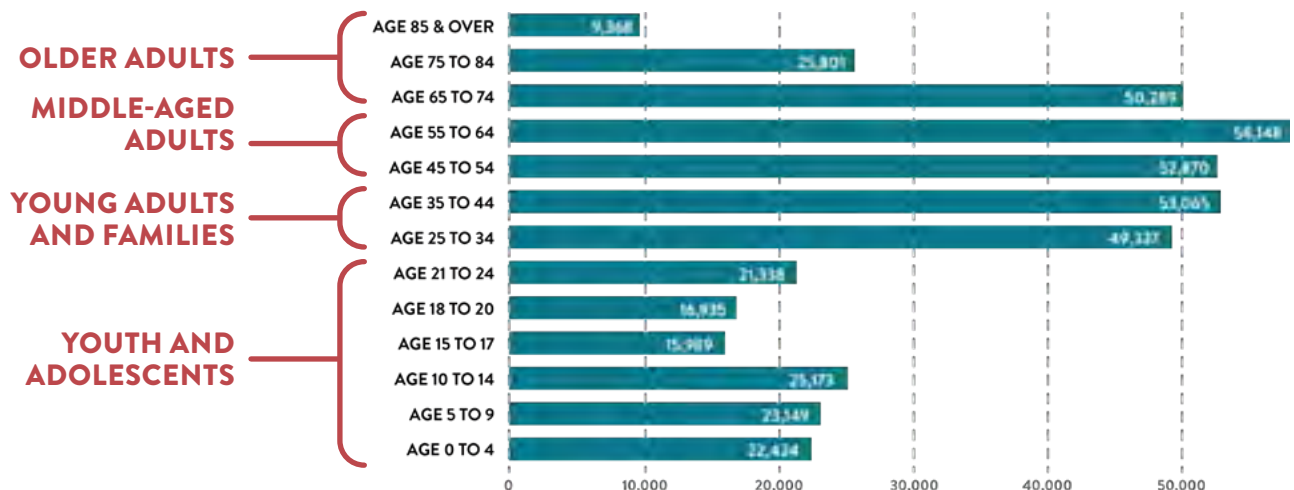
- **Youth and Adolescents (Under 25):** Although smaller in numbers, investment in schools, playgrounds, and safe recreational spaces is vital to support the development of children and adolescents, promoting family settlement and long-term community vitality.
- **Young Adults and Families (Ages 25-44):** 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):** The 65-74 and 75-84 brackets need 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

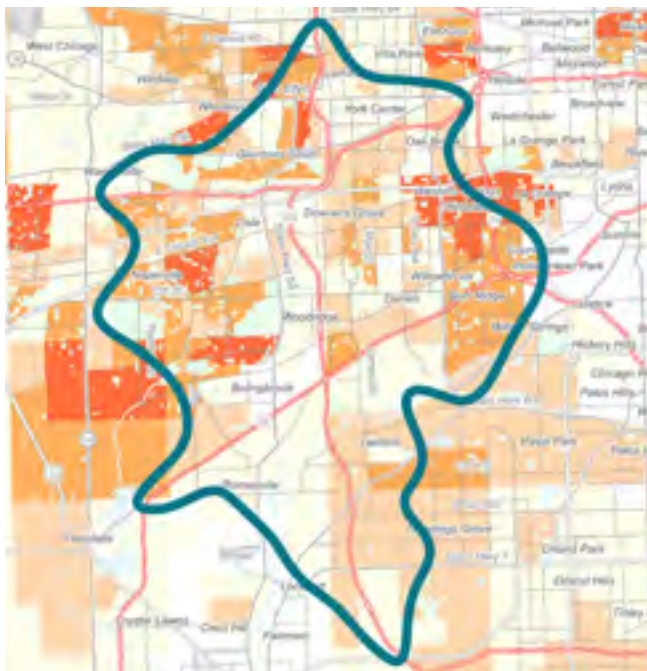
In Woodridge, the average household income predominantly ranges between \$100,000 to \$140,000, reflecting a solid middle to upper-middle-class economic base. This level of income suggests that Woodridge’s residents possess moderate to high purchasing power, supporting a diverse range of consumer behaviors 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

-  TRADE AREA BOUNDARY
-  UNDER \$100,000
-  \$100,000 - \$140,000
-  \$140,001 - \$180,000
-  \$180,001 - \$220,000
-  \$220,001 AND ABOVE

## Business & Employment

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%

## 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 5: 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							
	WOODRIDGE TRADE AREA	WOODRIDGE	NAPERVILLE	DOWNERS GROVE	BOLINGBROOK	LEMONT	DUPAGE COUNTY
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 6: 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%

# 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.



## COMMUNITY THOUGHTS



### Parks, Recreation, and Open Space

Residents value Woodridge's extensive parks and open space network and want to see it enhanced. Connectivity emerged as a top priority. The community wants better trail connections between parks and neighborhoods, allowing people to walk from their homes to green spaces.

There is also a strong desire for ADA-accessible nature trails, native plantings, educational signage, and preserved green spaces throughout the Village. Community members are fond of existing facilities and programming and hope to see more of what they love: pickleball courts, event shelters, outdoor gathering spaces, and activities tailored to all age groups.

Stakeholders emphasized the importance of preserving Woodridge's natural character as development occurs throughout the Village, ensuring green space remains a defining feature of the community.

## 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.

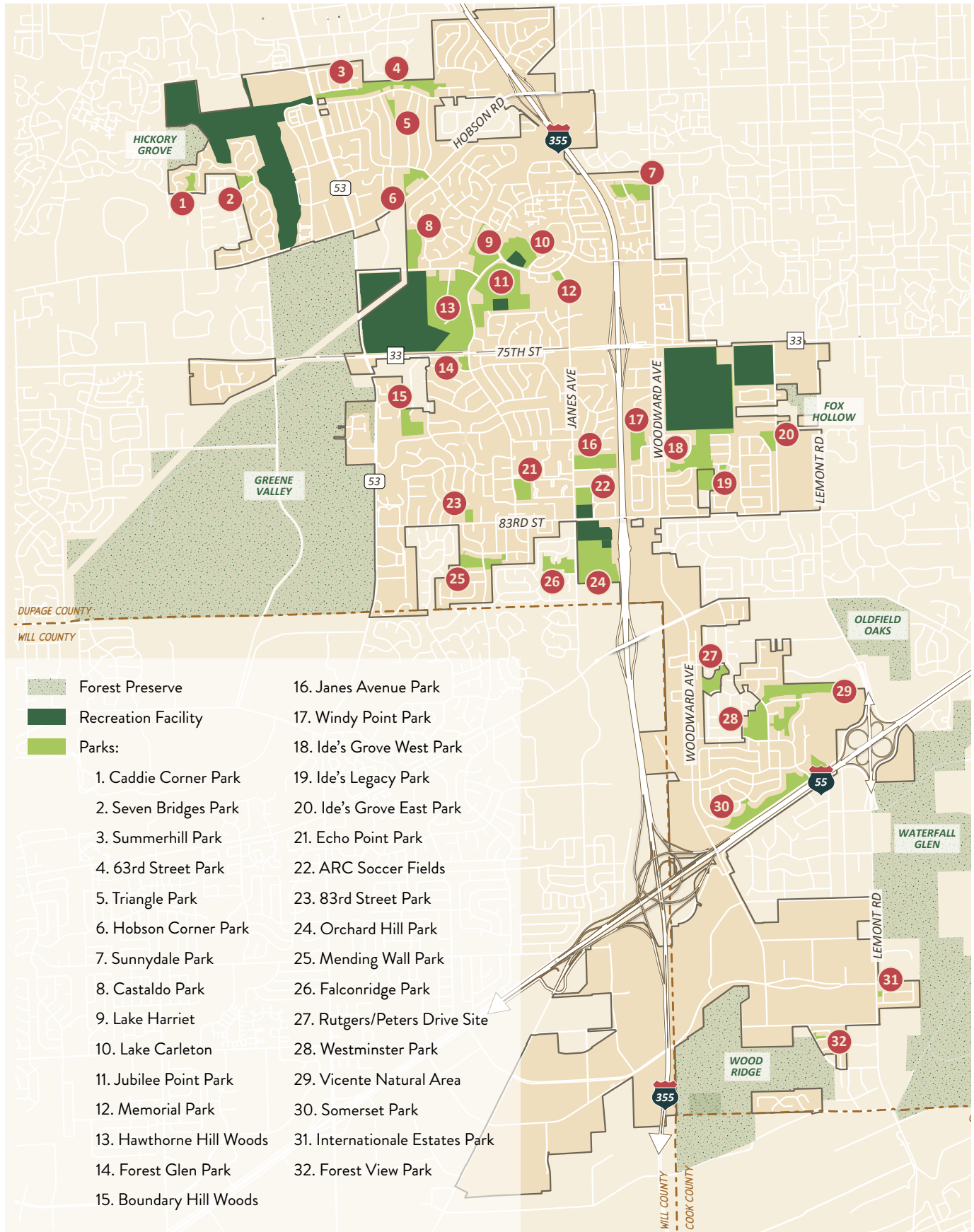
### Community Parks

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 7: Park Inventory Map



## 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.

### 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.

## Additional 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. Seven Bridges is owned by the Village of Woodridge and managed by a third party contractor.

### 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.

### 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. Village Greens is owned by the Village of Woodridge and managed by a third party contractor.





## 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** located in DuPage County 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 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, building permit and development review, 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 seven 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.

**Downers Grove Grade School District 58** serves preschool through eighth grade students from Downers Grove and portions of Darien, Lisle, Lombard, Oak Brook, Westmont and Woodridge in its 11 elementary and two middle schools.

**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).

## COMMUNITY THOUGHTS



### Coordination with Schools

School districts serving Woodridge are experiencing enrollment growth that strains existing facilities and resources. Districts expressed the need for early involvement in development planning to help them anticipate and plan for enrollment changes.

Community members emphasized that schools are the backbone of Woodridge's neighborhoods and maintaining strong schools is essential to the Village's future. They also stated that improving safety for students is a top priority. Residents called for better pedestrian crossings, complete sidewalks, and enhanced bike infrastructure along routes to schools, particularly on major streets like 75th Street, 83rd Street, and Janes Avenue.

## 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.



# Utilities & Infrastructure

The following section provides information on 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:

## Water Service

Woodridge purchases water from the DuPage Water Commission, which sources water from Lake Michigan via the City of Chicago. Water demand has decreased from 3.3 million gallons per day (MGD) in 2002 to 2.51 MGD in 2018, despite population growth, indicating successful conservation efforts by both the Village and residents. The Village maintains emergency wells as backup in the event of a catastrophic loss of source water supply from Lake Michigan. Water quality is monitored regularly by the Village, DuPage Water Commission, and City of Chicago Department of Water Management, with no contaminant violations recorded in recent years. The portion of the Village south of I-55 is served by Illinois American Water, a private water service provider. The Village's municipal code includes water conservation ordinances to regulate usage, and the comprehensive plan supports continued water quality protection and conservation measures.

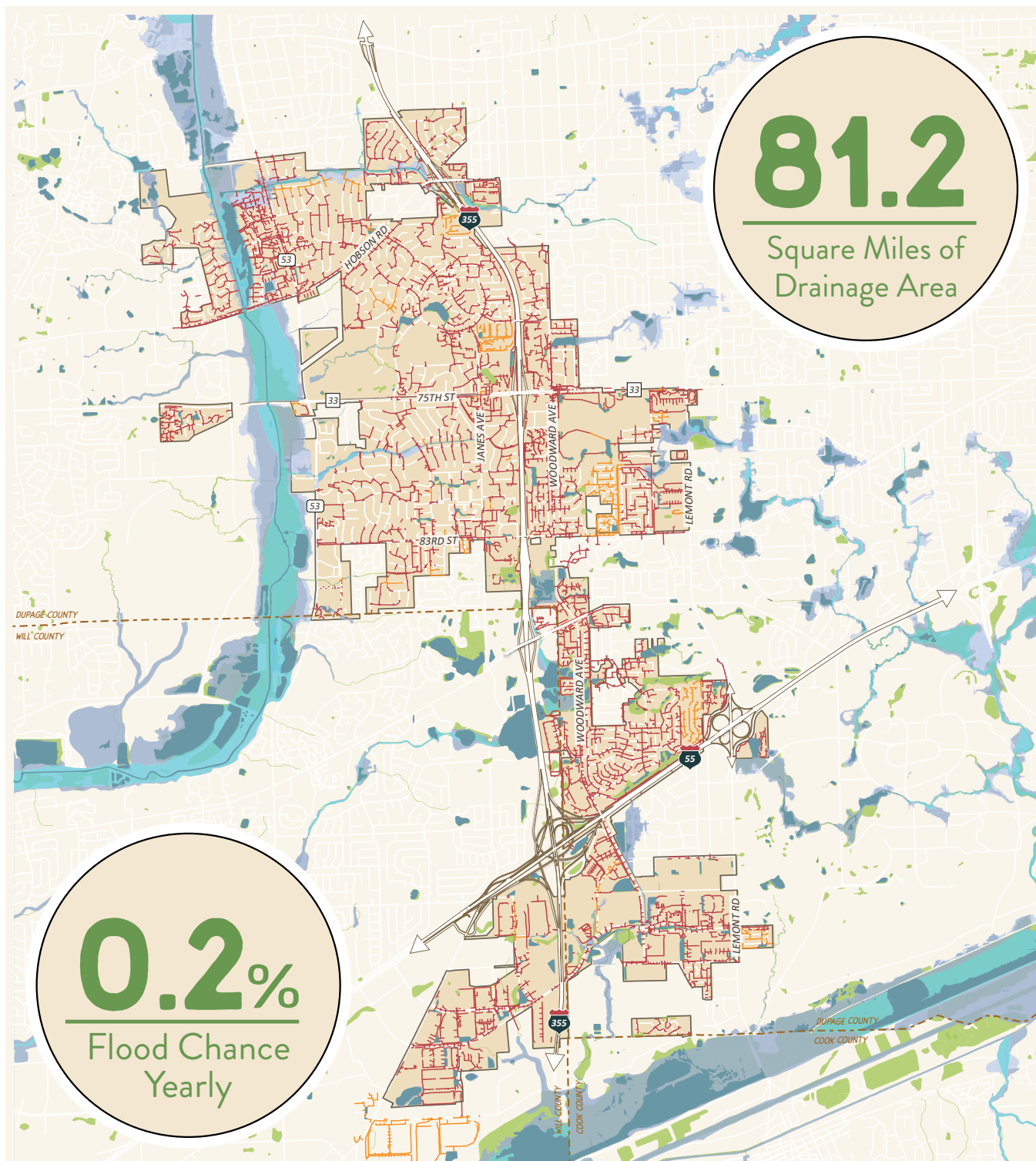
## Sanitary Sewer

Wastewater from properties throughout Woodridge is collected and transported to the Woodridge-Greene Valley Wastewater Facility, operated by the DuPage County Wastewater Division. This facility is the largest of three county-owned treatment plants 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. To reduce home sewer backups and prevent stormwater from entering the sanitary system, the Village offers a Private Sanitary Sewer Incentive Program that reimburses 50% of installation costs for overhead sewer systems, check valves, gate valves, and sump pumps. Similar to water service, the area south of I-55 is served by Illinois American Water as a private sanitary service provider.

## Stormwater

The Village manages approximately 115 miles of storm sewers, over 40 detention and retention ponds, and various creek tributaries and outfalls. Management and maintenance activities include pond inspections, repair and replacement of infrastructure, ponding and flooding surveys, erosion control measures, catch basin cleaning, and vegetation management. Woodridge has adopted the DuPage County Countywide Stormwater and Floodplain Ordinance, which requires Stormwater Management Certification for development in floodplain, wetland, or buffer areas, projects adding 2,500 square feet or more of impervious area, or disturbing more than 5,000 square feet. Regulatory floodplains follow the East Branch DuPage River, Prentiss Creek, and Crabtree Creek. The Village participates in FEMA's National Flood Insurance Program, which provides flood insurance to property owners, renters, and businesses while requiring floodplain management regulations that meet or exceed FEMA standards.

Figure 8: Flood Hazards and Storm Sewers Map



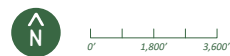
**81.2**  
 Square Miles of  
 Drainage Area

**0.2%**  
 Flood Chance  
 Yearly

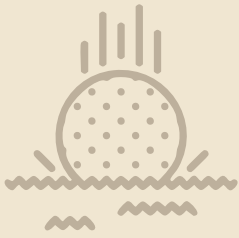
### FLOOD HAZARDS AND STORM SEWERS

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

-  STORM SEWER MAIN LINE
-  PRIVATE STORM SEWER MAIN LINE
-  WATERBODY
-  WETLAND
-  0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD
-  1.0 PERCENT ANNUAL CHANCE FLOOD HAZARD
-  FLOODWAY



## STORM WATER SYSTEM



**115**

miles of  
storm sewers

**40**

detention /  
retention ponds



## WATER SERVICE SYSTEM



**1 Billion**

gallons of water  
used annually

**9,500**

homes & businesses  
served



## MAINTENANCE



*Sidewalks, streetlights, traffic signals, trees, and  
landscaping within Village streets & parkways*

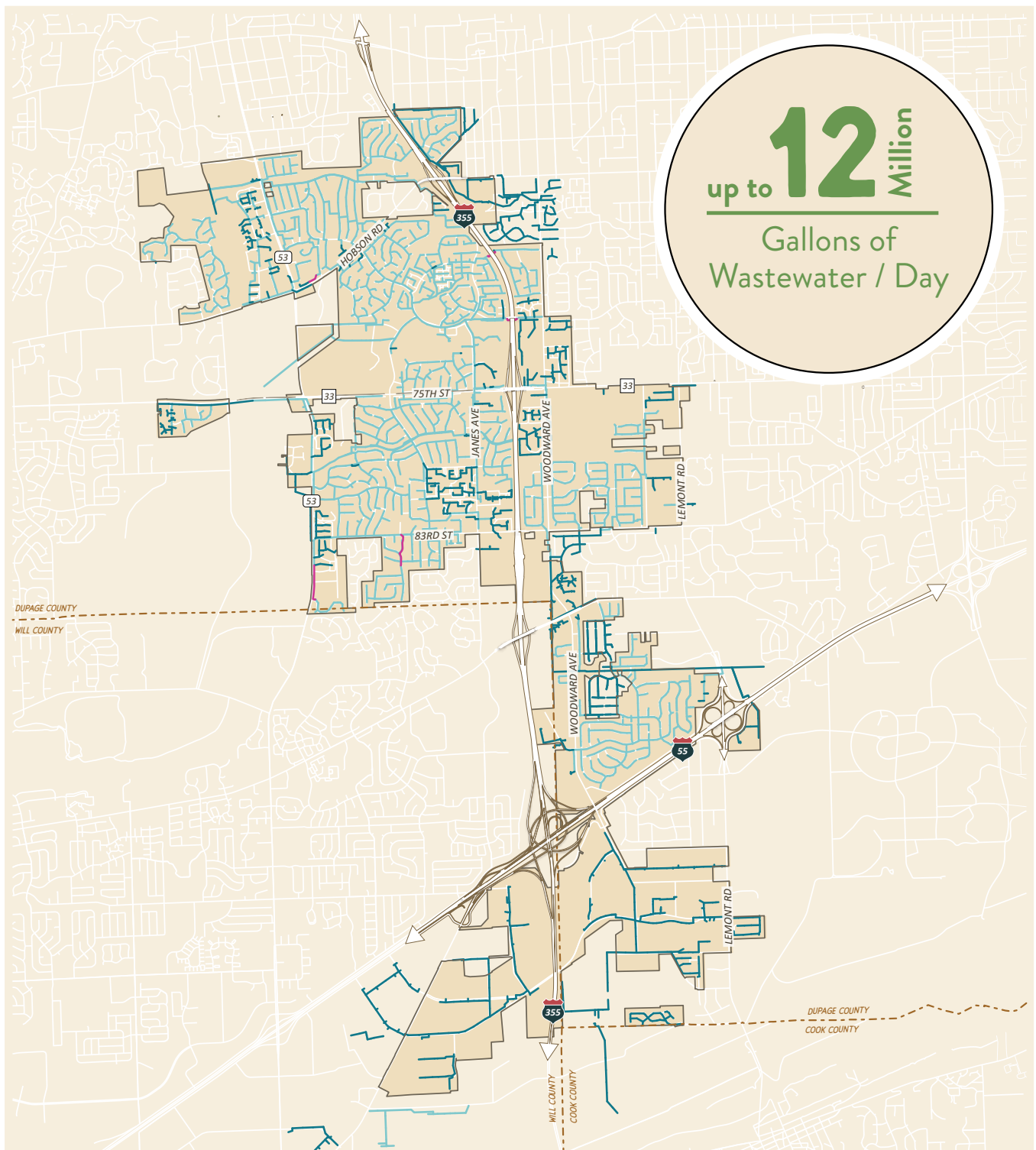
## Telecommunications

Broadband service is available throughout Woodridge with multiple provider options. The main providers of broadband services are Comcast (Xfinity) and AT&T, as well as newer 5G Home Internet services via T-Mobile, AT&T, or Verizon, though these services require mobile phone plans with the respective provider. According to 2018-2022 estimates, approximately 5% of Woodridge households have no internet access, and 3% do not have access to a computer or smartphone. These metrics are consistent with DuPage County and the broader Chicagoland region. Various factors contribute to households without internet access, including affordability of services and physical coverage of properties by utility providers.

## Streets

The Public Works Department proactively maintains and manages Village streets to facilitate economic, social, and cultural opportunities for residents and businesses. A pavement analysis conducted in 2016 evaluated the condition of all Village-owned streets on a scale of 1 to 10. The analysis led to a five-year pavement improvement plan from 2017 to 2021 with targeted budget allocations for maintenance efforts. Subsequent pavement analysis projecting roadway conditions from 2022 to 2026 showed that conditions remained stable due to strategic maintenance investments. The Village plans to conduct another pavement analysis for the period after 2026 to guide future maintenance priorities and funding decisions.




Figure 9: Sanitary Sewer Lines Map



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

-  SANITARY MAIN LINE
-  PRIVATE SANITARY MAIN LINE
-  PRIVATE SANITARY FORCE MAIN LINE



0' 1,800' 3,600'




# Woodridge Speaks

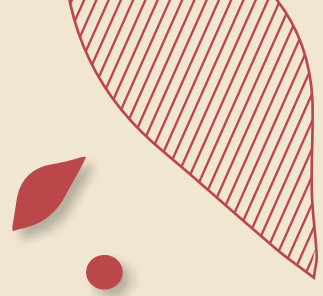


## Community Engagement

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, which included stakeholder interviews, five 'Woodridge Conversations' public community listening sessions focused on the nine identified opportunity sites, visioning open houses, one visioning survey, and several public meetings.

Throughout the process there were numerous 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.








## OVERALL ENGAGEMENT & REACH



**6.7K**  
unique project website visitors



**7**  
social posts



**7.4K**  
FOLLOWERS



Village Website Pop-up!



**1.5K**  
emails sent




**530**  
letters sent




Community Meetings

**650+**  
Residents & Participants

### Interactive Engagement



**5**  
EVENT POP-UPS



**1**  
Community Survey

# Outreach Process

Community engagement formed the foundation of the Woodridge Comprehensive Plan. The planning process created many opportunities for residents, business owners, institutional partners, and other stakeholders to contribute their perspectives and priorities. The engagement strategy combined traditional methods with digital platforms, including stakeholder interviews, public listening sessions, surveys, social media outreach, pop-up outreach, and direct communication. This multifaceted approach yielded both quantitative data through formal surveys and qualitative insights through conversations and written comments. Community input informed every aspect of the comprehensive plan, ensuring recommendations reflect community needs and values.

## Steering Committee

The Woodridge Plan Commission served as the steering committee for the comprehensive planning process and provided strategic guidance and direction. Through numerous meetings held throughout the process, the Plan Commission reviewed existing conditions analysis, evaluated community feedback, discussed opportunity site development concepts, and refined recommendations to ensure alignment with Woodridge’s needs and long-term vision. Their ongoing engagement helped to shape a plan that balances community priorities with fiscal and organizational realities. Throughout the process there were five steering committee meetings.

## Project Website and Marketing

A dedicated comprehensive plan website provided residents with ongoing access to information and engagement opportunities throughout the planning process. The site housed draft documents, event notifications, and links to community surveys. It offered a transparent and accessible resource for anyone interested in following or contributing to the plan’s development. To build awareness and encourage participation, the Village deployed a

“

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

WOODRIDGE STAKEHOLDER

“

*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!*

WOODRIDGE STAKEHOLDER

“

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

WOODRIDGE STAKEHOLDER



coordinated marketing campaign that included social media posts, yard signs at key locations, electronic marquee messaging, email outreach, pull-up banners, and promotional materials distributed at community events. The “Growing Forward” brand identity helped residents recognize and connect with the comprehensive planning effort across multiple touchpoints.

## Stakeholder Listening Sessions

The comprehensive planning process included 17 focus group interviews with a range of important stakeholders. These included Village leadership, economic development organizations, businesses, school districts, the Woodridge Park District, residents, property owners, and more. These conversations revealed critical insights that informed plan development, ensuring recommendations address real-world implementation considerations and align with the priorities of key community partners.

## Woodridge Conversations Tour

A primary goal of the planning initiative was to envision the development or revitalization of nine opportunity sites, guided by community feedback. The planning team hosted four targeted engagement 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.

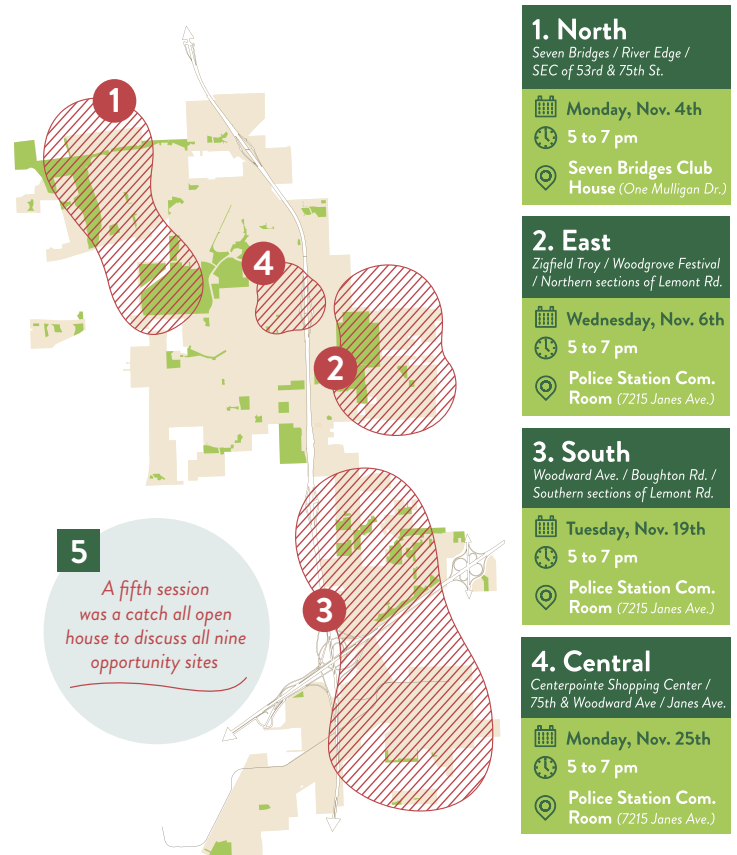
## Additional Engagement

Beyond structured meetings and formal sessions, the planning process incorporated ongoing engagement opportunities that allowed residents to participate on their own schedules and through multiple channels. The Village conducted pop-up engagement at community events such as Woodridge Jubilee, the

Fourth of July celebration, and other gatherings, allowing residents to share feedback in informal settings where they already congregated.

During Phase 2 of the planning process, the Village hosted a community visioning open house where residents could review preliminary opportunity site concepts and rate goals and strategies across all planning themes. Input helped the planning team to understand community priorities and preferred development approaches. An additional town hall-style visioning meeting provided another forum for community members to express their preferences. Throughout the entire planning process, residents had opportunities to attend public Plan Commission and Village Board meetings where comprehensive plan topics were discussed, ensuring transparency and allowing for public comment at critical decision points.

Figure 10: Woodridge Conversations



# Engagement Themes

The community engagement process revealed several key themes central to the Village's future development, community well-being, and economic sustainability. These themes were repeated often throughout all engagement channels and were used to guide the Comprehensive Plan framework.

## THEME 1

### ***Support local businesses and revitalize commercial areas to strengthen Woodridge's economy.***

Economic development emerged as both a challenge and an opportunity throughout the engagement process. Small businesses mentioned facing operational challenges, visibility issues, and regulatory hurdles, particularly when first starting out.

Residents noted that there are limited dining options within Woodridge, repeatedly asking for more sit-down restaurants and local or regional establishments rather than chains. Major commercial centers like Centerpointe and Seven Bridges need strategic redevelopment that includes diversified uses, aesthetic improvements, and anchor tenants that draw customers.

Community members also emphasized the importance of infrastructure investments in signage, façade improvements, upgraded public spaces, and better pedestrian connectivity to support business success. Many pointed to experiential retail, specialty grocery stores, and indoor recreation facilities as desired amenities that could fill service gaps and give residents reasons to stay in Woodridge rather than traveling to neighboring communities.

## THEME 2

### ***Preserve and connect Woodridge's green spaces, trails, and natural character.***

Throughout the engagement process, residents repeatedly emphasized that parks, trails, and natural areas define Woodridge's identity. Community members described Woodridge as a "hidden gem" with many opportunities to bike and enjoy nature, and they want to make this natural beauty, including nearby forest preserves, more visible and accessible. The community values nature-based experiences and supports investments in ADA-accessible trails, native plantings, and environmental education signage that showcases the area's ecological character.

Green space preservation along corridors like Lemont Road was identified as critical to mitigating land use conflicts and maintaining wildlife habitat. Stakeholders want future development to incorporate natural buffers, preserve the tree canopy, and integrate sustainable design rather than replacing green spaces with impervious surfaces. Overall, community members echoed the same sentiment: Woodridge's natural character should be protected and celebrated, not compromised by growth, and that growth should be carefully scaled and located so it complements, rather than overwhelms, the Village's landscape-driven identity.

Residents also frequently highlighted the desire for attractive outdoor dining at local restaurants and cafés, noting that well-designed patios and gathering spaces would enhance Woodridge's sense of place while allowing people to enjoy its natural setting.

### THEME 3

#### ***Provide diverse housing options that allow residents to age in Woodridge while maintaining neighborhood character.***

---

Housing discussions centered on enabling residents to remain in the community through different life stages. Community members expressed strong support for senior-friendly housing options, including active adult communities and senior living facilities located near services and amenities, reflecting the sentiment that “people should be able to age in Woodridge.”

Residents want to maintain the community’s identity as diverse, family-friendly, and welcoming while addressing evolving needs. Stakeholders expressed concern about balancing new rental developments with homeownership opportunities to ensure community investment and stability.

The community wants thoughtful integration of new housing with surrounding neighborhoods and complementary commercial uses. There was clear recognition that diversifying land use and housing options is essential to allowing people to stay in Woodridge as their needs change, but this must be done in ways that foster inclusivity and resilience rather than disrupting the character that makes neighborhoods desirable.

### THEME 4

#### ***Expand parks, recreation, and connectivity to serve all ages and abilities.***

---

The Park District is currently working to meet the community’s diverse programming needs, particularly for teens, young seniors, and empty nesters who have limited options. High demand exists for facilities like pickleball courts and event shelters, as well as childcare and before-and-after-school programs. Additional space and resources would allow the district to continue offering a high level of service.

Connectivity emerged as a top priority throughout the engagement process, with residents wanting to ensure that every household is within walking distance of parks and safe bike path connections throughout the community. Popular parks like Castaldo and Forest Glen present opportunities for enhanced connections between green spaces.

Community members expressed strong interest in nature-based recreation, including interpretive trails, habitat restoration demonstrations, and outdoor learning experiences that showcase Woodridge’s ecological assets. Indoor recreation facilities serving active families during winter months were frequently mentioned as gaps that need to be filled to provide year-round opportunities for residents.

## THEME 5

### ***Foster collaboration among the Village, schools, parks, businesses, and community organizations.***

---

A unifying theme throughout the engagement process was the critical importance of partnerships and coordination. Schools need early involvement in development planning to address enrollment impacts, transportation, safety, and resource needs as new housing brings population growth. Woodridge recognizes that strong schools are fundamental to community vitality and remains committed to maintaining high-quality education as a priority alongside future development, ensuring that growth supports rather than strains the educational system.

The Park District seeks stronger alignment with the Village on programming, maintenance, and long-term planning for shared facilities and community spaces. Business associations and economic development organizations emphasized the value of joint initiatives, networking, and education to support local commerce and address visibility challenges facing small businesses.

Whether discussing 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 as it continues to evolve.

## THEME 6

### ***Improve traffic safety, pedestrian connectivity, and mobility options for all residents.***

---

Traffic emerged as a major concern throughout the engagement process. Residents repeatedly mentioned heavy truck traffic on corridors like Lemont Road and 75th Street, speeding in residential neighborhoods, and the critical need for traffic calming measures to protect families.

Pedestrian safety was a consistent priority, particularly around schools and parks, with residents wanting safe crossings at major arterials and better connections between neighborhoods and key destinations. Community members identified major highways and arterial roads as physical and psychological barriers that make walking and biking difficult and sometimes unsafe.

The community supports complete streets that accommodate all users, expansion of the bike path network to connect with the region's 100+ miles of trails, and improved sidewalk connectivity that eliminates gaps. Better coordination with IDOT, ISTHA, and DuPage County on roadway improvements was emphasized as necessary to address safety concerns on streets the Village doesn't directly control.

Making commercial areas more walkable and navigable on foot, particularly along 75th Street, emerged as important not just for safety but for economic vitality and creating places where people want to spend time.

## THEME 7

### ***Strengthen Woodridge’s identity and create gathering places that foster pride and connection.***

---

Residents believe Woodridge deserves better marketing, wayfinding, and celebration of key assets. Community events like the July 4th Fireworks, Woodridge Jubilee, and State of the Village ranked extremely high in importance. There is an overall desire for more opportunities to come together and celebrate their community.

Stakeholders want Woodridge to become a destination rather than a place people pass through, with vibrant gathering spaces that give residents and visitors reasons to stop and spend time. Design quality matters deeply to community members, who emphasized the need to think about aesthetics and not just land use when planning for the future. This includes beautification of commercial areas through façade improvements, breaking up asphalt with green spaces and pedestrian pathways, and creating welcoming gateways that signal arrival in Woodridge. The Town Center, with its natural areas and walking trails around Lake Harriet, presents a unique opportunity to become a cultural and placemaking anchor that reflects the community’s values.

Residents want cohesive branding and visual identity elements that capture and communicate Woodridge’s character as a nature-rich, family-friendly community. Creating “go-to” destinations where people actively choose to gather is important for both community connection and economic success.

## THEME 8

### ***Maintain and modernize infrastructure to support community needs and future growth.***

---

Stakeholders emphasized the importance of infrastructure maintenance and upgrades to support both existing residents and future development. Aging facilities require attention, particularly coordination between Village departments and partner organizations like the Park District for shared assets such as Village Greens Golf Course.

The community expressed need for stormwater management, drainage improvements, and green infrastructure investments that enhance both function and environmental sustainability. Addressing jurisdictional complexities on arterial streets managed by IDOT, ISTHA, and DuPage County was identified as important for improving safety and ensuring the roadway system responds to local needs.

Stakeholders want infrastructure planning coordinated with development to avoid repeated construction disruptions and ensure adequate capacity for growth. They believe that quality infrastructure is foundational to Woodridge’s success and must be maintained to support the high level of service residents expect.



*The photos provided are from multiple community engagement events.*





# Future Land Use &

# Development

## Developing & Growing Forward

This chapter focuses on future land use and development framework that will guide Woodridge into the future. It also provides a vision for each of the nine opportunity areas, guided by market analysis, community input, and the Village's goals for the next 10 to 15 years. These opportunity sites represent Woodridge's most significant potential for transformation, requiring coordinated public investment, updated zoning tools, and strategic partnerships to achieve the community's vision. As Woodridge strategically invests in the redevelopment of key areas, careful planning is necessary to balance market realities with community priorities.

# QUICK FACTS:

TOTAL VILLAGE AREA:

**6,276.0**  
ACRES

or

**9.8 MI<sup>2</sup>**

THE VILLAGE CODE INCLUDES

**11 ZONING DISTRICTS**

AND WAS RECENTLY  
UPDATED IN

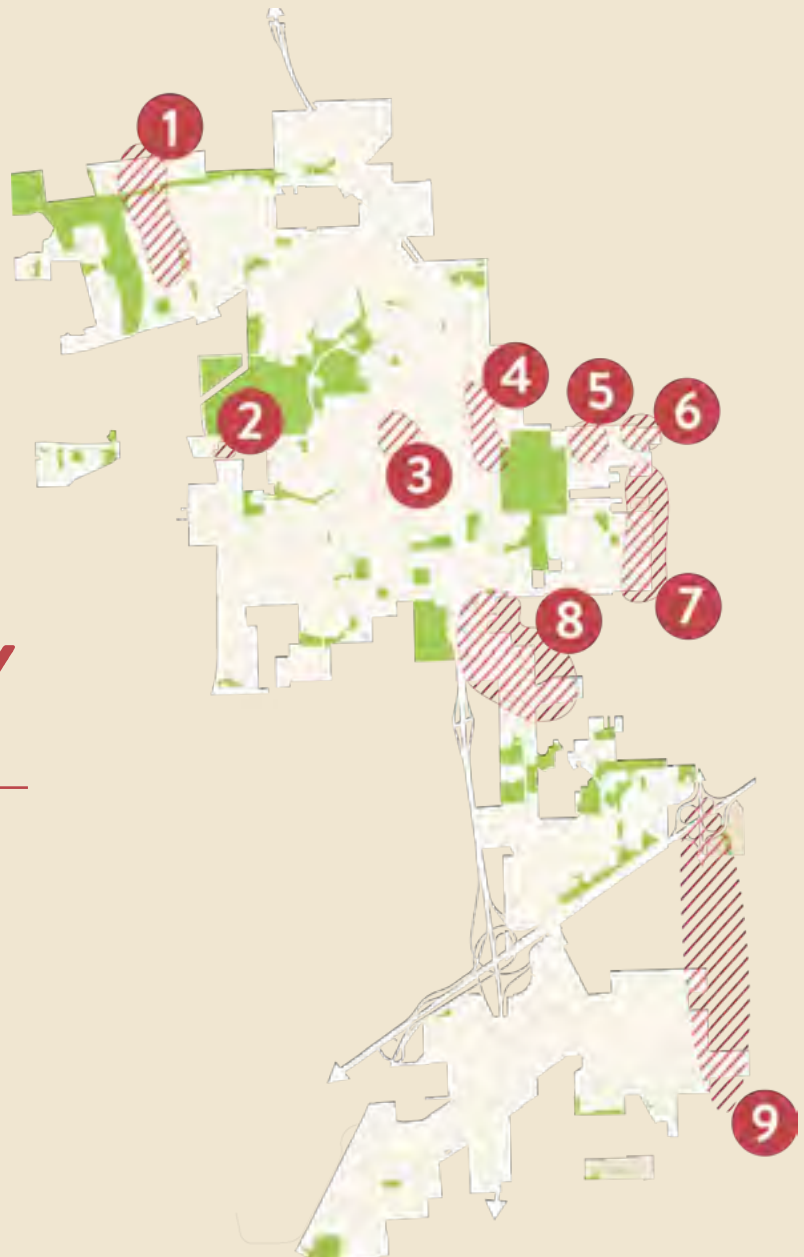
**MARCH 2024**

## THIS PLAN HIGHLIGHTS:

**9**

### OPPORTUNITY AREAS

AREAS PRIMED FOR  
DEVELOPMENT AND /  
OR REDEVELOPMENT  
THROUGHOUT THE  
VILLAGE



# Existing 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 the 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 that currently provide space for over 95 different businesses.

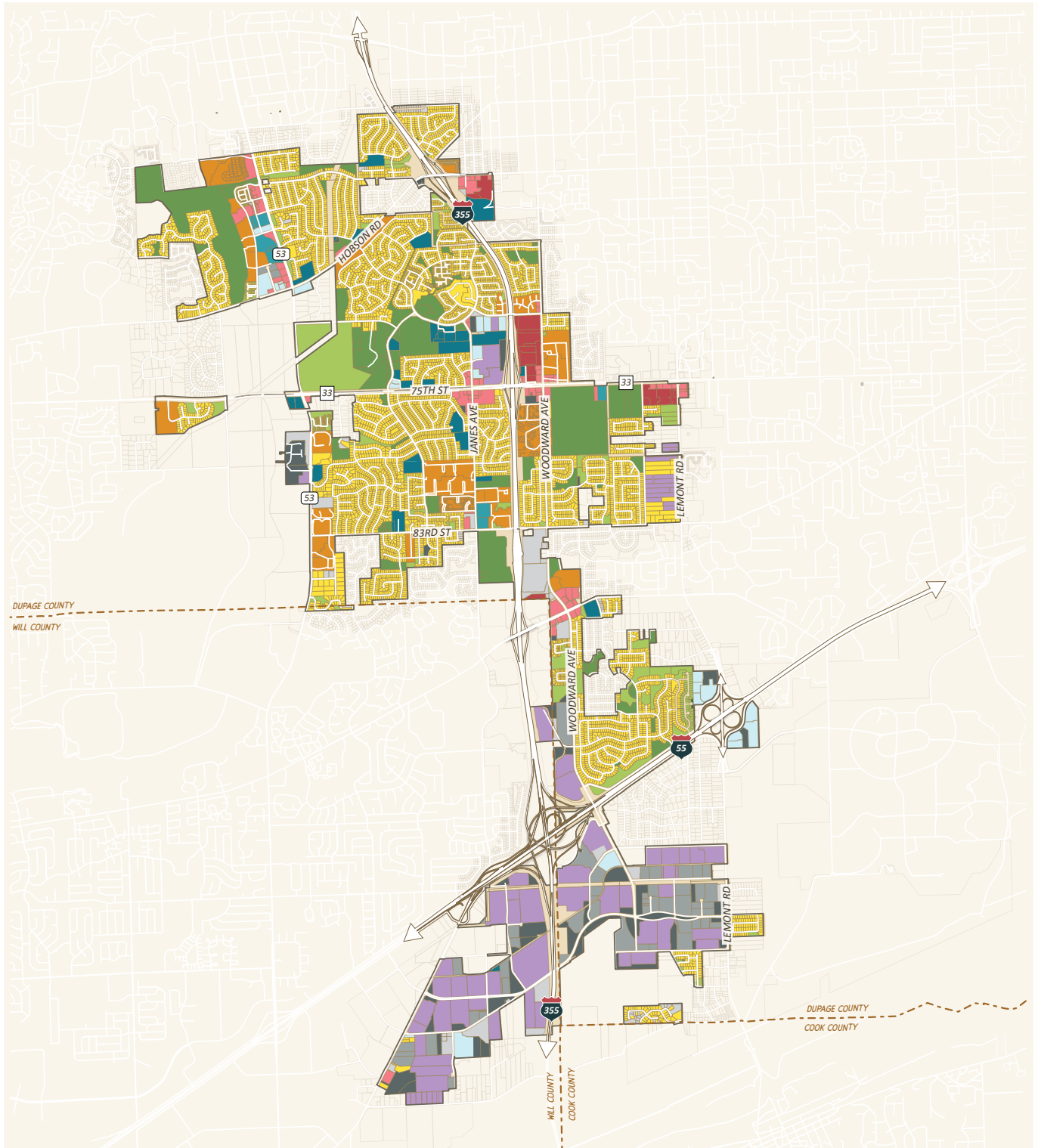
Overall, Woodridge is mostly built out and developed. The remaining distribution of land uses support Village operations, infrastructure, and the day-to-day needs of residents.

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%



**Figure 12: Existing Land Use Map (CMAP Land Use Inventory)**



## EXISTING LAND USE

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

- |  |   |   |
|--|---|---|
| <span style="color: #90EE90;">■</span> OPEN SPACE                | <span style="color: #FF6347;">■</span> NEIGHBORHOOD COMMERCIAL    | <span style="color: #9370DB;">■</span> LIGHT INDUSTRIAL             |
| <span style="color: #3CB371;">■</span> PARKS AND RECREATION      | <span style="color: #ADD8E6;">■</span> OFFICE                     | <span style="color: #696969;">■</span> TRANSPORTATION AND UTILITIES |
| <span style="color: #FFD700;">■</span> SINGLE FAMILY RESIDENTIAL | <span style="color: #008080;">■</span> CULTURAL AND ENTERTAINMENT | <span style="color: #A9A9A9;">■</span> VACANT                       |
| <span style="color: #FF8C00;">■</span> MULTI-FAMILY RESIDENTIAL  | <span style="color: #006400;">■</span> INSTITUTIONAL              |   |
| <span style="color: #DC143C;">■</span> COMMUNITY COMMERCIAL      | <span style="color: #808080;">■</span> MANUFACTURING              |   |



0' 1,800' 3,600'

# Future Land Use Strategy

Woodridge is a fully developed community with limited vacant land. Future growth will occur primarily through strategic redevelopment of underperforming commercial centers, adaptive reuse of aging retail space, and infill on scattered vacant parcels. Woodridge's growth and future land use strategy balances community priorities with market realities, considers community needs and desires alongside regional market dynamics, with the ultimate aim of strategically guiding development that improves quality of life for residents, enhances the tax base, and creates the amenities residents have said they desire.

The Future Land Use Map serves as a blueprint for decision-making on rezoning requests, development proposals, and capital improvements. It identifies where residential neighborhoods, employment centers, shopping districts, parks, and civic spaces should be maintained, enhanced, or transitioned over the next 10-20 years. This map translates community priorities into geographic guidance that advances key goals related to housing diversity, economic vitality, community character, and access to green space.

Strong future land use planning ensures new development and redevelopment align with Woodridge's character while meeting evolving market demands. It provides predictability for property owners and developers while giving the Village clear criteria for evaluating proposals. Most importantly, it helps balance competing interests, such as maintaining the tree canopy and open space residents value, supporting local businesses through strategic commercial investment, accommodating regional housing demand, and sustaining industrial operations that provide jobs and tax revenue.

## Understanding the Map

The Future Land Use Map is largely similar to that created through the 2007 Comprehensive Planning process. As an established suburb, few land use

changes are expected to occur. Areas with changes are listed below.

- Opportunity areas and opportunity sites display future land uses aligned with future development concepts (see page 80).
- Several properties are marked "Future Planning Area" on the map. These properties will undergo community planning efforts in the coming years to determine appropriate future land use.
- Estate residential areas along Bluff Road have been extended due to current deed restrictions and their impact on future land use changes.

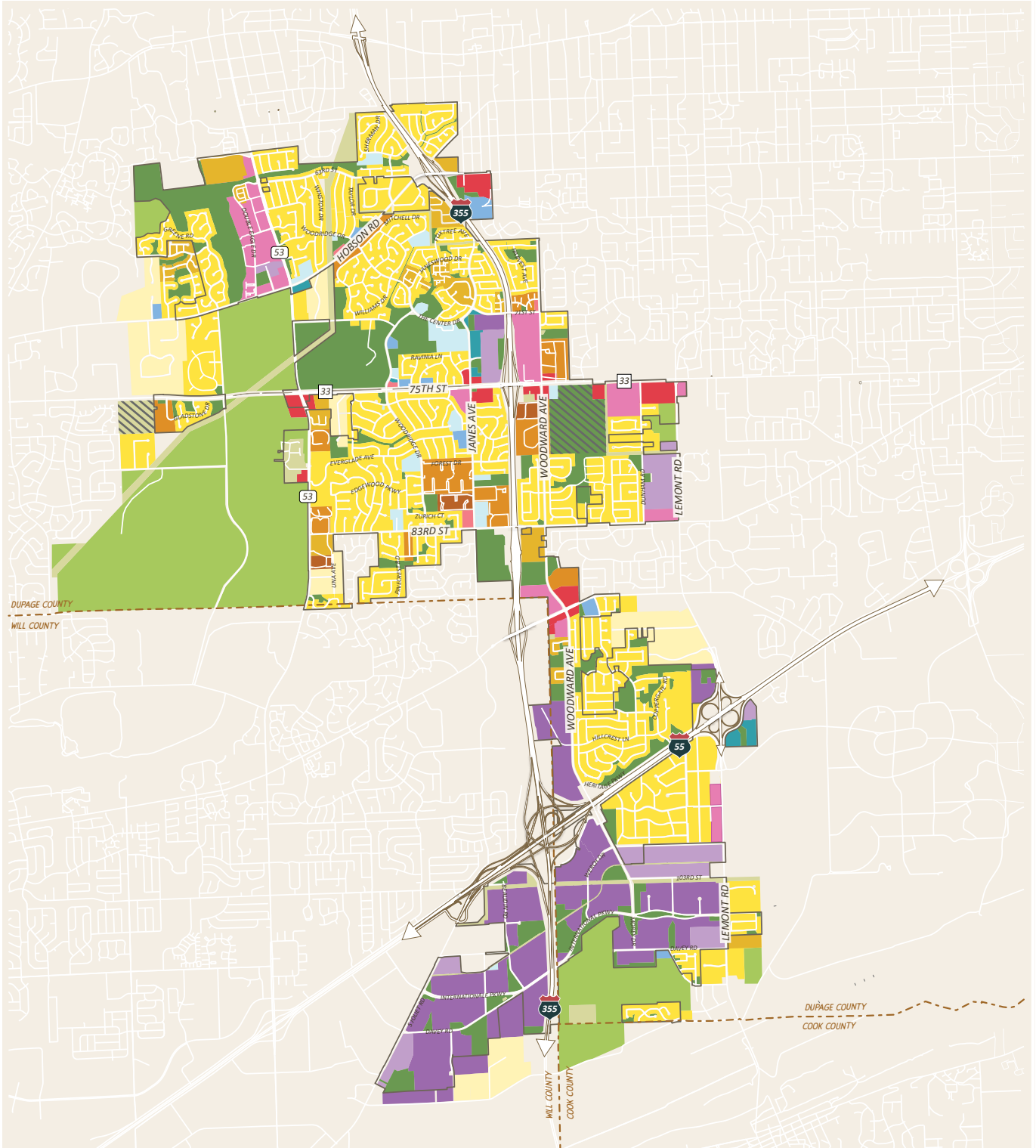
## How Future Land Use Relates to Zoning

Future Land Use and zoning serve different but complementary purposes. The Future Land Use Map expresses the community's long-term vision by illustrating how areas are intended to function and evolve over the next 10 to 20 years. It reflects policy direction, priorities, and desired development patterns, such as where to reinforce neighborhoods, encourage reinvestment, support employment areas, or maintain open space. Zoning, on the other hand, is the regulatory framework that governs what can be built today, establishing permitted uses, site requirements, and development standards on a parcel-by-parcel basis.

Because these tools operate on different timelines, they are not expected to match exactly at the time the plan is adopted. Instead, the Future Land Use Map provides guidance for how zoning and development decisions should be considered as opportunities for change arise. When properties redevelop, rezonings are requested, or zoning regulations are updated, the Village can use the Future Land Use designation to evaluate whether those changes move an area closer to the intended long-term pattern.




Over time, this incremental approach allows zoning to evolve in response to reinvestment and redevelopment while ensuring that individual decisions collectively advance Woodridge's broader vision.

Figure 13: Future Land Use Map



## FUTURE LAND USE

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

- |  |  |   |   |
|--|--|---|---|
|  FOREST PRESERVE                            |  MULTI-FAMILY RESIDENTIAL: LOW DENSITY    |  MIXED USE               |  GENERAL OFFICE                            |
|  PARKS, OPEN SPACE, AND DETENTION/RETENTION |  MULTI-FAMILY RESIDENTIAL: MEDIUM DENSITY |  COMMUNITY COMMERCIAL    |  BUSINESS PARK                             |
|  ESTATE RESIDENTIAL                         |  MULTI-FAMILY RESIDENTIAL: HIGH DENSITY   |  NEIGHBORHOOD COMMERCIAL |  OFFICE, RESEARCH, AND LIGHT MANUFACTURING |
|  SINGLE FAMILY RESIDENTIAL                  |  |  PUBLIC                  |  TRANSPORTATION AND UTILITIES              |
|  |  |  INSTITUTIONAL           |  FUTURE PLANNING AREA                      |

The following section gives an overview of the future land use strategy for Woodridge, including a breakdown of each future land use category and its relationship to the current zoning code. Each category identifies a primary use, which represents the predominant or intended character of an area, as well as secondary uses that may be appropriate in a supporting role. Secondary uses are not meant to redefine the area’s core identity, but rather to allow complementary activities that enhance functionality, provide flexibility, and support long-term vitality.

**Figure 14:** Future Land Use Matrix

	LAND USE DESIGNATION	PRIMARY USE	SECONDARY USES	CORRESPONDING ZONING
RESIDENTIAL	Estate Residential	Single Family Residential	Forest Preserve, Conservation, Open Space	R-1
	Single Family Residential	Single Family Residential	Conservation, Open Space, Parks, Institutions	R-1, R-2, R-3
	Multi-Family Residential: Low Density	Multi-Family Residential	Open Space, Parks, Institutions, Neighborhood Commercial	R-3, A-1, A-2
	Multi-Family Residential: Medium Density	Multi-Family Residential	Parks, Institutions, Neighborhood Commercial	A-1, A-2
	Multi-Family Residential: High Density	Multi-Family Residential	Institutions, Commercial, Offices	A-2
COMMERCIAL	Mixed Use	Commercial, Multi-Family Residential	Offices, Institutions, Parks, Open Space	R-3, A-2, B-1, B-2, B-3, M-1
	Neighborhood Commercial	Commercial	Offices, Institutions, Parks, Open Space	B-1, B-2
	Community Commercial	Commercial	Offices, Institutions	B-1, B-2, B-3, M-1
EMPLOYMENT	General Office	Offices	Institutions, Commercial	B-1, B-2, ORI
	Office, Research, and Light Manufacturing	Offices, Light Manufacturing, Light Industry	Institutions, Commercial	ORI, M-1
	Business Park	Office Campuses, Employment Districts	Institutions, Commercial	RBC, ORI
PUBLIC & INSTITUTIONAL	Public	Village/Government Facilities, Public Schools, Community Buildings	Open Space, Parks, Detention/Retention Areas	R-1, R-2, R-3, A-1, A-2, B-1, B-2
	Institutional	Private Schools, Religious Institutions	Open Space, Parks	R-1, R-2, R-3, A-1, A-2, B-1, B-2
	Transportation and Utilities	Transportation and Utility, Infrastructure, Right-of-Way	Open Space	R-1, R-2, R-3, A-1, A-2, B-1, B-2, B-3, RBC, ORI, M-1
OPEN SPACE & PARKS	Parks, Open Space, and Detention/Retention	Parks, Recreation Areas, Water Detention/Retention	Conservation Lands	R-1, R-2, R-3, A-1, A-2, B-1, B-2, B-3, RBC, ORI, M-1
	Forest Preserve	County-Owned Forest Preserve Districts	-	-

## Residential Land Uses

Woodridge’s residential areas form the foundation of the community. Future residential land use planning must preserve the character of established single-family neighborhoods while accommodating regional demand for townhomes and apartments. New residential development should occur primarily through strategic infill and redevelopment that enhances neighborhood walkability and access to amenities. The Village should maintain established density patterns in stable neighborhoods while allowing higher-density residential and mixed-use development along commercial corridors and at key nodes where infrastructure and services can support it.

### Actions:

- Preserve mature tree canopy and green character in established neighborhoods through landscape standards and tree preservation requirements.
- Direct higher-density residential development to mixed-use opportunity sites and commercial corridors with access to transit and services.
- Ensure new residential development includes quality design standards that complement Woodridge’s character.
- Evaluate opportunities for missing middle housing types (townhomes, small-scale multifamily) that bridge single-family and larger apartment communities.



**Estate Residential**



**Single Family Residential**



**Multi-Family Residential: Low Density**



**Multi-Family Residential: Medium Density**



**Multi-Family Residential: High Density**

## Estate Residential

Estate residential neighborhoods consist of single-family detached dwelling units with a maximum density of one dwelling unit per acre. This land use is characterized by large lots and green space. Homes are set back from the road and have generously-sized front yards. Landscaping is utilized for aesthetic and screening purposes between neighboring houses and properties. Estate residential neighborhoods can be found near the periphery of the Village and are typically located around parks, green spaces, and other residential areas. Pedestrian connectivity is facilitated through sidewalks, marked crossings, and multi-use pathways that connect to neighboring subdivisions and recreational areas. Limited vehicular access points limit traffic through the neighborhood and promote a sense of tranquility.



## Single Family Residential

Single family residential neighborhoods represent the “traditional” neighborhood layout. These areas consist of single-family detached dwellings with a maximum density of 5.3 dwelling units per acre. Single family residential is the most prominent residential land use in the Village, often found grouped together to form larger subdivisions. Subdivisions are located along major arterial corridors but have limited vehicular access points to reduce traffic flow through residential streets. Subdivisions are typically located near neighborhood-serving uses such as parks, schools, public facilities, service-oriented commercial, and other residential uses. Pedestrian connectivity is provided through sidewalks, marked crossings, and multi-use pathways that connect to neighboring subdivisions and recreational areas.



## Multi-Family Residential: Low Density

Low density multi-family residential neighborhoods are intended for multi-family housing units that have similar characteristics of a traditional residential subdivision. The density allotment of up to 10 dwelling units per acre promotes green space and a more secluded multi-family environment. These areas are ideal for duplexes, townhomes, and multiple family “walk up” buildings that are designed with exterior entrances for each unit. Like traditional subdivisions, low density multi-family residential parcels are typically grouped together into neighborhoods. In some instances, the neighborhoods are part of a larger single-family subdivision. Low density multi-family areas are located near major arterial roadways but limited access points limit cut-through traffic. Sidewalks and pedestrian amenities promote and encourage walkability.

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## Multi-Family Residential: Medium Density

Medium density multi-family residential areas have a maximum density of 10 to 20 dwelling units per acre. These areas have less of a neighborhood feel than low density multi-family and are primarily placed along major corridors near commercial uses, higher-density multi-family housing, parks, and recreation areas. Ideal housing types may include townhouses, garden-style apartments, and apartment buildings. As established in the 1995 Comprehensive Plan, this category is generally mapped to reflect the density of existing developments. However, if these sites are redeveloped in the future, density should be adjusted to meet current density limitations within the A-1 and A-2 zoning districts.



## Multi-Family Residential: High Density

High density multi-family residential areas have a maximum density of 25 dwelling units per acre. This category is intended for apartment buildings located along major corridors near medium-density multi-family residential areas, commercial uses, parks, and recreational areas. The land use is used infrequently to preserve the existing residential character of the Village. As established in the 1995 Comprehensive Plan, this category is generally mapped to reflect the density of existing developments. However, if these sites are redeveloped in the future, density should be adjusted to meet current density limitations within the A-2 zoning districts.



## Commercial Land Uses

Woodridge faces an oversupply of traditional retail space but unmet demand for convenience stores, grocery stores, fast-casual restaurants, and upscale casual dining. Future commercial land use planning must focus on right-sizing retail areas, supporting existing anchor tenants that drive foot traffic, and transforming underperforming strip centers into mixed-use destinations. Upgraded public spaces and placemaking improvements will make Woodridge more viable for small businesses and create the environment where quality restaurants and services choose to locate.

### Actions:

- Prioritize commercial areas for mixed-use redevelopment rather than single-use retail expansion
- Support existing anchor tenants and recruit new anchors (grocery, dining, entertainment) that generate consistent traffic
- Invest in public realm improvements—streetscaping, outdoor seating, wayfinding—at key commercial nodes to improve market viability
- Establish Business Improvement Districts (BIDs) for commercial corridors to fund ongoing maintenance, marketing, and activation
- Use Tax Increment Financing (TIF) and economic development incentives to assist qualifying retail and restaurant businesses with site improvements
- Consider boutique hotel opportunities only as part of larger mixed-use placemaking projects with complementary retail and public space
- Recognize limited demand for traditional office development; encourage office space in mixed-use buildings or adaptive reuse of existing structures



Mixed Use



Neighborhood Commercial



Community Commercial

## Mixed Use

Mixed use areas accommodate an integrated mix of commercial, office, entertainment, and/or residential uses within the same building or development. Mixed use buildings typically include ground-floor retail or office uses with multi-family above. Mixed use developments utilize a group of buildings with different, yet complementary uses and prioritize pedestrian access and amenity areas in connecting open areas. Incorporating programmable public gathering areas in mixed use developments can further activate the site through community events, festivals, markets, and more. These areas are also ideal places for parks and recreational uses. The look and feel of mixed use areas can vary and should match surrounding aesthetics as much as possible. Density can also range depending on building typology, but the typical appropriate residential density is up to 20 dwelling units per acre.



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## Neighborhood Commercial

Neighborhood commercial areas are intended for smaller-scale consumer goods and personal services that meet the needs of surrounding neighborhood residents. Typically, neighborhood commercial areas are smaller than community commercial and are strategically placed near subdivision access points along arterial roadways. Their scale and intensity also make these uses appropriate near recreation areas and small-scale public, institutional, office, and uses. Ideal neighborhood commercial tenants include corner markets, cafes, specialty retail and services. Pedestrian access and amenities should be prioritized to promote walkability between surrounding uses.



## Community Commercial

Community commercial areas provide consumer goods and personal services that serve Village residents and the broader region. These areas are characterized by a mix of retail outlets, restaurants, and service-oriented businesses, catering to the diverse needs of residents and visitors alike. Community commercial uses are strategically located along major transportation routes, facilitating easy access and maximizing visibility for businesses operating in the area. Sites should be oriented towards the street and cater to vehicular traffic while considering pedestrian access and amenities where appropriate. When abutting areas of lesser intensity, such as parklands or residential neighborhoods, screening should be utilized to protect the surrounding character.



## Employment Center Land Uses

Woodridge’s employment areas provide essential jobs, tax revenue, and economic stability. Future employment and industrial land use must position Woodridge as a versatile industrial hub capable of adapting to changes in logistics, manufacturing, and distribution. Industrial growth should be paired with environmental stewardship and community wellbeing—maintaining buffers, minimizing truck traffic impacts on residential areas, and supporting sustainable operations. The Village should protect viable industrial land from conversion while ensuring operations meet modern performance standards.

### Actions:

- Preserve and protect industrial-zoned land for employment-generating uses that support the tax base
- Encourage modernization of existing industrial properties through facade improvements, landscaping, and infrastructure upgrades
- Establish clear performance standards for industrial operations (screening, lighting, noise, truck routing) that protect adjacent residential areas
- Support sustainable industrial practices, including energy-efficient buildings, stormwater management, and reduced emissions
- Market Woodridge’s strategic location and transportation access to attract advanced manufacturing, logistics, and flex industrial users



**General Office**



**Office, Research, & Light Manufacturing**



**Business Park**

## General Office

General office areas accommodate professional, medical, technical, research, and business services provided to the general public and other businesses. Office sites are moderately scaled and can be found near residential areas and commercial, institutional, and public uses of similar intensity. General office uses primarily serve the surrounding community and may be located along secondary arterial roadways if sufficient vehicular access points are present. Site design should match the surrounding character, especially when located near parks and residential neighborhoods, and screening should be used where appropriate.



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## Office, Research, and Light Manufacturing

The office, research, and light manufacturing land use is intended for hubs for innovation, research, and industry. These areas are strategically located near major transportation routes to attract a diverse range of businesses and talent to the area. The intent of this land use is to accommodate commercial uses and smaller, less intensive industrial uses. Sites are characterized by state-of-the-art facilities, collaborative workspaces, and specialized infrastructure tailored to the needs of high-tech industries, research institutions, and manufacturing companies



## Business Park

Business parks accommodate office, research and development, warehousing, distribution, and light assembly/manufacturing in a large-scale, “campus-like” setting. These areas are strategically located near major transportation corridors to facilitate shipping and delivery traffic. Business parks typically have a larger footprint and are often found near other business parks, open space, and recreational uses. Appropriate fencing and/or screening should be used to protect the character of surrounding areas, especially near residential neighborhoods.



## Public and Institutional Land Uses

Public and institutional uses—including schools, municipal facilities, libraries, places of worship, and community centers—serve essential civic functions and help define neighborhood character. Future land use planning should ensure these facilities are maintained and improved to meet community needs while considering opportunities for shared use, adaptive reuse, and efficient service delivery. As demographics shift and service models evolve, the Village should work with institutional partners to evaluate space needs and explore co-location opportunities that maximize public investment.

### Actions:

- Coordinate with school districts to align facility planning with residential development and demographic trends
- Evaluate municipal facilities for efficiency and accessibility; plan for necessary expansions or improvements
- Encourage shared-use agreements between institutional partners (schools, parks, library) to maximize community access to facilities
- Support adaptive reuse of institutional buildings that are no longer needed for their original purpose
- Ensure institutional uses include appropriate buffering and design standards when adjacent to residential areas



Public



Institutional



Transportation  
& Utilities

## Public

Public land uses include facilities operated by either the Village or other governmental bodies, including fire stations, public schools, post offices, libraries, and community centers. Public uses are important community facilities and should be easily accessible, especially for pedestrians. Placing public uses in or near neighborhoods is ideal for promoting walkability and ensuring safe pedestrian access away from heavy vehicular traffic. Other appropriate surrounding areas include parks and recreational amenities and neighborhood-scaled commercial, office, and institutional uses.



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## Institutional

Institutional areas are occupied by facilities owned by individual groups and organizations, including places of worship and private schools. Similar to public uses, institutional uses are congregation places and accessibility should be prioritized. Placing institutional uses near neighborhoods is ideal for promoting walkability, but locating on or near arterial roadways is important for visibility as these uses may attract visitors from outside the Village.



## Transportation and Utilities

Areas dedicated for transportation and utility infrastructure include the railroad right-of-way, wastewater treatment facilities, water storage and treatment facilities, and utility easements. Public roads and rights-of-way are not included in this category.



## Open Space and Parks Land Uses

Public and institutional uses—including schools, municipal facilities, libraries, places of worship, and community centers—serve essential civic functions and help define neighborhood character. Future land use planning should ensure these facilities are maintained and improved to meet community needs while considering opportunities for shared use, adaptive reuse, and efficient service delivery. As demographics shift and service models evolve, the Village should work with institutional partners to evaluate space needs and explore co-location opportunities that maximize public investment.

### Actions:

- Coordinate with school districts to align facility planning with residential development and demographic trends
- Evaluate municipal facilities for efficiency and accessibility; plan for necessary expansions or improvements
- Encourage shared-use agreements between institutional partners (schools, parks, library) to maximize community access to facilities
- Support adaptive reuse of institutional buildings that are no longer needed for their original purpose
- Ensure institutional uses include appropriate buffering and design standards when adjacent to residential areas



**Parks, Open Space, & Detention / Retention**



**Forest Preserve**



## Parks, Open Space, and Detention / Retention

This land use includes parks, open spaces that are accessible for recreational purposes, and storm water detention/retention facilities. Properties and facilities maintained by the Woodridge Park District are included in this category, along with properties owned by private and public entities outside of designated County forest preserve areas. Access to parks, recreation, and open space contributes to the high quality of living enjoyed by Woodridge residents. This land use can be found throughout the Village providing residents with access to parks and green space. Pedestrian connectivity is a key component of these sites and multi-modal pathways should be integrated as much as possible as both recreational amenities and environmentally-friendly transportation corridors.



## Forest Preserve

Forest preserve areas are owned and managed by the DuPage, Will, and Cook County Forest Preserve Districts. These large properties are located primarily on the periphery of the Village. Forest preserves are natural areas that are open to the public for outdoor activities such as hiking and camping. Development is limited to facilities that support outdoor recreation and community education, such as nature centers, horse stables, boat launches, and outdoor gathering areas.



# 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.

Comprehensively 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.

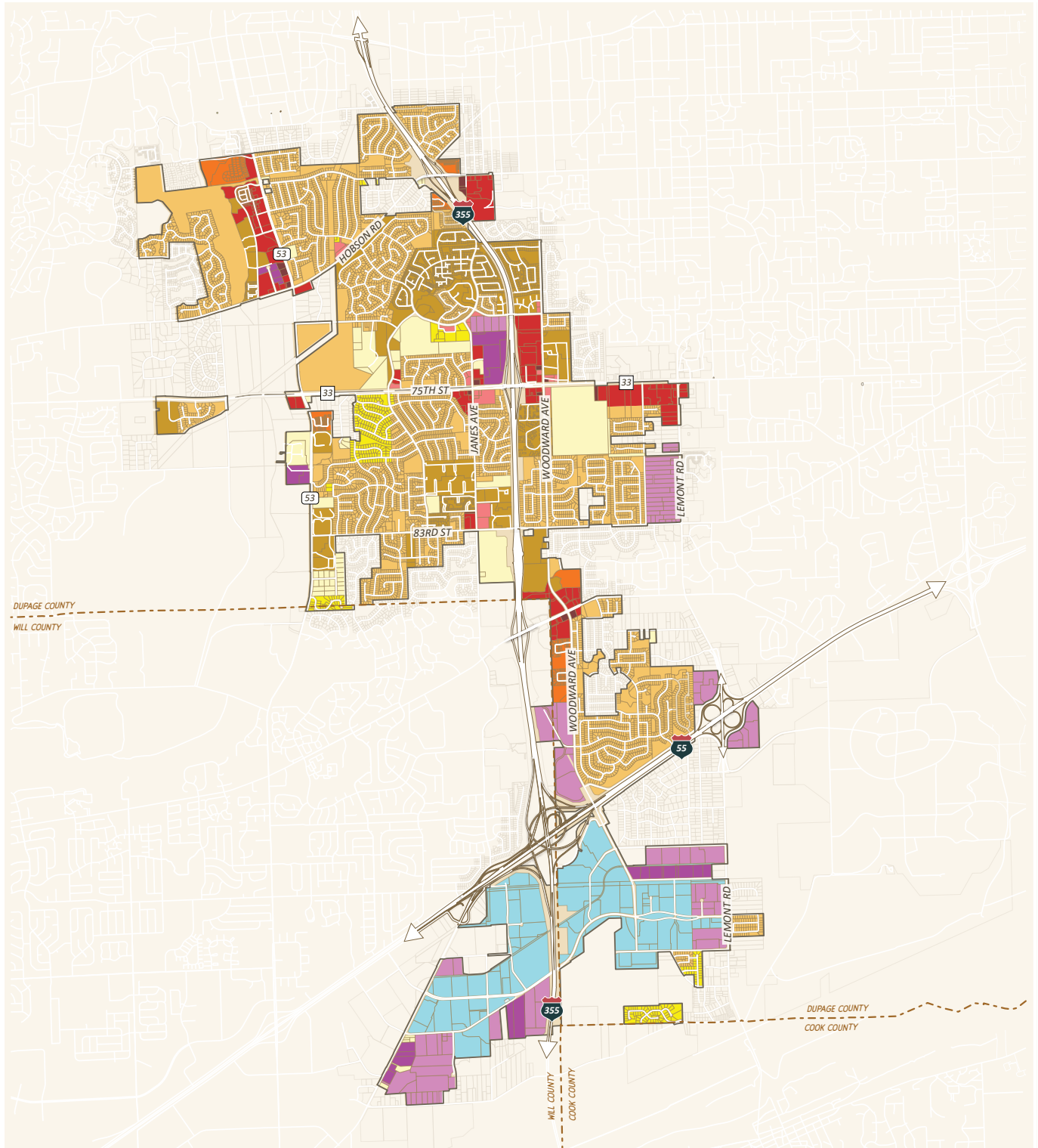
RBC Regional Business Center District facilitates business park development for industrial, logistic, and manufacturing uses. Areas zoned RBC are clustered together in the southern portion of the Village along the I-355 corridor, south of the I-55 interchange, and acts as a true district area. According 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.

Figure 15: Zoning Map



## EXISTING ZONING

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

- |   |  |   |   |  |   |
|---|--|---|---|--|---|
|  | R-1 DETACHED SINGLE DWELLING UNIT DISTRICT |  | A-2 ATTACHED DWELLING UNIT DISTRICT       |  | RBC REGIONAL BUSINESS CENTER DISTRICT               |
|  | R-2 DETACHED SINGLE DWELLING UNIT DISTRICT |  | B-1 NEIGHBORHOOD COMMERCIAL DISTRICT      |  | ORI OFFICE, RESEARCH, AND LIGHT INDUSTRIAL DISTRICT |
|  | R-3 DETACHED SINGLE DWELLING UNIT DISTRICT |  | B-2 COMMUNITY SHOPPING DISTRICT           |  | M-1 MANUFACTURING DISTRICT                          |
|  | A-1 ATTACHED DWELLING UNIT DISTRICT        |  | B-3 HIGHWAY AND SERVICE BUSINESS DISTRICT |  |   |



0' 1,800' 3,600'

# Zoning Overlay Districts

Zoning overlay districts function as a second layer of regulations applied over existing base zoning, allowing municipalities to address specific goals or conditions in targeted areas without completely rezoning. Unlike traditional zoning amendments that change the underlying district, overlays supplement base regulations with additional requirements, incentives, or permitted uses tailored to a corridor, neighborhood, or special area. This approach provides flexibility to respond to local context, such as protecting neighborhood character, encouraging mixed-use development, or managing transitions between different land use intensities, while maintaining the predictability of underlying zoning.

Overlay districts have proven particularly effective in older, built-out suburbs like Woodridge where broader zoning changes would be disruptive but strategic refinements are needed.

## Mixed-Use Overlay District

The Mixed-Use Overlay District targets key commercial corridors and nodes, including 75th Street, Seven Bridges, Centerpointe, and other opportunity areas. When implemented, the overlay should enable residential and office uses above or behind ground-floor commercial by-right. This overlay streamlines approvals for mixed-use projects through clear design standards, reduced parking requirements for developments with shared parking and bike facilities, and density bonuses for projects incorporating public amenities like plazas or green space. By making mixed-use development predictable and financially viable, this overlay supports the community's goals for walkable centers and housing diversity while simplifying approval processes for property owners. [More information can be found on page 145.](#)

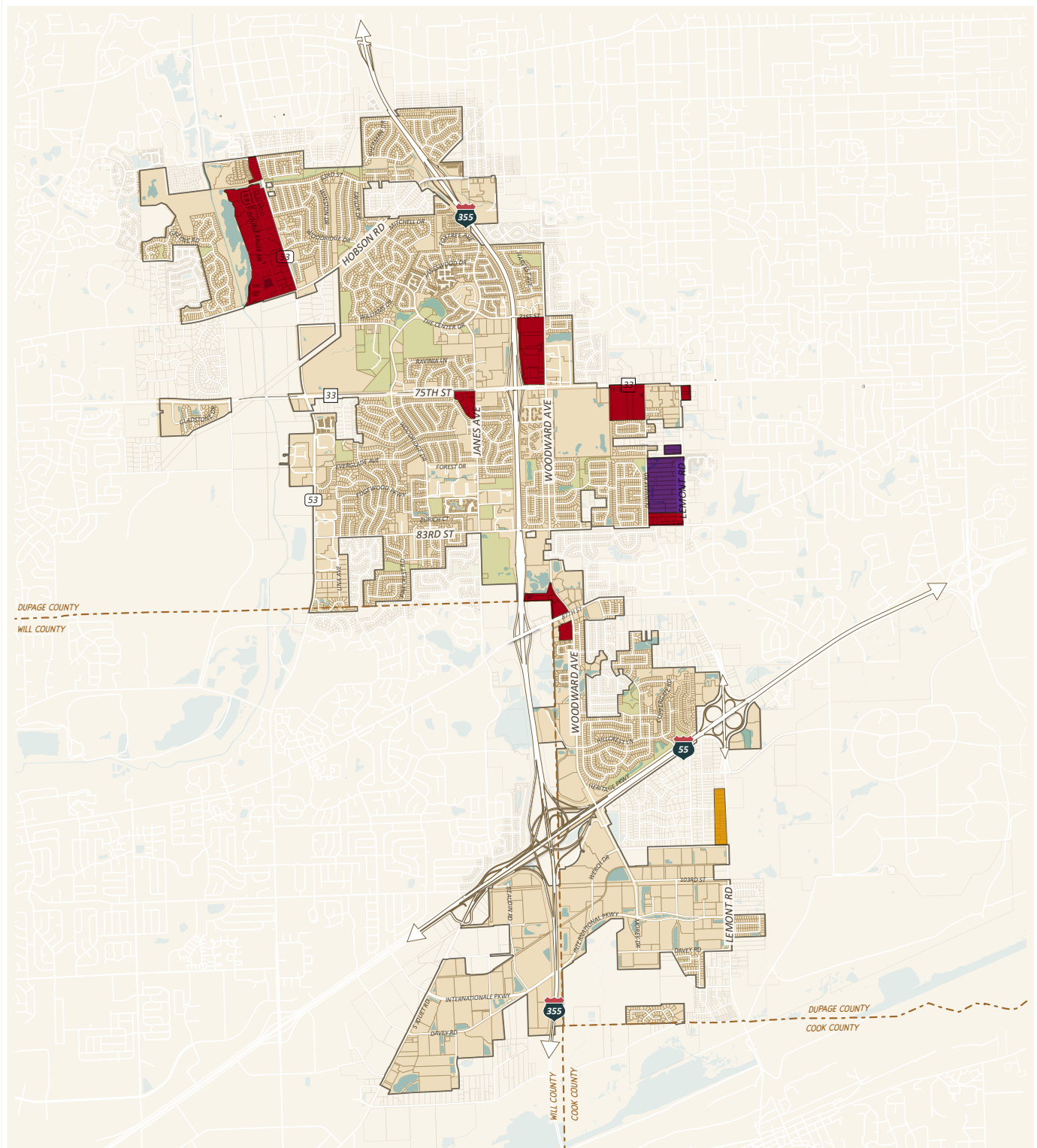
## Northern Lemont ORI Design Overlay District

When implemented, the Northern Lemont ORI Design Overlay District should establish mandatory performance standards for office, research, and industrial development along Northern Lemont Road to minimize impacts on adjacent residential neighborhoods. The overlay should require architectural treatments on street-facing and residential-facing facades to avoid blank walls, ensure that loading docks and truck courts maintain separation from residential property lines, and consider after-hours dock usage to reduce noise impacts. Additional standards should include enhanced lighting controls, mechanical equipment screening and noise attenuation, green infrastructure requirements, and improved landscape standards. [More information can be found on page 150.](#)

## Southern Lemont Road Overlay District






If future annexation occurs along southern Lemont Road, the Southern Lemont Road Overlay District should be adopted. The overlay district guidance should establish strict transitional standards where new development borders existing residential areas. The overlay should prohibit heavy industrial, warehouse, and high-traffic commercial uses within 500 feet of residential neighborhoods, instead prioritizing residential development, neighborhood-serving retail, senior housing, and low-intensity office uses. Enhanced setbacks, height step-downs, additional landscaping, and graduated density requirements should ensure new development respects the established neighborhood character and maintains compatibility with surrounding single-family homes. [More information can be found on page 144.](#)

**Figure 16:** Proposed Zoning Overlay Districts



## PROPOSED ZONING OVERLAY DISTRICTS

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

- |   |                    |   |                                  |
|---|--------------------|---|----------------------------------|
|  | COUNTY BOUNDARY    |  | MIXED USE OVERLAY                |
|  | MUNICIPAL BOUNDARY |  | NORTHERN LEMONT ROAD ORI OVERLAY |
|  | WATER FEATURE      |  | SOUTHERN LEMONT ROAD OVERLAY     |
|  | PARK               |   |                                  |



0' 1,800' 3,600'

# Development Opportunity Areas

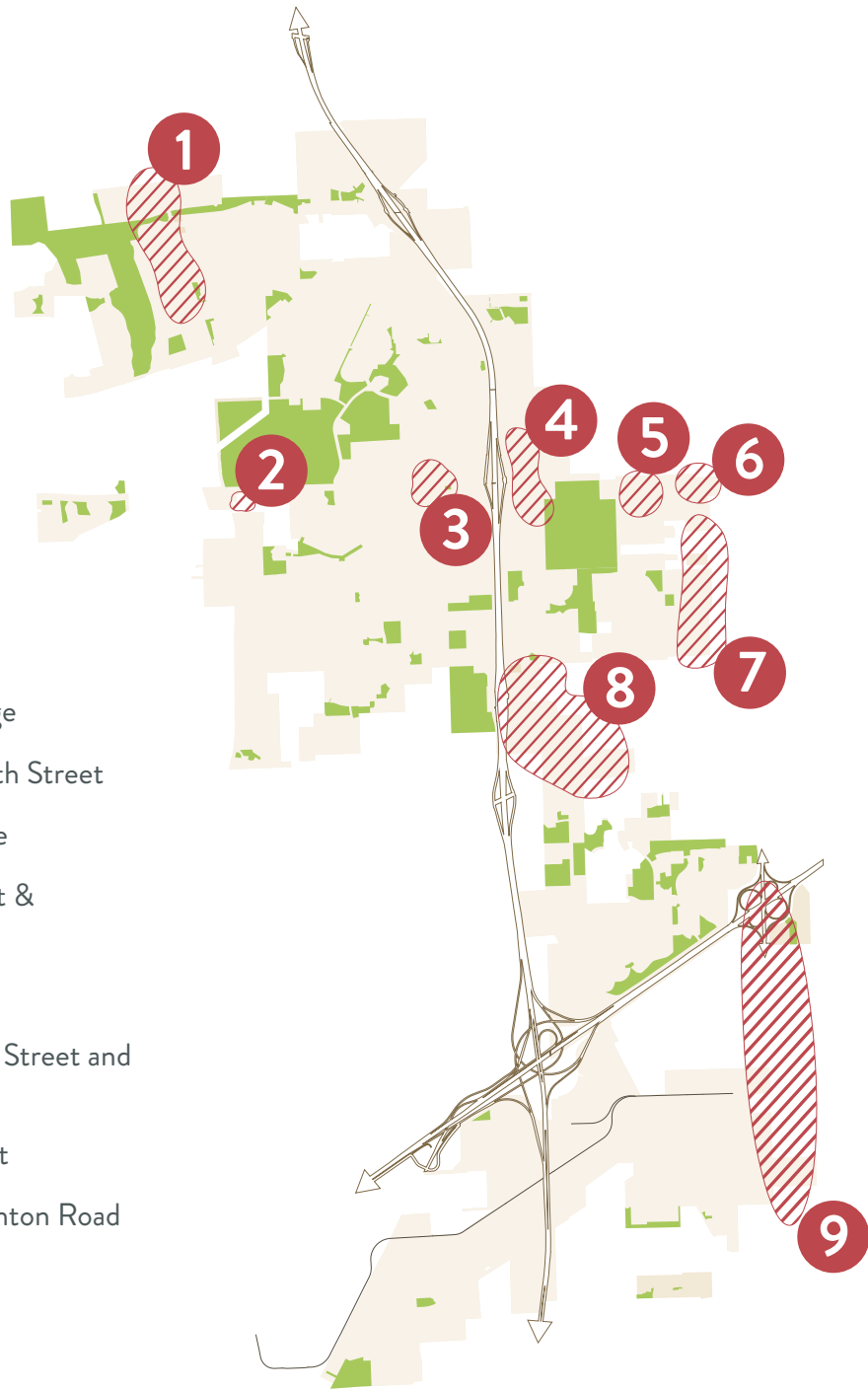
Woodridge's development potential primarily lies within redevelopment opportunity areas that are ripe for reinvestment. These sites and areas were identified based on susceptibility to change, need for revitalization, and potential to achieve broader Village goals related to housing, economic development, density, and community vibrancy.

The following section provides renderings of opportunity area development concepts. These concepts capture the community's vision for opportunity areas and are meant to serve as a guide for Village leadership and staff as they work with future investors, developers, and businesses. Each opportunity area is supported by several Development Objectives, which are recommendations that are intended to serve as flexible guidelines, showcasing possible outcomes based on the community's vision, Village goals, and local real estate market conditions, rather than representing a sole solution.

Several opportunity area concepts include retail and commercial components to help create active, neighborhood-serving places that support daily needs, dining, and local services. These sites present a chance to introduce more contemporary retail formats that are smaller in scale, flexible in design, and better aligned with how people shop and gather today.

While there are retail vacancies in Woodridge today, this often reflects outdated or oversized retail configurations rather than a lack of demand. Redevelopment can reposition these areas with right-sized, mixed-use, and walkable environments that better serve residents, attract new businesses, and strengthen long-term economic vitality.





## Opportunity Areas:

- 1 Seven Bridges and Rivers Edge
- 2 SE Corner of Route 53 & 75th Street
- 3 75th Street and Janes Avenue
- 4 Centerpointe and 75th Street & Woodward Avenue
- 5 Zigfield Troy Golf Course
- 6 Woodgrove Festival and 75th Street and Lemont Road
- 7 Lemont Road and 83rd Street
- 8 Woodward Avenue and Boughton Road
- 9 Southern Lemont Road



*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!*

WOODRIDGE STAKEHOLDER

# 1. Seven Bridges and Rivers Edge

Opportunity Area 1 encompasses Seven Bridges, an existing commercial center, as well as a portion of the developing Rivers Edge commercial frontage. The opportunity area is located along Route 53 between Rivers Edge Drive to the north and Seven Bridges Drive to the South. Originally envisioned as Woodridge’s downtown, Seven Bridges has evolved into a successful entertainment hub drawing approximately 1.6 million annual visitors and anchoring a multifamily development. Despite this market strength, the area has not fully achieved its downtown potential due to its peripheral location, limited pedestrian infrastructure, and undefined visual identity. Improvements to these areas can enhance Seven Bridges as a community destinations. The adjacent Rivers Edge development presents an opportunity to extend and enhance the Seven Bridges experience through integrated planning. With planned pedestrian connections between the two centers and intersection improvements at Summerhill Drive and Route 53, the entire opportunity area is positioned to become Woodridge’s primary mixed-use district, balancing its established role as an entertainment destination with enhanced walkability, cohesive identity, and community gathering spaces that serve both residents and visitors.

## Future Development Objectives

- **Integrate community gathering places.** Enhancement of public spaces and community gathering areas in both Seven Bridges and Rivers Edge is essential. These amenities support residents and businesses by encouraging people to linger. Gathering places provide opportunities for community events, markets, and pop-ups. They also encourage additional investment, leading to a more vibrant commercial district. The northern portion of Seven Bridges is a prime location for a small central green space between restaurant businesses and a protected children’s play area near the roundabout.
- **Enhance physical character.** Cohesive architecture, surfaces, and paving will create a defined sense of place. This includes façade improvements to existing buildings, well-designed façade treatments and complementary architectural styles on new buildings, and specialty paving at crosswalks and near community gathering areas.
- **Enhance the pedestrian experience and improve walkability.** Distinct paving treatments at crosswalks will improve pedestrian visibility and safety. Additional street trees, landscaping, and seasonal planters will encourage people to walk

around Seven Bridges and Rivers Edge in order to visit businesses and enjoy amenities. Emphasize area identity through branding, signage, and wayfinding. Signage and wayfinding with creative branding will fortify sense of place and help distinguish this area as a vibrant and connected district.

- **Promote a mix of uses and density.** This zone is ideally suited for denser urban-style mixed-use residential development due to proximity to existing amenities, retail, and entertainment options. This type of development could occur in the Rivers Edge Commercial Center and in the southern portion of Seven Bridges, near the movie theater. Traffic impacts must be analyzed before constructing a high density residential product along Route 53.



*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!*

WOODRIDGE STAKEHOLDER

Figure 17: Seven Bridges & Rivers Edge Existing Conditions



## Seven Bridges Concept - North

This concept envisions Seven Bridges as a vibrant and active Town Center. This concept features two new central gathering spaces: a 'Children's Place' with multiple seating areas and interactive playground, as well as 'The Garden', a central gathering lawn for events, performances, markets, and lounging. An additional green space on Main Street may be developed as a commercial or residential building in the future. New pedestrian- and biker-friendly design includes additional bike racks, lane markings, expanded pavers, and improved crossings. Colorful landscaping, branded signage, murals, consistent street trees, and enhanced facades will transform Seven Bridges into a year-round hub for dining, shopping, and gathering.



## Concept Features

- (A) DESTINATION BRANDING**
  - Vertical Signage
  - Gateway Wall Signage
  - Wayfinding
- (B) ENHANCED PEDESTRIAN CROSSINGS AND WALKWAYS**
  - Leading to Rivers Edge
  - Throughout the site
- (C) 'THE GARDEN' AT SEVEN BRIDGES**
  - Central gathering square/lawn
  - Markets, festivals, and programming
- (D) 'THE CHILDREN'S PLACE'**
  - Playground
  - Seating Areas
- (E) SEASONAL PLANTINGS & STREET TREES**
- (F) BIKE PARKING**
- (G) FACADE ENHANCEMENTS**
  - Improved Main Street character
  - Murals
- (H) OPEN SPACE**
  - Potential for future commercial or residential development



Figure 18: Seven Bridges Concept - North



## Seven Bridges South Concept 1

This concept builds off of Seven Bridges' existing assets. The concept features two new outlot retail spaces, which could house restaurant or cafe businesses that serve theater patrons before or after showtimes. The large parking area could also serve as a flexible venue for seasonal activations, farmers markets, and festivals. Together, these additions give the Town Center the consistent foot traffic that supports neighboring businesses and makes future commercial investment more attractive.



*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!*

WOODRIDGE STAKEHOLDER

## Concept Features

- Ⓐ IMPROVED PARKING AREA
  - Landscaping
  - Trees
- Ⓑ COMMERCIAL OUTLOT BUILDINGS
- Ⓒ TEMPORARY ACTIVATION AREA
  - Farmers Markets
  - Festivals



Figure 19: Seven Bridges South - Concept 1



## Seven Bridges South - Concept 2

The concept features a new multi-unit apartment complex with the potential for first-floor retail. Parking for the theater is preserved through the addition of a parking deck set within the apartment buildings. This vision creates a more lively and populated Town Center, which will positively impact nearby businesses and support additional commercial development.

## Concept Features

- Ⓐ MULTI-STORY MIXED-USE BUILDING
  - Tenant amenity deck
- Ⓑ FIRST-FLOOR RETAIL
  - Small shops, boutiques, and cafes
- Ⓒ PARKING STRUCTURE
  - Set within the apartment complex
  - Parking for nearby businesses and theater
  - 'Texas Wrap' style
  - Amenity lawn on roof



Figure 20: Seven Bridges South - Concept 2





## Rivers Edge Concept

This concept envisions Rivers Edge as a mixed-use commercial and residential district. It features one commercial building to the north. A mixed-use residential building to the south includes first-floor retail and brings potential new residents and customers to the area. Gateway branding elements enhance visibility along Route 53. Pedestrian connections throughout the site and south to Seven Bridges allow pedestrians to make their way throughout the Rivers Edge and Seven Bridges commercial districts without an automobile.

### Concept Features

#### (A) GATEWAY BRANDING ELEMENTS

- Gateway wall signage

#### (B) COMMERCIAL BUILDING

- 14K SF
- Traditional 1-story retail
- 42 parking stalls

#### (C) MIXED-USE RETAIL & RESIDENTIAL BUILDING

- 6K SF retail 1st floor
- Amenity space 1st floor
- 30 units 2-3rd floor
- 108 parking stalls

#### (D) PEDESTRIAN CONNECTIONS

- Throughout the site
- To Seven Bridges

Figure 21: Rivers Edge Concept



## 2. Route 53 and 75th Street

Opportunity Area 2 encompasses the southeast corner of Route 53 and 75th Street, a prominent gateway intersection serving traffic entering Woodridge from Naperville and surrounding suburbs. The site currently features a Shell gas station and several underdeveloped residential parcels positioned on steep, variable topography that presents significant access and grading challenges.

IDOT maintains jurisdiction over Route 53 while DuDOT controls 75th Street, limiting the Village's ability to influence intersection improvements or manage access points. IDOT is advancing preliminary engineering for intersection improvements that will prevent left turns into and out of Route 53 access points. The intersection's history of crashes underscores the critical importance of addressing traffic safety in any redevelopment scenario.

Recent ownership changes indicate the gas station use will likely continue, potentially with expansion into a larger convenience store. Development of the remaining parcels must carefully balance market opportunities with access constraints, traffic impacts to both Route 53 and 75th Street, and the site's challenging topography while capitalizing on the location's gateway visibility.

### Future Development Objectives

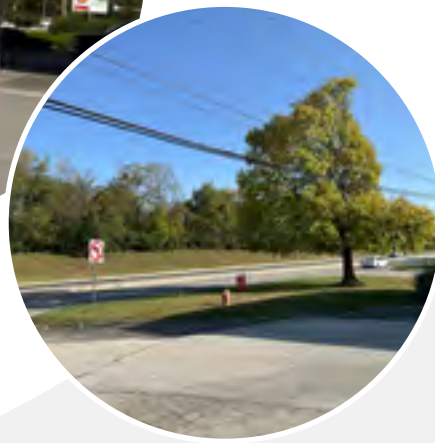
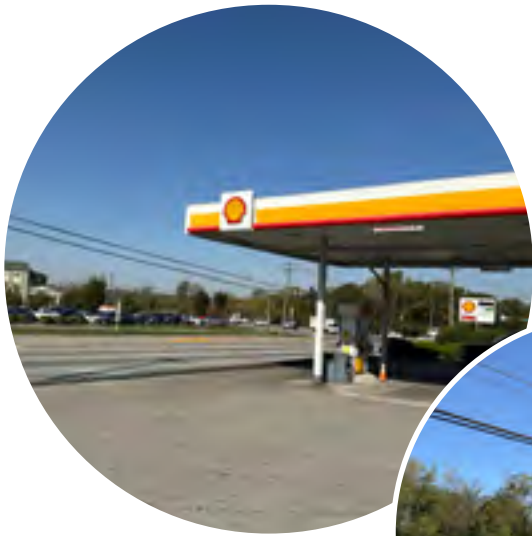
- **Improve Village gateway.** This site serves as a gateway into the Village. Future improvements should include enhanced gateway monument signage.
- **Enhance existing commercial.** The existing commercial gas station use is likely to remain. Additional small-scale commercial can be developed adjacent to the existing gas station. Improvements can be made to the convenience store, including façade improvements and interior renovation and/or expansion.
- **Encourage medium-density, potentially age-restricted residential.** The eastern portion of this opportunity is ideal for duplex single unit residential. Creating single story, age-restricted residential in this area aligns with community desires and market demand. Due to infrastructural constraints and frequent intersection congestion, primary access to a residential neighborhood will be from the 75th Street Frontage Road. Topography of this site may pose a challenge, but is not a barrier to development.

“

*Please consider housing options for seniors. One-story homes that are easily accessible are needed in Woodridge. I don't want to move out of the community when the time comes to downsize my home.*

WOODRIDGE STAKEHOLDER

**Figure 22:** Route 53 & 75th Street Existing Conditions



## Development Concept 1

This concept envisions how the entire site could be redeveloped, though these improvements could occur in phases. It features expanded gas pumps and an expanded marketplace where nearby residents and drivers can pick up essentials. It also features a commercial building with two spaces for retail tenants. A medium-density residential rowhome community is ideal for senior living. It features primary access from the frontage road and controlled access from the commercial center. A new community gateway element welcomes visitors into Woodridge.

### Concept Features

- Ⓐ GATEWAY FEATURES
  - Mark the entrance into Woodridge and site entrance
- Ⓑ EXPANDED RETAIL
  - 9K SF
  - 60+ parking stalls
- Ⓒ CLUSTER DUPLEX DEVELOPMENT
  - 1-2 stories
  - Controlled access
- Ⓓ GAS STATION/MARKETPLACE



## Development Concept 2

This concept is slightly reoriented to allow for improved access onto 75th Street. Achieving this concept would require significant engagement and coordination with DuDOT in order to split the median. Both site orientations are viable, though this concept provides more flexible access.

### Concept Features

- Ⓐ GATEWAY FEATURES
  - Mark the entrance into Woodridge and site entrance
- Ⓑ EXPANDED RETAIL
  - 9K SF
  - 60+ parking stalls
- Ⓒ CLUSTER DUPLEX DEVELOPMENT
  - 1-2 stories
  - Controlled access
- Ⓓ GAS STATION/MARKETPLACE

**Figure 23:** Route 53 & 75th Street Concept 1



**Figure 24:** Route 53 & 75th Street Concept 2



### 3. 75th Street and Janes Avenue

Opportunity Area 3 is known as the “Heart of Woodridge” due to its central location, history as the Village’s first commercial shopping center, and proximity to municipal facilities and established neighborhoods. Located approximately one-quarter mile west of the I-355 interchange, the intersection experiences high traffic volumes but faces significant pedestrian safety challenges. DuDOT maintains jurisdiction over 75th Street while the Village controls Janes Avenue, requiring coordination for improvements. The four corners feature mixed commercial uses with high vacancy rates, particularly at Woodridge Plaza on the southwest corner. Community feedback identifies serious safety concerns including illegal vehicular movements across Janes Avenue and speeding through parking lots. Site constraints include historical fuel contamination requiring remediation at the gas station, inadequate stormwater management in existing parking lots, and lack of buffering to adjacent residential areas. Redevelopment must carefully address traffic impacts on both 75th Street and Janes Avenue, ensure adequate site access and internal circulation, enhance pedestrian safety, and create proper transitions to neighboring residential uses while leveraging the area’s central location and gateway visibility.

#### Future Development Objectives

- **Enhance physical character.** Cohesive architecture, surfaces, and paving will create a defined sense of place. This includes façade improvements to existing buildings, well-designed façade treatments and complementary architectural styles on new buildings, and specialty paving at crosswalks and near community gathering areas.
- **Enhance the pedestrian experience and improve walkability.** Distinct paving treatments at crosswalks and intersections will improve pedestrian visibility and safety. Additional trees and landscaping in parking lots, along sidewalks, and along pedestrian pathways improve the pedestrian experience. This area has a high amount of pedestrian traffic. Enhanced connections across Janes Avenue and at the main intersection, as well as improved pathways along 75th Street are high-priority.
- **Promote a mix of uses.** Woodridge Plaza is suited for mixed-use residential development due to proximity to existing amenities and retail. A residential component in this center will benefit surrounding commercial businesses. If residential development is pursued here, consider including first-floor retail and nearby outdoor gathering spaces.

- **Enhance Village Gateway and Branding.** This intersection is a primary gateway into the heart of the community (The Heart of Woodridge), and redevelopment offers an opportunity to create a welcoming, visually appealing entrance to the core of the Village with enhanced landscaping and design elements.



*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

Figure 25: 75th Street & Janes Avenue Existing Conditions



## 75th Street & Janes Avenue Concept

This concept improves the overall walkability and vibrancy of this intersection, serving to enhance “the Heart of Woodridge”. It features five new or redeveloped commercial buildings, with an opportunity for a drive-thru located within Woodridge Plaza. It also include a mixed-use residential building, pedestrian safety enhancements, and additional landscaping. Facade improvements at all commercial centers surrounding the intersection strengthen the overall aesthetics of the area. These improvements would serve to create a more pleasant, safe, and vibrant commercial area that nearby neighbors can easily access by foot.

### Concept Features

- (A) GATEWAY BRANDING ELEMENTS**
  - Gateway wall signage
- (B) NEW COMMERCIAL BUILDINGS**
  - Drive-thru opportunity (Dunkin’ Donuts)
- (C) MIXED-USE RETAIL & RESIDENTIAL BUILDING**
  - 18K SF retail 1st floor
  - 85 parking stalls indoors
  - 90 parking stalls at-grade
  - 110 units residential (3 stories)
  - Clubhouse & Pool
- (D) FACADE ENHANCEMENTS**
  - Jewel Osco, shopping centers
- (E) IMPROVED LANDSCAPING**
- (F) MEANDERING WALKWAYS**
- (G) PEDESTRIAN CONNECTIONS**
  - Improved crossings and connectivity throughout sites & across major roadways



Figure 26: 75th Street & Janes Avenue Concept



## 4. Centerpointe and 75th Street & Woodward Avenue

Opportunity Area 4 encompasses Centerpointe at the northwest corner of 75th Street and Woodward Avenue, along with surrounding commercial properties on all four corners of the intersection. Once a thriving retail hub anchoring major tenants like Sam’s Club, Hobby Lobby, and JC Penney, Centerpointe now stands as Woodridge’s most significant redevelopment opportunity. While the northern section maintains viability with Home Depot, Bear Paddle swim school, and indoor pickleball, the southern portion’s vacancy and deteriorating infrastructure signal the need for transformative change. The site’s central location, proximity to I-355, and substantial acreage position it to become a dynamic mixed-use district that serves as a true activity center for the Village. Current barriers, including limited I-355 visibility due to grade and setback issues, multiple property owners, reciprocal easement agreements, and challenging pedestrian conditions near the interchange, present opportunities for comprehensive reimagining rather than incremental fixes. While Woodward Avenue north of 75th Street falls under Village jurisdiction, both 75th Street and Woodward Avenue south of 75th Street are controlled by DuDOT, requiring strategic coordination for access and circulation improvements. A bold redevelopment vision that manages traffic impacts, ensures adequate site access, and leverages regional connectivity could transform this underperforming center into a vibrant destination.

### Future Development Objectives

- **Transform excess parking into usable space.** Centerpointe has significantly more parking than needed, much of it in poor condition. Redevelopment should reclaim portions of the parking lot for public gathering spaces, landscaping, pedestrian pathways, or new buildings. Consolidating parking and improving pavement quality will enhance the site’s appearance and functionality.
- **Improve visibility and site identity.** The plaza sits below grade from I-355 and is set back significantly from major roads, limiting visibility. Enhanced signage, wayfinding, and gateway features along Woodward Avenue and 75th Street can draw visitors to the site. Lowering berms and reorienting buildings toward street frontages would increase visibility.
- **Enhance pedestrian infrastructure and safety.** The intersection of 75th Street and Woodward Avenue is challenging for pedestrians due to its width and proximity to the I-355 interchange. Work with DuDOT to add pedestrian refuges, improved crosswalk markings, better lighting, and shorter crossing distances. Internal pathways should connect parking areas to buildings and adjacent commercial centers.
- **Promote mixed-use development.** The site’s size and central location make it ideal for horizontal mixed-use development combining residential, commercial, and recreational uses. Higher-density residential development paired with retail, restaurants, or office space could restore vibrancy. Including public gathering spaces and outdoor dining areas would create a destination environment.
- **Pursue a comprehensive redevelopment strategy.** Multiple ownership, reciprocal easement agreements, and the distressed condition of the center create barriers to incremental improvements. The Village should consider a comprehensive redevelopment strategy that may include economic incentives or land assembly to facilitate transformative redevelopment.
- **Enhance physical character.** Cohesive architecture, surfaces, and paving will create a defined sense of place. This includes façade improvements to existing buildings, well-designed façade treatments and complementary architectural styles on new buildings.

Figure 27: Centerpointe and 75th Street & Woodward Avenue Existing Conditions





*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



*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 Concept 1

This concept breathes new life into Centerpointe by redeveloping existing parking lots into active uses. It maintains the existing shopping center, while considering additional tenants that could anchor the area, such as an indoor recreational facility. Nearby restaurants and a central green space would help create a family-friendly destination for recreation and gathering. Other features include facade improvements, landscaping, and gateway markers throughout the intersection.

### Concept Features

- Ⓐ GREEN GATHERING SPACE
- Ⓑ FAMILY-FRIENDLY COMMERCIAL TENANT
  - Such as indoor recreation facility
- Ⓒ RESTAURANT CLUSTER
  - Rear-loaded
- Ⓓ SMALL-BOX RETAIL
- Ⓔ 1-2 STORY MEDICAL OFFICE
- Ⓕ FACADE IMPROVEMENTS



Figure 28: Centerpointe Concept 1



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

STAKEHOLDER CONVERSATIONS



## Centerpointe Concept 2

This concept reimagines Centerpointe as a new, mixed-use community surrounding a small-scale medical office/medical retail district. Features include rowhomes surrounding central green spaces and a new Home Depot location that boosts visibility. This new neighborhood would provide much needed housing in a highly accessible location, just off of I-355.

### Concept Features

- Ⓐ GREEN GATHERING SPACE
- Ⓑ ROWHOMES
  - Rear-loaded
- Ⓒ NEW MEDICAL OFFICE/RETAIL
- Ⓓ NEW HOME DEPOT LOCATION

Figure 29: Centerpoint Concept 2



## 5. Zigfield Troy Golf Course

Opportunity Area 5 encompasses the former Zigfield Troy Golf Course site along 75th Street, a prominent location that presents one of Woodridge’s most promising opportunities to create vibrant mixed-use development and activate the Village’s primary east-west corridor. The property, bordered by Village Greens of Woodridge to the west, Golf View Drive residential neighborhood to the south, and Woodgrove Festival shopping area to the east, offers substantial acreage with high visibility along 75th Street. Access constraints exist. DuDOT jurisdiction over 75th Street will likely limit development to a single full-access point, and Dunham Road serves as the sole access to adjacent southern neighborhoods requiring careful traffic management. However, the location’s central position and connectivity present potential for thoughtful development. Current stormwater deficiencies and community concerns about residential density impacts on schools, traffic effects on Dunham Road, and green space preservation must be addressed through careful planning. However, the site’s scale and location position it to become a dynamic destination that balances community recreation, housing diversity, and neighborhood-serving commercial uses while establishing a new model for how Woodridge can evolve its key corridors into walkable, mixed-use districts that serve both existing and new residents.

### Future Development Objectives

- **Create a mixed-use development with residential, commercial, and open space components.** Position housing at the southern portion near existing neighborhoods with appropriate unit types and densities that transition compatibly to surrounding areas. Concentrate commercial uses and public gathering spaces toward 75th Street to maximize visibility and create active street frontage. Weave open space throughout to maintain green character and provide community amenities, creating a cohesive district where residential, commercial, and recreational uses support one another.
- **Establish a substantial green buffer along the southern property line.** A landscaped buffer separating new development from the Golf View Drive residential neighborhood is essential. This buffer should include mature trees, berms, and screening to mitigate noise and privacy impacts while maintaining neighborhood character.
- **Manage stormwater and preserve green space.** Redevelopment must incorporate updated stormwater management to reduce impacts on adjacent properties. Retain appropriate green space and trees to minimize environmental impacts. Maximize tree preservation, particularly mature trees, with replacement plantings exceeding ordinance minimums where removal is unavoidable to maintain the site’s green character and ecological benefits.
- **Support complementary small-scale commercial.** Provide neighborhood-serving uses along 75th Street including coffee shops, specialty food retailers, and locally-owned restaurants with outdoor seating that activate the street edge without generating excessive traffic. Design commercial spaces at human scale with pedestrian-oriented facades and gathering areas that create convenient amenities for residents while drawing customers from surrounding neighborhoods.

**Figure 30:** Zigfield Troy Existing Conditions





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*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

## Zigfield Troy Concept 1

This concept envisions Zigfield Troy as a new residential neighborhood to the south and a commercial center to the north. Features include both rowhomes and detached homes surrounding a central pocket park. The concept also includes smaller scale commercial and a new specialty grocer along 75th Street. The commercial and residential areas are separated by a large pond feature with walking paths.

### Concept Features

- Ⓐ NEW RETAIL
  - 27k SF
- Ⓑ NEW GROCER
  - 24k SF
- Ⓒ TOWNHOME/ROWHOME DEVELOPMENT
  - 70 units
- Ⓓ DETACHED HOUSING DEVELOPMENT
  - 20 units
  - 15-20k SF lots
- Ⓔ CONNECTIONS TO WOODGROVE FESTIVAL

Figure 31: Zigfield Troy Concept 1





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*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

## Zigfield Troy Concept 2

This concept preserves some of the uses on this site and envisions Zigfield Troy as a maintained or redeveloped short-game golf course to the south and a commercial center to the north. Dunham Road is reoriented to alleviate resident concerns about increased traffic caused by development at the southeast corner of 75th and Dunham. Features include a large indoor recplex and a new specialty grocery store, both serving adjacent neighbors and the community as a whole. A linear neighborhood greenway park offers safe pedestrian connections from north to south.

### Concept Features

- Ⓐ NEW INDOOR REC-PLEX
  - 100K SF
  - Health and wellness use
- Ⓑ NEW GROCER
  - 24k SF
- Ⓒ MAINTAINED OR REDEVELOPED SHORT-GAME COURSE
  - With clubhouse
- Ⓓ NEIGHBORHOOD GREENWAY PARK

Figure 32: Zigfield Troy Concept 2





### Zigfield Troy Concept 3

This concept envisions Zigfield Troy as a community park and gathering space to the south and a commercial center to the north. Dunham Road is reoriented to alleviate resident concerns about increased traffic caused by development at the southeast corner of 75th and Dunham. Features include several new community retail buildings, which could be restaurants or shops catering to park visitors. The park includes a playground, open-play sports fields, a walking trail, a performance stage, and restrooms. A green, bermed buffer separates the site from surrounding neighborhoods.

#### Concept Features

- Ⓐ NEW COMMUNITY RETAIL
  - 50K SF
- Ⓑ COMMUNITY PARK
  - Open-play fields
  - Restrooms
  - Playground
  - Walking trail
- Ⓒ EVENT/CONCERT STAGE



*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

Figure 33: Zigfield Troy Concept 3



## 6. Woodgrove Festival and 75th Street & Lemont Road

Opportunity Area 6 encompasses Woodgrove Festival, one of Woodridge’s most successful commercial centers. The commercial center is located at the high-visibility intersection of 75th Street and Lemont Road and anchored by Kohl’s and Hollywood Boulevard Cinema. The center’s direct adjacency to Zigfield Troy creates opportunities for coordinated development that establishes a cohesive, walkable district. Five separate property owners present both complexity and collaborative potential. The opportunity area also includes the vacant Chase Bank office building at the southeast corner. While the area benefits from strong market performance and regional visibility, pedestrian safety challenges and heavy traffic volumes offer opportunities for strategic enhancement. By investing in pedestrian infrastructure, diversifying toward experiential and entertainment uses, and repurposing underutilized buildings, this area can become a place where people gather and spend time rather than simply shop and leave.

### Future Development Objectives

- **Enhance the pedestrian experience and improve walkability.** Distinct paving treatments at crosswalks and intersections will improve pedestrian visibility and safety. Expanded pedestrian walkways near businesses can allow for additional programming and outdoor dining, drawing visitors and encouraging them to linger. Additional trees and landscaping in parking lots, along sidewalks, and along pedestrian pathways will improve the pedestrian experience. Invest in landscaping, specialty paving, street trees, and seasonal planters along 75th Street and Lemont Road.
- **Introduce experiential retail and dining concepts.** Diversify tenant mix beyond traditional retail by adding entertainment, dining concepts with outdoor seating, and experiential businesses that draw visitors and encourage them to linger.
- **Repurpose the Chase Bank building.** The low-tenancy office building presents an opportunity for adaptive reuse as flex office space, small-scale retail, restaurants, or mixed-use development with residential units. Reuse should complement rather than compete with the existing shopping center. Based on market conditions, residential and flex office space would likely perform well here.



Figure 34: 75th Street and Lemont Road Existing Conditions



## Development Concept 1

This concept expands upon Woodgrove Festival’s success as a shopping center and adds landscaping, pedestrian connections, and ‘people spaces’ that encourage people to linger, shop, and spend time. Features include a new central green element, paved plaza spaces, and seating areas that invite people to stay a while. Safety is improved with pedestrian connections throughout the site. Across Lemont Road, the Chase Bank building is transformed into a new mixed-use development with retail on the first floor and office space on the second and third floors.

### Concept Features

- (A) NEW CENTRAL GREEN ELEMENT AND PEDESTRIAN CONNECTIONS**
- (B) IMPROVED LANDSCAPING**
- (C) EXPANDED AMENITY & PEOPLE SPACES**
  - Paved plaza and seating areas
- (D) REDEVELOPED MIXED-USE BUILDING**
  - 2-story office over 1-story retail
  - Outdoor dining and plaza space
  - Community gateway element
- (E) INFILL RETAIL**

## Development Concept 2

This concept builds off of the vision in Concept 1 while introducing additional commercial density and a new focal point in the northeast corner of the site. Two additional single-story commercial buildings and a two-story commercial/service business building frame a new parklet. This small, activated outdoor space includes seating and landscaping that invites people to gather. Pedestrian paths connect this new node to the main Woodgrove Festival shopping area, creating a more cohesive and walkable site experience. Like Concept 1, this approach prioritizes people-centered design, weaving together shopping and outdoor space in a way that encourages visitors to linger and explore.

### Concept Features

- (A) NEW CENTRAL GREEN ELEMENT AND PEDESTRIAN CONNECTIONS**
- (B) IMPROVED LANDSCAPING**
- (C) EXPANDED AMENITY & PEOPLE SPACES**
  - Paved plaza and seating areas
- (D) NEW MIXED-USE BUILDING**
- (E) 2-STORY SERVICE/OFFICE OVER 1-STORY RETAIL**
- (F) NEW 1-STORY COMMERCIAL**
- (G) PARKLET**
- (H) REDEVELOPED MIXED-USE BUILDING**
  - 2-story office over 1-story retail
  - Outdoor dining and plaza space
  - Community gateway element

Figure 35: 75th Street and Lemont Road Concept 1



Figure 36: 75th Street and Lemont Road Concept 2



## 7. Northern Lemont Road

The northern portion of Lemont Road is currently characterized by commercial, industrial, and residential uses interspersed among large undeveloped parcels. The area straddles Village jurisdiction and unincorporated DuPage County. Much of the corridor is zoned ORI (office, research, and light industrial) and includes tenants such as CubeSmart Self Storage, Skeleton Key Brewery, Midwest Badminton Club, and several light industrial-flex warehouse operations. The northwest corner of Lemont Road and 83rd Street has been identified as a priority site well-suited for age-restricted senior housing or neighborhood-serving office and commercial uses that transition between industrial and residential areas. The Comprehensive Plan recommends establishing a Northern Lemont Design Overlay District to guide development throughout the corridor with clear design standards, appropriate land use transitions, environmental buffers, and integrated green space. This approach can attract next-generation businesses while protecting residential character and creating a walkable corridor that serves as an economic asset rather than a source of land use conflicts.

### Future Development Objectives

- **Develop a cohesive land use and design strategy.** Create an Overlay District to establish clear direction for future development that resolves conflicts between residential and industrial uses. An overlay district could define character, ensure consistent development patterns, and guide integration of various land uses with appropriate transitions, buffers, and community amenities.
  - **Encourage low-impact and next-generation uses.** Support businesses similar to Skeleton Key Brewery, Finan Animal Hospital, or Midwest Badminton Club that are compatible with nearby residential areas. These uses generate less truck traffic and integrate better into the corridor than heavy industrial operations. Other alternatives could include e-commerce distribution, research and development, flex industrial, and makers spaces.
  - **Preserve and integrate green space.** Maintain portions of undeveloped land as open space, parks, or natural buffers. Require the preservation or addition of usable green space in new developments.
- **Establish environmental buffers between land uses.** Create natural or landscaped buffers between industrial areas and residential neighborhoods to reduce conflicts related to noise, lighting, and visual impacts. Native plantings and pollinator gardens should be incorporated.
  - **Build pedestrian and bicycle infrastructure.** Add sidewalks, shared-use paths, and trail connections along Lemont Road. Work with DuPage County and the Forest Preserve District to create connections to existing trail systems and provide safe pedestrian access.
  - **Minimize truck traffic impacts.** While Lemont Road is a DuDOT Class II truck route that cannot restrict freight traffic, future development decisions should promote land uses that minimize the impacts of truck traffic.

**Figure 37:** Northern Lemont Road Existing Conditions



## Development Concept 1

This concept establishes a neighborhood-scale commercial node featuring retail spaces, professional offices, and medical office suites designed to serve daily needs of nearby residents. Buildings are positioned close to the street with parking located mainly to the rear or side. Enhanced sidewalks and landscaped pathways connect the site to adjacent residential areas, improving walkability and safety.

### Concept Features

- Ⓐ NEIGHBORHOOD COMMERCIAL
- Ⓑ MEDICAL OFFICE/RETAIL
- Ⓒ ENHANCED PEDESTRIAN CONNECTIONS



## Development Concept 2

This concept creates a continuum of care senior living community offering diverse housing options for aging residents within a single cohesive development. Independent living rowhomes provide attached single-story residences for active seniors seeking maintenance-free living. A 3-4 story independent living building offers apartment-style units with common amenities and services. Dedicated memory care and assisted living facilities provide specialized care for residents with evolving needs. Central green space serves as the community focal point with walking paths, gardens, and outdoor gathering areas. This integrated approach allows residents to age in place within a familiar environment as their care needs change over time.

### Concept Features

- Ⓐ INDEPENDENT LIVING COTTAGES
  - Duplex housing
- Ⓑ MEMORY CARE
  - 1-2 story
- Ⓒ INDEPENDENT LIVING BUILDING
  - 3-4 stories
  - Community area with dining and pool
- Ⓓ ASSISTED LIVING FACILITY
  - 3-4 stories



**Figure 38:** Lemont Road and 83rd Street Concept 1



**Figure 39:** Lemont Road and 83rd Street Concept 2



## 8. Woodward Avenue and Boughton Road

This area encompasses the intersection of Boughton Road and Woodward Avenue and includes a mix of residential and commercial uses. Several vacant parcels exist, particularly along Woodward Avenue north of Boughton Road and southwest of the intersection. A new townhome development is under construction east of Woodward Avenue, adding residential density. The Room Place furniture store has closed, creating a large vacant space available for redevelopment. The Boughton Woodward Retail Center is located at the northeast corner of the intersection. The area is positioned between residential neighborhoods and commercial corridors near the I-355/I-55 interchange.

### Future Development Objectives

- **Fill gaps in dining and retail amenities.** The area lacks sufficient sit-down restaurants, with existing options clustered near Costco. Add fast-casual dining, coffee shops, and specialty food stores to serve nearby residents and reduce trips to other communities. Local and regional restaurants are preferred over national chains.
  - **Redevelop The Room Place site strategically.** This large vacant building provides an opportunity to introduce uses that address community needs. Potential uses include senior housing, restaurants with family appeal, or indoor recreation/entertainment. The site's visibility and size make it suitable for a destination use.
  - **Develop vacant parcels to complement residential areas.** Vacant sites along Woodward Avenue should integrate well with surrounding neighborhoods. Uses such as senior living or townhomes would be appropriate.
- **Enhance pedestrian infrastructure.** Ensure all development is safe and accessible on foot. Add sidewalks, crosswalks, pedestrian-scale lighting, and connections between adjacent properties. The area's walkability will be crucial to development success.
  - **Work with DuDOT on intersection improvements.** 83rd Street, Woodward Avenue, and 87th Street-Boughton Road are under DuDOT jurisdiction, limiting the Village's ability to control access or influence improvements. Coordinate with the County on access management, pedestrian accommodations, and traffic safety.

**Figure 40:** Woodward and Boughton Existing Conditions





## Woodward & Boughton Concept 1

This concept includes a mix of compatible uses that balance residential neighborhoods and senior housing with community-serving commercial. At the northern end, a large rowhome and townhome community at 83rd Street and Woodward Avenue provides housing diversity supported by a central amenity center that serves residents and creates gathering space. To the south, a smaller rowhome development carefully integrates with the adjacent wetland, preserving natural features while adding compatible residential density. The former big box retail site is reimagined as neighborhood-serving commercial including fast-casual restaurants, cafes, and shops that activate the corridor and provide convenient amenities for nearby residents. South of Boughton Road, a senior housing development occupies a low-visibility parcel well-suited for age-restricted residential uses.

### Concept Features

- (A) ROWHOME DEVELOPMENT**
  - 126 homes
  - Amenity building with pool and playground
- (B) NEW RETAIL**
  - 1-2 story retail
  - Office or service business over retail
- (C) NEW RETAIL**
  - 20k SF
  - Restaurants, cafes, and shops
- (D) NEW SENIOR HOUSING**

Figure 41: Woodward and Boughton Concept 1





## Woodward & Boughton Concept 2

This concept includes a mix of compatible uses that balance residential neighborhoods with community-serving commercial. At the northern end, a large rowhome and townhome community at 83rd Street and Woodward Avenue provides housing diversity supported by a central amenity center that serves residents and creates gathering space. To the south, a smaller rowhome development carefully integrates with the adjacent wetland, preserving natural features while adding compatible residential density. The former big box retail site is reimagined as neighborhood-serving commercial including fast-casual restaurants, cafes, and shops that activate the corridor and provide convenient amenities for nearby residents. South of Boughton Road, an additional rowhome community extends the residential character southward, providing attached housing options on a low-visibility parcel well-suited for residential development.

### Concept Features

- Ⓐ **SMALL LOT SINGLE UNIT DETACHED**
  - 36 homes
  - Amenity building with pool and playground
- Ⓑ **NEW RETAIL**
  - 1-2 story retail
  - Office or service business over retail
- Ⓒ **NEW RETAIL**
  - 20k SF
  - Restaurants, cafes, and shops
- Ⓓ **ADDITIONAL ROWHOME DEVELOPMENT**

Figure 42: Woodward and Boughton Concept 2



## 9. Southern Lemont Road

Southern Lemont Road includes parcels on both sides of Lemont Road around the I-355 interchange and extending south past the Internationale Estates residential subdivision. The area encompasses both properties within Village limits and unincorporated DuPage County properties. Existing uses include office, light industrial, and residential, with Forest Preserve property on the east side. Incorporated areas are zoned ORI, RBC (regional business center), and M-1 (manufacturing), featuring commercial, industrial, distribution, and logistics uses due to proximity to I-55 and I-355. Like Northern Lemont Road, industrial truck traffic creates safety concerns for residents and pedestrians.

Lemont Road serves as a key corridor connecting multiple municipalities, neighborhoods, economic areas, and community amenities. Development decisions along this corridor affect all neighboring communities, making coordinated planning essential. The objectives below provide guidance for areas currently within Woodridge and establish the Village's planning framework should unincorporated properties voluntarily choose to annex in the future. This proactive planning approach ensures Woodridge can make informed decisions that balance future development with existing community character and residential quality of life.

### Future Development Objectives

- **Limit development that increases truck traffic and noise.** Avoid warehouses with multiple loading docks and other industrial uses that would exacerbate existing truck traffic problems. Low-impact and next-generation uses and residential development are preferred as compatible with existing neighborhoods.
- **Support residential development.** Market analysis indicates residential development is supportable in this area. Single-family homes, duplexes, townhomes, and low-density multifamily housing would be compatible with existing neighborhoods and reduce land use conflicts. Senior housing options may be considered given demographic trends and market demand for age-restricted communities.
- **Coordinate with school districts.** New residential development, particularly in areas served by District 113-A, will impact school enrollment capacity. Early coordination with school districts is essential to ensure adequate capacity exists or can be planned.
- **Develop a cohesive land use and design strategy.** Consider creating an Overlay District for ORI areas to define character, ensure consistent development patterns, and guide integration of various land uses with appropriate transitions, buffers, and community amenities that protect residential neighborhoods.
- **Build safe pedestrian infrastructure.** Add sidewalks and shared-use paths along Lemont Road to provide safe pedestrian and bicycle access. Create direct connections to the Waterfall Glen Trail system via the trailhead at 101st Street, which is currently inaccessible to Woodridge residents along Lemont Road due to lack of pedestrian infrastructure.
- **Enhance access to forest preserve amenities.** Enhance connections to DuPage County Forest Preserve properties and the Waterfall Glen Trail system through shared-use paths, trailheads, and wayfinding signage that improve access to these regional amenities.
- **Maintain land uses around the I-355 Interchange.** The existing office uses are well-suited for this area given the interchange location, and other uses are unlikely to perform as well. Improvements may include reducing excess parking and adding complementary structures that support the established office character.

**Figure 43:** Lemont Road and I-55 Existing Conditions



**Figure 44:** Lemont Road & 99th/101st Street Existing Conditions



**Figure 45:** Lemont Road & Davey Road Existing Conditions





## **Lemont Road & I-55 Concept**

This concept retains the existing office uses around the I-55 interchange due to their market viability and suitability for this location. The former large office building on this site will be adaptively reused as self-storage, responding to market demand while maintaining a low-impact use compatible with the corridor. A new office building makes efficient use of the site's existing large parking lot, adding density without requiring significant new infrastructure investment. To the north, wetlands are expanded and preserved, enhancing stormwater management, providing natural buffers, and protecting ecological features while limiting development intensity in environmentally sensitive areas

### **Concept Features**

- Ⓐ NEW OFFICE BUILDING
- Ⓑ EXPANDED AND PRESERVED WETLAND/DRAINAGE AREA
- Ⓒ ENHANCED LANDSCAPING



## Lemont Road & 99th Street Concept 1

This concept features five large lot detached single unit homes, creating a residential neighborhood that maximizes privacy and green space. A private drive ending in a cul-de-sac minimizes through-traffic and maintains a quiet, residential atmosphere. Substantial landscaped buffer zones surround the site, providing natural screening and transitions to adjacent properties. This approach prioritizes spacious lots that accommodate larger homes, extensive landscaping, and significant setbacks.

### Concept Features

- (A) LANDSCAPED BUFFER
- (B) LARGE LOT SINGLE UNIT DETACHED HOUSING
  - 5 lots
  - 1.15 acres each
- (C) PRIVATE CUL-DE-SAC



## Lemont Road & 99th Street Concept 2

This concept features eight detached single unit homes on mid-size lots, which balance generous yard space with efficient use of the site. A private drive ending in a cul-de-sac minimizes through-traffic and maintains a quiet, residential atmosphere. Landscaped buffer zones surround the site, providing natural screening and transitions to adjacent properties. This concept introduces additional density compared to Concept 1 and maintains the traditional single-family neighborhood character consistent with surrounding residential areas.

### Concept Features

- (A) LANDSCAPED BUFFER
- (B) LARGE LOT SINGLE UNIT DETACHED HOUSING
  - 8 lots
  - 0.7 acres each
- (C) PRIVATE CUL-DE-SAC



### Lemont Road & 99th Street Concept 3

This concept features thirteen homes on small lots arranged along a private drive with two cul-de-sacs. Common open space and courtyard areas at the end of each cul-de-sac provide gathering spaces and green amenities for residents. Landscaped buffer zones surround the site, providing natural screening and transitions to adjacent properties. This approach efficiently uses the site while maintaining single-family detached housing.

#### Concept Features

- (A) LANDSCAPED BUFFER
- (B) STORMWATER DETENTION
- (C) SINGLE UNIT DETACHED HOUSING
  - 13 homes
  - 0.4 acres each
- (D) COMMON OPEN SPACE AND COURTYARDS



### Lemont Road & 99th Street Concept 4

This concept balances corridor activation with residential density. Neighborhood-serving commercial uses line the Lemont Road frontage, capitalizing on visibility while buffering residential uses from traffic. Behind the commercial frontage, 25 rowhome units with integrated garages and private courtyards provide medium-density attached housing. A central greenway and pocket park anchors the residential area, offering shared green space and pedestrian pathways that enhance walkability and create a community gathering area.

#### Concept Features

- (A) LANDSCAPED BUFFER
- (B) ROWHOME HOUSING
  - 25 2.5 story homes
  - Garages and courtyards
- (C) GREENWAY POCKET PARK
- (D) NEIGHBORHOOD SERVING RETAIL



## Lemont Road & 101st Street Concept 1

This concept includes ten mid-size lot detached single-unit homes serviced by a private road. The low-density neighborhood is compatible with surrounding residential character. Landscaped buffer zones along the eastern and southern property lines provide natural screening from Lemont Road and soften transitions to adjacent uses while preserving existing vegetation where feasible. This concept maintains the residential character of the immediate area while acknowledging the mixed-use nature of the broader Lemont Road corridor.

### Concept Features

- (A) LANDSCAPED BUFFER
- (B) SINGLE UNIT DETACHED HOUSING
  - 10 lots
  - 0.5 acres each
- (C) PRIVATE ROAD

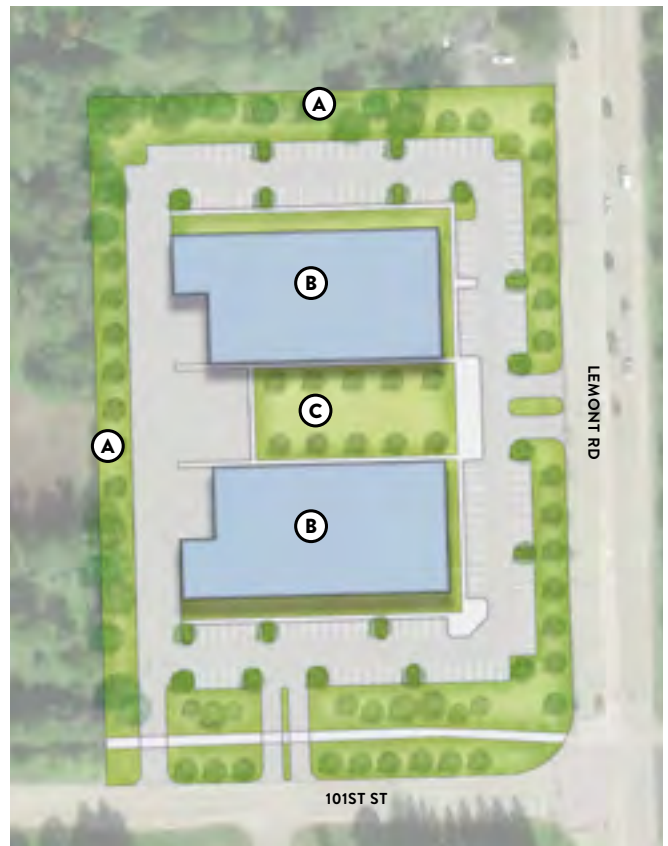


## Lemont Road & 101st Street Concept 2

This concept responds to the ORI character to the south by establishing compatible office and distribution uses on the site. A 1-2 story office or distribution building provides flex space suitable for light industrial, warehouse, or professional office tenants. Surface parking serves the building efficiently while maintaining a low-profile development that minimizes visual impact. Substantial landscaped buffer zones surrounding the site provide screening and transitions to adjacent residential properties to the north and east, mitigating potential conflicts between uses.

### Concept Features

- (A) LANDSCAPED BUFFER
- (B) 2 OFFICE/DISTRIBUTION BUILDINGS
  - 52,000 SF
  - Surface Parking
- (C) GREEN INFRASTRUCTURE



## Lemont Road & Davey Road Concept 1

This concept establishes a detached single-unit neighborhood that integrates well with surrounding residential areas. Twenty-one single-unit homes are serviced by a private drive that also provides access to an existing home located to the north. This cohesive neighborhood with traditional lot sizes is compatible with adjacent residential development. Landscaped buffer zones surround the site and provide natural screening between neighboring properties, while a detention pond manages stormwater and creates a visual amenity. An outlot is located along Lemont Road and can be developed as a pocket park, green space along Lemont Road offers residents the opportunity for a gathering area. This concept respects the established residential character in this location while providing housing options near forest preserve amenities.

## Concept Features

- Ⓐ LANDSCAPED BUFFER
- Ⓑ SINGLE UNIT DETACHED HOUSING
  - 21 lots
  - 0.4 acres each
- Ⓒ DETENTION AREA
- Ⓓ PRIVATE DRIVE ACCESS TO EXISTING HOME
- Ⓔ UNDEVELOPED OUTLOT
  - Potential future green space



## Lemont Road & Davey Road Concept 2

This concept establishes a duplex residential community with seventy-two duplex homes served by a private drive. A central pond feature with an accompanying amenity building serves as the community focal point, providing gathering space and recreational amenities for residents. Pedestrian pathways throughout the site connect homes to the amenity building and central pond, encouraging walkability within the development. Landscaped buffer zones and a detention pond along the eastern property line provide natural screening while managing stormwater and creating a visual amenity. This concept respects the residential character of the area while providing moderate-density housing options near forest preserve amenities. This site could be appropriate for age restricted housing or attainable housing suitable for small families and young professionals.

## Concept Features

- Ⓐ LANDSCAPED BUFFER
- Ⓑ SINGLE UNIT ATTACHED HOUSING
  - 72 Units
- Ⓒ DETENTION AREA
- Ⓓ AMENITY BUILDING





# Comprehensive Plan

## Growing Forward Comprehensive Plan

The Growing Forward Comprehensive Plan provides a long-term framework for how Woodridge will evolve physically, economically, and socially. Built from resident input, stakeholder conversations, market realities, and local context, it translates community values into a cohesive set of goals and strategies that guide land use, development, mobility, housing, infrastructure, and public realm decisions. More than a document, it serves as a shared tool for policy alignment, capital planning, and coordinated investment among public, private, and institutional partners. The result is a practical roadmap that reflects Woodridge's identity, supports day-to-day decision-making, and positions the Village for future opportunities and change.



THEME | 1

## STRATEGIC DEVELOPMENT

*Guide quality development to opportunity areas while protecting neighborhood character and green space.*

THEME | 2

## HOUSING FOR ALL

*Provide housing options for all life stages while preserving stable neighborhoods.*

THEME | 3

## COMPREHENSIVE MOBILITY

*Create safe, connected streets and trails for walking, biking, and driving.*

THEME | 4

## A THRIVING ECONOMY

*Retain local businesses, attract new investment, and fill market gaps in retail, dining, and entertainment.*

THEME | 5

## IDENTITY & CULTURE

*Strengthen Woodridge's identity through cohesive design, public spaces, and community programming.*

THEME | 6

## RELIABLE INFRASTRUCTURE

*Maintain reliable infrastructure that serves existing residents and supports strategic growth.*



## OVERARCHING THEME

# SUSTAINABLE SYSTEMS

**Continually promote sustainability and the preservation of green space.**

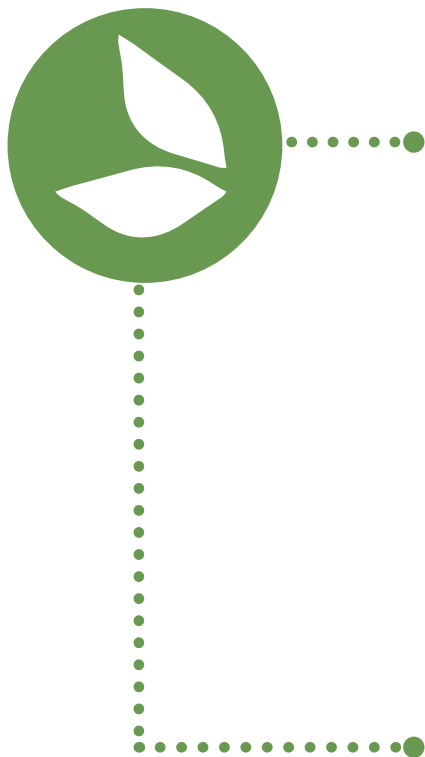
Environmental stewardship is not a standalone policy conversation; it shapes long-term livability, land use decisions, infrastructure performance, public health, and the overall resilience of communities. Across the nation, municipalities are confronting the effects of aging tree canopies, increased stormwater pressures, heat islands, flooding risks, and shifting state and federal expectations for energy efficiency and climate resilience. These issues influence how communities grow, how they plan capital improvements, and how residents experience daily life.

In Woodridge, this conversation spans multiple jurisdictions and taxing entities. The Park District plays a significant role through its management of parks, natural areas, trails, and open space, and continues to navigate environmental priorities tied to land stewardship, stormwater, habitat preservation, and recreational access. While the Park District plays a primary role in managing parkland and natural areas, the Village influences environmental outcomes through infrastructure planning, land use decisions, mobility networks, housing policy, and redevelopment initiatives. Sustainability in Woodridge is shaped through coordinated efforts across agencies, reflecting the interconnected nature of environmental systems and community planning.

## A Cross-Cutting Approach to Sustainability

Environmental sustainability is advanced through planning decisions that may not appear explicitly environmental at first glance. Encouraging mixed-use development reduces vehicle trips and emissions. Supporting bikers, pedestrians, and transit riders decreases reliance on automobiles. Reducing parking requirements minimizes impervious surfaces and stormwater runoff. Preserving tree canopy and natural areas improves air quality and manages flooding. These planning choices, which are embedded in land use, housing, mobility, and infrastructure decisions, often deliver greater environmental benefits than standalone green initiatives.

Because environmental priorities are embedded and interwoven across so many planning topics, this Comprehensive Plan does not isolate them into a single chapter. Instead, strategies and actions with clear environmental value remain within their relevant themes, including Land Use & Development, Housing, Mobility & Connectivity, Infrastructure, and Village Identity, because their success depends on those broader systems. To make these connections visible, strategies and actions with direct or indirect environmental or green space preservation benefits will be highlighted with a **green leaf icon** throughout the document. This approach recognizes that sustainability is not a separate policy lane but a cross-cutting lens that influences how Woodridge grows, maintains its assets, and prepares for future conditions.



Strategies and actions with direct or indirect environmental or green space preservation benefits will be highlighted with a **green leaf icon** throughout the document.

**Strategy 1: Establish design and performance standards for ORI districts that minimize impacts on adjacent residential areas.**

-  A. Consider amending landscape design standards to require minimum 40% native Illinois plant species in all ORI landscape plans, inclusive of all plant material. Continue to require all trees to be acceptable per the Morton Arboretum Northern Illinois Tree Species List.

## THEME 1:

# STRATEGIC DEVELOPMENT

**Guide quality development to opportunity areas while protecting neighborhood character and green space.**

Woodridge's physical form, economic character, and neighborhoods are shaped by land use patterns that define how the community has historically been planned and built out over time. As a largely built community, new growth is no longer defined by expanding boundaries but by making the most of what already exists. That shifts the conversation from growth through land consumption to growth through reinvestment, redevelopment, and targeted infill that reinforces quality of life. In this context, land use becomes a question of how to position key corridors, districts, and underutilized properties to support the next generation of community needs.

For Woodridge, the importance of land use planning also relates to competitiveness within the region on land use scale. Neighboring communities are modernizing aging commercial centers, enabling new forms of employment, and leveraging redevelopment to support housing and amenities. Without a clear framework, older shopping centers and isolated business districts risk long-term decline, creating pressures on the tax base and community identity. Thoughtful land use direction allows Woodridge to align market realities with community expectations, ensuring that redevelopment adds value, respects context, and strengthens the Village in both economic and social terms.

# Goal 1: Guide new high-quality development while maintaining community character.

New development should contribute to the Village’s long-term vision for growth without compromising its unique identity. This includes encouraging high-quality design, respecting established neighborhood context, and preserving green space.

## Strategy 1: Establish clear, objective design standards that align with existing community character.

- A. Create design guidelines for low- to medium-density residential development (detached and attached single unit housing) addressing building scale and massing, architectural variety, front porch/entrance orientation, garage prominence, and exterior material quality standards.
- B. Establish design review standards for multi-family developments addressing building variety, common open space design, relationship to surrounding single-family neighborhoods, and parking structure screening.
- C. Adopt objective design standards that are measurable and administrable for new commercial and mixed-use development addressing building articulation, ground-floor transparency, prohibited materials, pedestrian-oriented features, and rooftop HVAC/equipment screening.
- D. Strengthen Site Plan Review standards by adding specific design criteria for building orientation, integration with adjacent development, material quality, pedestrian connectivity, and service area screening.

- E. Adopt clear design standards for all Overlay Districts including: The Northern Lemont ORI Overlay District (See Goal 4, Strategy 1); the Mixed-Use Overlay District (See Goal 2, Strategy 1); and the Southern Lemont Road Overlay District (See Goal 1, Strategy 3).

## Strategy 2: Require preservation and integration of natural areas and open space into new developments.

- A. Establish minimum usable open space requirements, at 5% for single-family subdivisions and 15% for multi-family developments, excluding stormwater detention from the calculation.
- B. Require new developments to connect open spaces to adjacent properties or public trails.
- C. Consider adopting enhanced landscaping quality standards including 30% native species requirements (inclusive of all plant matter) and layered planting (trees, shrubs, and groundcover).

### **Strategy 3: Enhance transitional design standards where new development borders existing lower-density neighborhoods.**

- A.** For properties where higher-density or commercial development abuts lower density residential, require enhanced setbacks (25-50% increase from existing requirements), height step-downs (50% reduction within 100 feet of boundary), additional landscaping, and architectural compatibility.
- B.** Establish compatibility standards for infill development in established neighborhoods addressing maximum building height relative to surrounding homes, front yard setback matching, building width/mass compatibility, and complementary architectural style.
- C.** Require graduated density for larger developments adjacent to single-family areas, with lowest density near existing neighborhoods and increasing gradually away from boundaries.
- D.** In the case of property annexation along southern Lemont Road, establish a “Southern Lemont Road Overlay District”, requiring the transitional standards listed in Action A and prohibiting heavy industrial, warehouse, and high-traffic commercial uses within 500 feet of existing residential neighborhoods. Permitted uses should prioritize residential development, neighborhood-serving retail, senior housing, and low-intensity office uses compatible with surrounding character.

### **Strategy 4: Ensure that new developments maximize community benefits while minimizing negative impacts.**

- A.** Collaborate with school districts and alert them of any proposed residential developments that may impact school capacity. Provide districts with the development timeline and unit types to allow for proactive capacity planning.
- B.** Conduct annual coordination meetings with school district administrators to review enrollment trends, capacity projections, facility improvement plans, and residential development pipeline to identify potential capacity constraints before they become critical.
- C.** Evaluate and update residential impact fees to reflect true costs of growth, ensuring fees adequately address infrastructure demands (parks, stormwater, traffic) and consider proportional adjustments for developments in areas with limited school capacity or strained public services.
- D.** Require developers of large residential projects (25+ units) to prepare Community Impact Assessments addressing traffic generation (through a traffic study), school enrollment impacts, parks and recreation demand, public safety service needs, and fiscal impact analysis.
- E.** Coordinate with park district on residential development notifications to ensure adequate parks and recreation capacity, particularly for family-oriented housing developments that will generate increased demand for youth programming and facilities.

## Goal 2: Prioritize compact, mixed-use development that promotes walkability, strengthens commercial corridors, and creates connected community hubs.

Promoting walkable, mixed-use development in appropriate locations contributes to quality of life, supports local businesses, and leads to a more connected and vibrant community. Encouraging developments that blend residential, retail, office, and gathering spaces in pedestrian-friendly environments can create or enhance hubs of activity that support residents and the overall community.

### Strategy 1: Strengthen the zoning framework to proactively enable mixed-use development in targeted corridors and centers.

- A. Establish a Mixed-Use (MU) Overlay District for targeted corridors and nodes, including 75th Street, Seven Bridges, Centerpointe, key intersections, and areas identified in the Comprehensive Plan, allowing residential and office uses above or behind ground-floor commercial by-right, subject to clear and objective design standards.
- B. Amend B-1 and B-2 district regulations to explicitly permit residential and office uses above ground-floor commercial by-right.
- C. Reduce minimum parking requirements by approximately 15-20% for mixed-use developments that provide shared parking with nearby uses (if applicable) and on-site bike facilities.
- D. Offer density bonuses or height increases for mixed-use projects that include publicly accessible amenities such as plazas, green space, or similar community-serving features.



## **Strategy 2: Promote development that integrates complementary uses and strengthens district vitality throughout various times of the day.**

- A.** Encourage vertical mixed-use (residential/ office above retail/office) and horizontal mixed-use (complementary uses on same site) through zoning flexibility, expedited approvals, and incentives that support cohesive mixed-use environments.
- B.** Prioritize ground-floor activation with foot traffic generating uses including restaurants, cafes, retail, fitness studios, maker spaces, galleries, and coworking spaces, while locating offices and residential on upper floors.
- C.** Foster a mix of day- and night-time economic activity by encouraging complementary use mixes that support vitality throughout the day (e.g. food and beverage clusters, offices paired with residential, or retail paired with entertainment).
- D.** Support adaptive reuse and incremental development by facilitating conversion of underperforming retail into mixed-use, making it easier to add residential or office components to existing commercial buildings.
- E.** Design mixed-use developments around central gathering spaces such as plazas, green space, or recreational amenities that program regular community events and create captive audiences for ground-floor businesses.

## **Strategy 3: Adopt pedestrian-oriented design standards that shape walkable, human-scaled mixed-use environments.**

- A.** Establish build-to requirements for mixed-use developments requiring minimum 50-60% of building facade at build-to line (0-10 feet from sidewalk), 10-15-foot maximum setbacks, and shared parking and/or parking to side or rear of buildings.
- B.** Require ground-floor transparency and activation with minimum glazing (glass window) standards, maximum spacing between entrances, prohibition of storage/mechanical/ blank walls at ground floor, and required weather protection over pedestrian areas.
- C.** Establish human-scale building design requirements including maximum and minimum ground floor ceiling height, upper floor step-backs above 2 stories, and facade articulation every 40-50 feet.
- D.** Create standards for active ground-floor uses requiring minimum 60% active uses (retail, restaurant, fitness, gallery) in core mixed-use commercial areas, and limit future drive-throughs in walkable mixed-use zones.
- E.** Require meaningful public space and pedestrian amenities in mixed-use developments over 2 acres including street furniture at building entries, public art, plazas, pocket parks, courtyards, or public walkways designed for programming, such as markets, outdoor dining, and music.
- F.** Prioritize pedestrians by widening sidewalks for outdoor dining and retail displays and with traffic calming measures (curb extensions, raised crosswalks, textured paving).

## Strategy 4: Leverage strategic public investment and private partnerships to catalyze high-impact mixed-use development.

- A. Use Tax Increment Financing (TIF) strategically for catalytic projects by funding public improvements (plazas, streetscapes, structured parking) and offsetting development cost gaps.
- B. Consider establishing direct financial incentives including structured parking subsidies, density bonuses, and property tax abatements for significant, catalytic projects.
- C. Consider enhancements to the existing façade grant program such as higher grant caps in priority development areas, expanded eligibility to cover multi-tenant centers and vacant space revitalization, a broader set of eligible improvements (storefront glazing, enhanced lighting, outdoor seating, signage, and landscaping), and simplified application and reimbursement processes.

### CASE STUDY



#### *Downtown Lombard TIF*

##### *Lombard, IL*

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Lombard strategically used TIF and targeted public investments to catalyze mixed-use redevelopment in its downtown and along key corridors. Public funding supported streetscape improvements, structured parking, and public plazas, which helped offset development costs and reduce risk for private developers. These investments enabled higher-density mixed-use projects with ground-floor commercial and upper-story residential, while façade grant enhancements encouraged reinvestment in adjacent properties. Lombard’s approach demonstrates how focused incentives and public realm improvements can unlock private redevelopment in established suburban contexts.

## Goal 3: Strengthen commercial districts by promoting mixed-use development, expanding community amenities, and allowing for development flexibility to accommodate evolving market conditions and community needs.

Current market conditions reveal an oversupply in retail spaces paired with evolving consumer habits, which necessitate a flexible and responsive approach to development in key commercial areas. Large vacant commercial spaces along with underperforming retail centers highlight the need for creative solutions such as adaptive reuse, mixed-use development, and a flexible regulatory framework that helps commercial areas to thrive.

### Strategy 1: Expand allowed-by-right uses and streamline permitting processes in commercial districts to accelerate tenant attraction and support district activation.

- A. Permit micro breweries, wineries, and distilleries with taprooms by-right in B-2 districts with appropriate operating standards and size limitations.
- B. Expedite permitting processes for temporary and seasonal uses, including pop-up retail, farmers markets, food trucks, and community events in B-1 and B-2 districts.
- C. Expedite permitting processes for outdoor dining, patios, and sidewalk cafes in B-1 and B-2 districts.



## **Strategy 2: Promote new development in commercial districts by streamlining review processes and allowing for development flexibility.**

- A. Designate priority development areas, such as Centerpointe, Seven Bridges, 75th and Janes, and Woodridge Plaza, where property owners and developers can receive coordinated review processes, and dedicated Village staff support.
- B. In all commercial districts, allow staff-level approval for property consolidations and lot splits that meet dimensional standards.
- C. Use Village’s existing pre-approved template documents for shared access easements, cross-parking agreements, and reciprocal maintenance, and authorize administrative-level approval for agreements that adhere to these templates so they no longer require Board-level resolution unless materially modified.

## **Strategy 3: Facilitate adaptive reuse of vacant commercial spaces by providing flexible building and use standards.**



- A. Allow creative reuse categories by-right, including coworking spaces, maker spaces, indoor recreation facilities, and banquet halls in vacant retail spaces over 10,000 square feet.
- B. Strengthen the existing Woodridge Small Business Grant Program by increasing grant caps in priority development areas and expanding eligibility to support both façade improvements as well as interior buildouts for vacant commercial spaces, including first generation restaurant or tenant needs.



# Goal 4: Ensure that Office, Research, and Industrial (ORI) development balances market realities with community priorities and benefits.

Woodridge’s strategic location along a key industrial corridor drives demand for industrial facilities. However, this demand can at times conflict with community priorities, such as lower-intensity land uses, human-scale character, expanded green space, and better connectivity. This requires a balanced approach to planning that leverages the Village’s appeal to industrial developers while prioritizing and incentivizing development that delivers tangible community benefits.

## Strategy 1: Establish design and performance standards for ORI districts that minimize impacts on adjacent residential areas.



- A. Adopt a Northern Lemont ORI Design Overlay District for Northern Lemont Road with mandatory standards for building orientation, landscaping, screening, buffering, lighting, and pedestrian connectivity.
- B. Strengthen transitional buffering requirements for ORI properties adjacent to residential zones, such as minimum setbacks with dense landscaping or berms, or other treatments.
-  C. Enhance green infrastructure requirements for ORI developments within the Overlay District. Refer to Zoning Ordinance section 9-8-10: Best Management Practices and require two or more green infrastructure improvements outlined in this section including bioswales for parking lot runoff, green roofs, and permeable pavement in parking areas.
-  D. Consider amending landscape design standards to require minimum 40% native Illinois plant species in all ORI landscape plans, inclusive of all plant material. Continue to require all trees to be acceptable per the Morton Arboretum Northern Illinois Tree Species List.
- E. Require street-facing and residential-facing facades to incorporate architectural treatments such as varied materials, enhanced fenestration, and human-scale elements to avoid blank walls or exposed loading areas.
- F. Require site design standards that orient loading docks, truck courts, and outdoor storage areas away from residential property lines and maintain a minimum of 100-foot separation, supported by full screening with 8-foot walls and/or building bump-outs, as well as appropriate layered landscaping.
- G. Implement truck routing and circulation requirements that direct heavy vehicle access to arterial roads, prevent truck ingress/egress onto residential streets, and incorporate internal circulation patterns that buffer residential areas.

- H. Require enhanced lighting controls for ORI sites near residential areas, including fully shielded low-glare fixtures, after-hours dimming, lower light-pole heights, and submission of photometric plans.
- I. Require full screening and noise attenuation for mechanical equipment visible or audible from residential areas through parapets, architectural enclosures, landscaping, or acoustic shielding.
- J. Work with operators to limit after hours dock usage to reduce noise impacts.



FENCING AND NATURAL SCREENING

## Strategy 2: Enhance connectivity and public amenities within ORI districts to benefit the broader community.

- A. Continue to mandate sidewalk installation along all public street frontages in ORI districts consistent with subdivision code standards, and encourage widening to 6 feet away from roadways using landscape strips where right-of-way permits.
-  B. Require ORI developments over 8 acres to dedicate 10-15% of site area to usable open space, pocket parks, or public trail connections that link to adjacent properties or the Village trail system. Usable space excludes detention/retention basins. This requirement may contribute to the existing landscape requirement, which is 20% of site area for all districts.
- C. Require cross-access easements between adjacent ORI properties to improve circulation, reduce access pressure on arterial roads, and support coordinated multimodal connectivity.
-  D. Require publicly accessible open space or trail amenities to be located in visible and easily accessible areas of each site rather than in leftover internal spaces.
- E. Require street tree planting and enhanced streetscape elements along ORI street frontages to improve corridor appearance, shade, and pedestrian comfort.

### Strategy 3: Encourage lower-intensity, community-serving uses in ORI districts that are compatible with neighboring residential areas.

- A. Permit experiential and cultural uses by right, such as art studios, galleries, photography studios, and small performance spaces.
- B. Add “Maker Space” as a permitted use, defined as facilities for artisan manufacturing or fabrication with retail showroom, including furniture makers, metal fabricators, woodworkers, and artists.
- C. Add “creative office” or “innovation studio” as permitted uses, including design firms, tech labs, prototyping spaces, and co-working offices.
- D. Seek out and encourage microbreweries, micro-distilleries, and micro-wineries, as well as other customer-facing destinations in ORI districts.

### Strategy 4: Incentivize preferred development types that align with community priorities.

- A. Offer dimensional incentives for ORI developments exceeding minimum public amenities/improvements standards, including 10% required setback reductions or height increases for projects with public plazas or significant pedestrian improvements and connections.
-  B. Establish a Community Benefit Agreement framework for ORI developments over 8 acres, requiring contributions such as trail construction (minimum \$50,000 value), nearby green space improvements, public art/gateway features, or workforce development partnerships.

FUSE MAKERSPACE, ALBUQUERQUE, NM

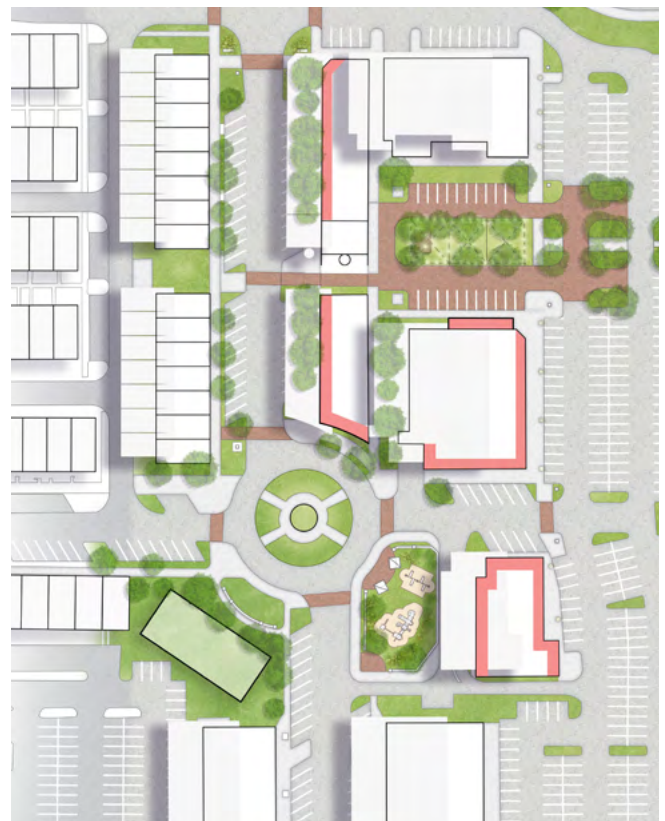


# Goal 5: Facilitate cohesive development within opportunity areas to maximize community impact.

Woodridge has identified nine key opportunity areas offering unique redevelopment potential. Coordinated planning and phased investment across these areas, rather than treating each in isolation, can amplify community impact, leverage public investment efficiently, and create a cohesive development pattern that strengthens the Village’s identity and economic vitality.

## Strategy 1: Establish a prioritization framework and phasing strategy for opportunity area investment.

- A. Adopt an Opportunity Site Prioritization Matrix evaluating sites based on development readiness (property ownership/assemblage, infrastructure capacity, market interest), community impact (job creation, housing need, amenity gaps), and fiscal considerations (assessed value potential, TIF eligibility, infrastructure costs).
- B. Designate Tier 1 Priority Sites for immediate focus (Years 1-3) based on highest readiness and impact scores, including Centerpointe, Seven Bridges, and 75th/Janes intersection, concentrating Village resources and marketing efforts.
- C. Identify catalytic infrastructure investments that unlock multiple opportunity sites simultaneously, such as shared stormwater solutions or pedestrian improvements serving multiple properties (e.g., at 75th and Janes).
- D. Phase public investments strategically by completing foundational infrastructure (utilities, stormwater) before site-specific improvements, and by making visible improvements (streetscapes, gateways) early to signal market readiness and attract investment.
- E. Establish annual review and re-prioritization process, adjusting site development strategy based on market conditions, development interest, fiscal capacity, and changing community needs.



SEVEN BRIDGES SITE CONCEPT

## **Strategy 2: Utilize targeted financing tools and public-private partnerships for opportunity area transformation.**

- A.** Establish TIF districts for highest priority opportunity areas and dedicate TIF revenues to site-specific improvements, shared infrastructure, and gap financing.
- B.** Consider creating an opportunity site development fund using TIF revenues to provide façade improvement grants, property acquisition assistance, land preparation support, and infrastructure cost sharing.
- C.** Pursue Special Service Areas or Business Improvement Districts for established opportunity areas (Seven Bridges, Woodgrove Festival), allowing property owners to self-fund ongoing maintenance, marketing, events, and improvements.
- D.** Leverage regional and state funding sources including DCEO grants, IEPA green infrastructure funding, IDOT grants, Choose DuPage resources, and more.

## **Strategy 3: Build market awareness and attract quality development through proactive marketing and developer engagement.**

- A.** Launch an interactive Economic Development website showcasing opportunity sites with: high-quality concept plans, detailed property information (size, zoning, utilities, ownership), market demographics and retail analytics, available incentives, and streamlined inquiry form.
- B.** Conduct targeted outreach to developers, brokers, and end-users through: attendance at ICSC, ULI, and NAIOP conferences; direct marketing to active developers; cultivating relationships with desired commercial operators; and facilitating contact between property owners and developers.
- C.** Partner with Choose DuPage and Chamber 630 on opportunity site marketing and development recruitment by leveraging regional marketing reach and developer databases.

## **Strategy 4: Provide implementation support and reduce barriers for opportunity area developers**

- A.** Create a toolkit providing pre-approved site concepts that meet community standards (from comprehensive plan), template development agreements with clear terms, standardized incentive policies with clear criteria, regulatory checklists, and direct staff contact.





## THEME 2:

# HOUSING FOR ALL

**Provide housing options for all life stages while preserving stable neighborhoods.**

Housing has become one of the most visible challenges facing communities nationwide, sitting at the intersection of workforce, economic development, and community continuity. Employers need workers who can afford to live nearby, schools rely on a stable base of families, and older adults need homes that allow them to remain connected rather than displaced. When housing options are limited or unattainable, it influences who can participate in a community's daily life and who is pushed out.

In Woodridge, the housing conversation is about both strengthening existing neighborhoods and expanding the supply and diversity of homes. Senior housing, ADUs, and mixed-use redevelopment create choices for older adults who want to remain in the community but no longer need or want a single-family home. When seniors can downsize into smaller condos or quality rental options, many will sell their existing homes, which then become attainable entry points for young families. This type of natural turnover increases the availability of certain housing typologies without relying solely on greenfield expansion. Combined with reinvestment in existing homes and attainable ownership opportunities, this approach supports schools, sustains the workforce, and reinforces Woodridge's long-term social and economic health.

# Goal 1: Preserve and strengthen existing neighborhoods and housing stock through maintenance support and resident resources.

Woodridge’s neighborhoods are its foundation, but over 50% of the housing stock was built before 1980. Maintaining housing quality, supporting residents through changing needs, and enabling residents to age in their homes and community is essential to long-term stability and affordability. This requires proactive support for home maintenance, accessible resources for property improvements, and recognition that well-maintained neighborhoods benefit all residents.

## Strategy 1: Create a comprehensive home improvement and maintenance support system to communicate resources to residents and help make home improvement processes more affordable and accessible.

- A. Establish a home improvement resource list consolidating information on federal programs (FHA 203(k) Rehabilitation loans and Fannie Mae HomeStyle Renovation and Energy loans), state and county assistance programs, private financing options, contractor referral resources, permit requirements and processes, and energy efficiency rebates.
- B. Develop a “Residential Rehabilitation Guide” providing practical home improvement project priorities (roof, siding, windows, HVAC), before-and-after examples from Woodridge neighborhoods, cost estimates, energy efficiency upgrade benefits, exterior enhancement ideas maintaining neighborhood character, and resources for DIY vs. contractor work.
- C. Establish a home improvement support page on the Village website. Provide the Village Social Worker contact information on this web page and provide this staff member with the home improvement resource list.



**57%**

Woodridge single unit homes

OVER  
**50%**

housing built before 1980

- D. Promote existing Village incentive programs, such as the Private Sanitary Sewer Incentive program, more aggressively through marketing.
- E. Create a partnership network of home improvement resources through connections to reputable Village-verified contractors, workshops on home maintenance topics, energy audit programs through utilities, and senior home modification specialists for aging-in-place improvements.
- F. Designate a Village Housing Resource contact serving as single point of contact for housing questions, liaison to county and state housing programs, coordinator of improvement workshops and events, administrator of Village housing programs, and advocate helping residents navigate improvement financing and permitting.

## **Strategy 2: Support rental property quality and neighborhood stability.**

- A. Continue to strengthen the rental property registration and inspection program ensuring all rental properties are registered annually with current contact information, systematic inspection cycles, responsive enforcement of property maintenance code, and coordination with police on quality-of-life concerns.
- B. Provide resources for rental property owners through information on financing for property improvements, best practices for tenant relations and retention, energy efficiency improvements, and connections to property management training programs.

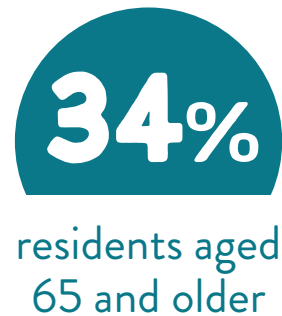


## Goal 2: Enable aging-in-community through housing options, home modifications, and supportive services.

As Woodridge’s population ages, residents need housing options and support services that allow them to remain in the community through all life stages. This includes modifications to existing homes, development of senior housing options, and connections to services that support independent living. Creating an aging-friendly community can benefit all residents by maintaining neighborhood stability, supporting local businesses, and providing a continuum of housing choices.

### Strategy 1: Support home modifications and connect aging residents to services enabling community aging.

- A. Promote home accessibility modifications for aging residents through information on aging-in-place improvements (zero-step entries, wider doorways, grab bars), financial resources (CDBG home modification grants through DuPage County, reverse mortgages), and contractor referrals specializing in accessibility.
- B. Coordinate with DuPage County Senior Services, promote transportation services for non-drivers, provide information on in-home care and meal delivery services, and expand Village programming for active seniors.
- C. Partner with healthcare and senior service providers on aging-in-community initiatives through coordination with local hospitals and clinics on senior health programs, collaboration with senior living facilities on continuum of care options, support for adult day programs and memory care services, and connections to home healthcare providers serving Woodridge.



“

*Some residents want to downsize but they want housing options and neighborhoods that will fit their needs.*

WOODRIDGE STAKEHOLDER

## **Strategy 2: Market Woodridge as an “aging-in-community” destination.**

- A.** Through existing marketing channels, emphasize diverse housing options (single-family, townhomes, condos, apartments, senior housing).
- B.** Emphasize accessibility of services and healthcare.
- C.** Emphasize walkability, trail access, and parks and recreation programming for seniors.

## **Strategy 3: Support senior housing development.**

- A.** Identify sites for senior housing near services and healthcare. Refer to the Future Land Use and Development section for specific senior housing concepts.
- B.** Provide incentives for senior housing in mixed-use projects, coordinate with senior housing developers and operators, and ensure that a continuum of senior housing options from active adult to skilled nursing are represented within Woodridge.



## **Goal 3: Expand Accessory Dwelling Unit (ADU) development as a tool for housing diversity, aging-in-community, and multigenerational living.**

ADUs provide flexible housing options that support multiple community goals: allowing seniors to downsize while staying in their neighborhood, creating opportunities for multigenerational living, providing rental income for homeowners, and adding modest density without changing neighborhood character. Recent zoning code updates have enabled ADU development, but implementation requires clear guidance, resources, and promotion to help homeowners understand and utilize this option.

### **Strategy 1: Create a comprehensive ADU guide and implementation resources.**

- A.** Develop an ADU guide explaining zoning requirements and approval process, providing pre-approved ADU design plans, highlighting benefits (multigenerational living, rental income, caregiver housing, downsizing option), and connecting homeowners with ADU-experienced contractors and lenders.

### **Strategy 2: Promote ADU development and connect homeowners with financing and development support.**

- A.** Market ADUs as providing additional rental housing supply, supporting multigenerational living, creating income opportunities for homeowners, offering downsizing options (move to ADU, rent main house), and enabling aging-in-community.
- B.** Provide information on financing options including home equity loans, renovation mortgages, and construction loans. Connect homeowners with ADU-experienced contractors, designers, and lenders familiar with ADU projects.

## Goal 4: Expand housing choice and affordability to serve diverse lifestyles, life stages, and income levels.

As housing prices rise, Woodridge must offer a spectrum of housing options, from traditional single-unit homes to townhomes, condominiums, and apartments, in order to support different lifestyles, life stages, and income levels. Continuing to attract single-unit development and introducing new housing formats in strategic areas can expand choices while maintaining compatibility with existing neighborhoods. Diversifying housing types allows residents to transition between housing options as their needs change (such as empty-nesters downsizing to condominiums or townhomes), which in turn opens up existing single-family homes for growing families.

### Strategy 1: Establish clear locational criteria and design standards for diverse housing types.

- A. Continue to promote the development of townhomes, small multifamily, and mixed-use residential along arterial corridors (not in interior of stable single-family neighborhoods), at key intersections with services and transit, in transitional areas between commercial and residential, on underutilized or assemblable parcels, and in redevelopment areas.
- B. Develop a library of precedents showcasing well-designed townhome developments (2-3 story, varied architecture), small multifamily buildings (4-12 units), duplex and triplex infill examples, and mixed-use residential above retail/office.



## Strategy 2: Communicate benefits of diverse housing and support residents navigating housing transitions.

- A. Conduct public education campaigns framed around community vibrancy and walkable neighborhoods supporting local businesses, aging-in-community and downsizing options for empty-nesters and seniors, economic vitality from diverse housing base, improved services and amenities from increased population, fiscal benefits of residential development, and housing opportunities for children of current residents.
- B. Provide ongoing support for first-time homebuyers, seniors seeking to downsize, and renters navigating rising costs through Village website resource hub connecting to homebuyer education and down payment assistance programs, senior housing counseling and downsizing resources, rental assistance programs and tenant rights information, financial literacy workshops, and partnerships with lenders and housing counselors.

## Strategy 3: Support the development of affordable and attainable housing.

- A. Offer financial incentives for housing diversity and affordability in strategic locations by providing density bonus for projects with 10-15% affordable units at 80% AMI, considering property tax abatements or other incentives for transformative housing-inclusive redevelopments, and utilizing TIF gap financing for housing components of mixed-use projects.
- B. Consider establishing a Housing Trust Fund or Revolving Trust Fund to support the development of housing that incorporates affordable units.
- C. Coordinate with DuPage County Housing Authority on rental assistance programs, support nonprofit acquisition and rehabilitation of affordable housing, and monitor at-risk properties for preservation opportunities.



## Goal 5: Guide diverse housing types in strategic locations to support mixed-use development and expand housing choice.

To support a growing and diverse population, Woodridge must evolve land use policies to encourage a broader mix of housing types in appropriate locations. Underutilized shopping centers, commercial strips, and large parking lots can be repositioned into mixed-use neighborhoods that blend housing, services, and walkable amenities. This creates vibrancy, supports local businesses, and expands housing choices without impacting established single-family neighborhoods.

### Strategy 1: Identify underperforming commercial sites as priority areas for mixed-use redevelopment that includes housing.

- A. Designate priority sites for housing-inclusive mixed-use redevelopment, such as Centerpointe, 75th and Janes Ave, and other aging shopping centers as appropriate for mixed-use with residential components, establishing site-specific development capacity and character guidance. This is outlined in the Opportunity Areas section of the Comprehensive Plan. Also refer to the Mixed-Use Overlay District guidance.
- B. Target sites with characteristics supporting successful housing development including access to services, trails within walkable distance, infrastructure capacity (water, sewer, stormwater) adequate for residential, opportunity for property assemblage or coordinated redevelopment, limited conflicts with industrial or intensive commercial uses, and community support for housing in location. Opportunity Sites identified in this plan follow these criteria.
- C. Support development of site-specific redevelopment concepts for priority locations by coordinating infrastructure investments supporting mixed-use with housing, providing design guidance, and offering incentives for projects including housing in commercial redevelopments.



## Strategy 2: Implement zoning and design standards to enable housing-inclusive mixed-use development.

- A. Identify suitable sites along corridors and in mixed-use areas, streamline approval for townhome projects meeting design standards, market Woodridge to townhome developers and builders, ensure quality, and support diverse price points from entry-level to move-up.
- B. Permit residential above or behind commercial by-right in B-1 and B-2 districts, establish Mixed-Use Overlay Districts for key corridors and nodes, allow multifamily residential in commercially-zoned opportunity sites through streamlined approval, and remove regulatory barriers to housing in commercial areas.
- C. Adopt design standards ensuring new housing is compatible with surroundings by requiring building scale and massing appropriate to context, architectural quality and variety, transitions to adjacent single-family areas (setbacks, step-downs, landscaping), quality landscaping and usable open space, and parking designed to minimize visual and traffic impacts.

### CASE STUDY



#### *Randhurst Village Mount Prospect, IL*

The Village of Mount Prospect leveraged the redevelopment of Randhurst Village, a former regional shopping center, to introduce housing as part of a broader mixed-use environment. The Village established site-specific development guidance and coordinated infrastructure investments to support residential development alongside retail, dining, and services. Targeted public incentives helped close financing gaps while ensuring projects aligned with community character and access to nearby amenities. The result was the successful integration of new housing options that strengthened retail viability and reinforced a walkable, activity-oriented destination within a suburban context.

## Goal 6: Support workforce attraction and retention through housing diversity and quality of life amenities.

Woodridge’s economic vitality depends on attracting and retaining a skilled workforce to fill jobs in local businesses and industries. This requires providing housing options at various price points accessible to workers across income levels, as well as amenities that make Woodridge an attractive place to live and work. By positioning Woodridge as a live-work community with diverse housing, excellent parks and trails, strong schools, and convenient access to employment centers, the Village can support local businesses’ workforce needs while building a stable long-term residential base.

### Strategy 1: Position Woodridge as a live-work community where residents can afford to live near their jobs.

- A. Maintain diverse housing stock serving multiple income levels by supporting preservation of naturally occurring affordable housing (NOAH) through coordination with the DuPage County housing programs, encouraging workforce housing in mixed-use developments (units affordable to 80-120% AMI households), promoting accessory dwelling units (ADUs) as affordable rental options, and resisting exclusively high-end development that displaces workforce housing.
- B. Connect local employers with housing resources and programs including homebuyer assistance programs (down payment assistance, first-time buyer education), rental assistance resources for workers, and employer-assisted housing programs where businesses support employee homeownership.
- C. Analyze commuting patterns and housing needs of Woodridge’s workforce through survey of major employers on worker origins and housing challenges, data on where Woodridge employees currently live, identification of housing gaps (types, price points) preventing workforce retention, and assessment of housing needed to support planned economic development.
- D. Maintain annual employer surveys to track workforce housing needs and emerging challenges.

## Strategy 2: Leverage quality of life amenities as workforce attraction and retention tools.

- A. Develop a “Why Woodridge?”/workforce recruitment campaign targeting young professionals seeking affordability and convenience, families prioritizing schools and safety, empty nesters and seniors wanting maintenance-free living with amenities, and essential workers (healthcare, retail, education, public safety) needing accessible housing.
- B. Market Woodridge’s parks, trails, recreation assets, quality schools, and healthcare facilities in workforce recruitment materials, positioning these as key reasons workers should choose to live in Woodridge.
- C. Enhance and promote cultural and entertainment options appealing to workforce including local restaurants and entertainment options, community events and festivals, community hubs, and activation of public spaces for programming.
- D. Consider highlighting Woodridge’s outdoor recreation system in employer recruitment packets, with emphasis on parks, trails, and community safety.

## Strategy 3: Coordinate housing and economic development planning to support workforce needs

- A. Analyze housing needs generated by new employment, requiring or incentivizing workforce housing in large developments receiving incentives.
- B. Coordinate mixed-use development to include both jobs and housing, and ensure housing diversity near major employment centers.
- C. Ensure opportunity area planning includes residential components where appropriate and commercial development considers workforce housing needs.
- D. Partner with major employers on workforce housing initiatives including surveys of employee housing needs and challenges, employer contributions to down payment assistance programs, and employer support for workforce housing developments.
- E. Identify housing supply gaps preventing workforce retention through analysis of available housing by price point and type, comparison of local job wages to housing costs, identification of missing middle housing (townhomes, small multifamily), and assessment of senior housing and accessible housing adequacy.



## THEME 3:

# COMPREHENSIVE MOBILITY

**Create safe, connected streets and trails for walking, biking, and driving.**

Across the region, communities are shifting away from exclusive dependence on cars and toward mobility systems that support walking, biking, transit, and shorter trips. Mobility is increasingly tied to quality of life, with residents and businesses valuing places where students can walk to school, seniors can reach services, and workers can access jobs without relying solely on single-occupancy vehicles. These trends support public health and environmental goals, but they also enable aging-in-community, youth independence, and more inclusive access for residents who do not drive. In Woodridge, this type of mobility directly influences safety, comfort, and the ability to reach meaningful destinations in convenient and flexible ways.

Woodridge is also part of a broader regional framework of interstate corridors, employment centers, and large institutions. Mobility shapes the success of opportunity sites, commercial corridors, and redevelopment areas by determining visibility, access, and connectivity. Mixed-use environments benefit from safe pedestrian and bicycle infrastructure, thoughtful parking strategies, and multiple ways to arrive and move through districts. Regional corridors such as 75th Street, Lemont Road, and I-355 tie Woodridge into the larger economic landscape, while local streets shape neighborhood life day-to-day. Viewed through this lens, mobility becomes a platform for economic development and long-term viability.

# Goal 1: Promote and design safe and comfortable streets for all users including pedestrians, bicyclists, and motorists.

Designing streets for all travel modes (pedestrians, bicycles, cars, and trucks), all ages, and all abilities can decrease barriers to social, cultural, recreational, and economic opportunities in the community. Residents have expressed concerns about increasing traffic volumes, speeding, and safety, particularly on collector streets serving residential neighborhoods. Managing traffic growth while maintaining safe streets for all users will require proactive traffic calming, enforcement support, and targeted design interventions.

## 🕒 Strategy 1: Enhance bicycle and pedestrian connectivity between neighborhoods and key destinations, such as Seven Bridges, Rivers Edge, Woodgrove Festival, the 75th St and Janes Ave commercial area, and the Woodridge Town Center.

- A. Conduct feasibility analyses for new or priority bicycle connections defined in the Future Bicycle Accommodations Map, with a focus on closing gaps between existing assets such as River’s Edge Drive and Mulligan Drive, as well as key Village destinations.
- B. Identify eligible bicycle and pedestrian projects and prepare and submit grant applications through programs such as the Surface Transportation Program (STP), Illinois Transportation Enhancement Program (ITEP), and the Congestion Mitigation and Air Quality Improvement Program (CMAQ) to fund design and construction of new connections or system enhancements, coordinating efforts with the Village’s capital planning process and regional partners.
- C. Periodically review and update the Village’s Complete Streets Policy to reflect current best practices, community priorities, and implementation experience while continuing to support all ages, abilities, and travel modes in street design.

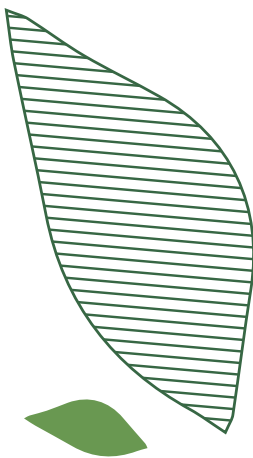


**🕒 Strategy 2: Continue to ensure safe and efficient pedestrian accommodations around schools and parks, with a focus on enhancing crossing at major arterials like 83rd, 87th, and Janes Avenue.**

- A.** Coordinate with School and Park District Staff to understand areas of focus as it relates to students walking or biking to school. This includes identifying specific intersections or routes and gathering feedback from school staff, students, parents, and community members.
- B.** Determine feasibility and develop recommendations to enhance pedestrian and bicycle infrastructure based on identified areas. Collaborate with School and Park district staff, traffic control personnel, and the police department to develop solutions.
- C.** Continue coordinating annual school and park zone safety reviews and responding to location-specific pedestrian and bicycle safety concerns through joint efforts by Public Works, Police, school districts, and other jurisdictions as applicable.

**Strategy 3: Implement comprehensive traffic management and calming measures.**

- A.** Conduct neighborhood traffic studies in areas experiencing elevated speeds or cut-through traffic, prioritizing streets adjacent to schools and parks.
- B.** Develop a traffic calming toolkit including speed humps, raised crosswalks, chicanes, curb extensions, and textured paving for systematic deployment in residential areas.
- C.** Implement speed management strategies on collector streets including radar speed signs, enhanced enforcement zones, and redesign of problem corridors.
- D.** Coordinate with IDOT and DuPage County on traffic signal timing optimization, particularly at high-injury network locations: Route 53/75th, Lemont/87th, Lemont/Davey, 75th/Lemont, and 87th/Boughton.
- E.** Continue to require Traffic Impact Studies for residential developments, commercial, and industrial developments.



## **Strategy 4: Retrofit intersections along truck routes like 75th Street with increased pedestrian crossing accommodations (pedestrian refuge islands, curb bump outs, high-visibility crosswalk striping, etc.) near commercial areas.**

- A. Identify key intersections along truck routes with pedestrian activity near commercial zones and community hubs, including (75th Street, Lemont Road and Route 53, for potential safety enhancements.
- B. Continue to coordinate with DuDOT and IDOT to request reviews of identified key intersections for pedestrian crossing enhancements to be incorporated into planned or programmed roadway and signal improvement projects.
- C. Where feasible, seek grant funding to support design and implementation of such improvements.

## **Strategy 5: Ensure safe and seamless multi-modal connections across key corridors.**

- A. Identify intersections along major/minor routes that are under the Village’s jurisdiction and determine feasibility of installing increased pedestrian/bicycle crossing accommodations. Focus on installing pedestrian refuge islands, high-visibility cross-walk striping, curb bump outs, HAWK signals, etc., along Village streets such as Woodridge Drive, Janes Avenue, Woodward Avenue north of 75th Street and south of 87th Street, and 83rd Street west of Lemont Road to increase pedestrian comfortability and safety.

- B. Budget for the increased pedestrian/bicycle crossing accommodations along Village streets during the typical resurfacing maintenance cycle. This will set the Village up to cost effectively install these improvements over time. Determine if applicable grant funding sources can help defray the cost of designing/ installing this infrastructure.
- C. Identify intersections along major routes that are not under the Village’s jurisdiction and determine feasibility of installing increased pedestrian/bicycle crossing accommodations. Coordinate with IDOT and DuDOT to determine the feasibility of installing pedestrian refuge islands, high-visibility cross-walk striping, curb bump outs, HAWK signals, etc. along IL 53, Hobson Road, 75th Street, Woodward Avenue between 75th Street and 87th Street, and Lemont Road. Determine if applicable grant funding sources as outlined in Strategy 1, Action Step B can help defray the cost of designing/installing this infrastructure.
- D. Update Woodridge’s ADA Transition Plan to reinforce the framework for ensuring all access to buildings and institutions are all ADA compliant. This transition plan can help to signal to prospective residents and business that Woodridge continues to be a welcoming community for all. CMAP maintains a resource webpage on ADA resources and provides funding to create a transition plan.



## Goal 2: Improve mobility infrastructure to support community success.

Mobility infrastructure should not be viewed in a vacuum, but in a connected ecosystem that comprises Woodridge's economy. Good design and investment in the infrastructure can lead to tangible benefits in areas like safety, health, and economic development for the Village and its residents.

### Strategy 1: Engage a consultant to conduct a Parking Study to manage parking assets and establish new parking policy and design guidelines to support the success of businesses while right-sizing supply.

- A. Conduct a comprehensive assessment of existing parking facilities, including usage rates, capacity, condition, and location. Identify areas with either excess or insufficient parking. Involve business owners and pertinent stakeholders as most sites with large parking capacities are not under the Villages control (planned unit developments).
- B. Study current and future parking demand using newly collected data. Consider factors such as peak hours, special events, and business requirements to determine the right-sized supply.
- C. Draft new parking policies and guidelines based on the assessment and stakeholder input. This could include regulations on off-street parking minimums, shared-parking, and parking space design standards.
- D. Review design guidelines for new parking facilities. These guidelines should align with the community's aesthetic preferences, enhance accessibility, and integrate sustainable practices. Emphasize parking structures over surface lots, parking location to side/rear of buildings, perimeter landscaping, and pedestrian-oriented design that minimizes parking dominance in the public realm. Consider elements like landscaping, lighting, signage, and pedestrian paths.
- E. Over time monitor the effectiveness of the new policies and design guidelines through conducting an updated Parking Study every 10 years or as needed.

## CASE STUDY




### *Downtown Parking Study Glenview, IL*


Between 2017 and 2019, Glenview conducted a comprehensive parking study to right-size parking supply and modernize parking standards in mixed-use areas. The Village updated parking requirements to allow shared parking, reduced minimums in targeted districts, and emphasized structured parking over surface lots. Design guidelines prioritized pedestrian access, landscaping, lighting, and building placement to minimize parking's visual impact. Glenview's experience illustrates how data-driven parking policy can support business success while enabling higher-quality, walkable development outcomes.

## Strategy 2: Guide visitors to Woodridge with enhanced I-355 visibility

- A. Coordinate with ISTHA as needed to confirm visibility, safety, and design considerations for Village-owned branding elements visible from I-355.
- B. Leverage the Village-owned salt barn as a gateway landmark visible from I-355 to strengthen Woodridge's identity and improve visitor recognition.
- C. Evaluate future opportunities to upgrade and rebrand the Woodridge standpipe located just east of the I-355 and Boughton Road (87th Street) interchange as this is prominent and visible feature while driving along the interstate.

## Strategy 3: Require bicycle and pedestrian infrastructure improvements as part of redevelopment or major site plan review along arterial corridors.

-  A. Update Zoning Ordinances to integrate requirements for bicycle and pedestrian facilities and include provisions for sidewalks, bike accommodations, crosswalks, and other applicable facilities. Site plans must include a pedestrian and bicycle circulation plan that features all sidewalks, pathways, and connections; bike parking locations and quantities; connections to adjacent properties, streets, trails, transit; and pedestrian area lighting plans.
- B. Ensure site plan approval criteria include adequacy of bike and pedestrian facilities; quality of connections to surrounding area; safety of pedestrian/bicycle circulation; and accessibility.

-  C. Establish design standards that mandate the inclusion of sidewalks, bike accommodations, crosswalks, etc. These design guidelines can refer to the above mentioned zoning ordinance and the future Complete Streets Policy previously mentioned.

## **Strategy 4: Implement a comprehensive Intersection Improvement Toolkit across priority nodes.**

- A. Evaluate priority intersections on safety, mobility, ADA access, crosswalk typology, lighting, wayfinding, landscaping, and placemaking potential.
- B. Implement the Intersection Improvement Toolkit with safety-focused upgrades including curb extensions, pedestrian refuge islands, right-turn slip-lane redesign, and signal timing improvements to reduce conflicts.
- C. Focus on improving pedestrian connectivity through high-visibility crosswalks, sidewalk gap closures, ADA-compliant curb ramps, and enhanced lighting.
- D. Strengthen bicycle mobility by improving bike-lane continuity, conflict-zone markings, and intersection-level signage.
- E. Enhance transit access by upgrading Pace stop locations, improving ADA approach routes, and adding shelter amenities where feasible.
- F. Coordinate with adjacent developments to ensure intersection improvements align with required frontage improvements and support Village multimodal goals.



# Intersection Improvement Toolkits

Woodridge’s placemaking corridors, as identified by Village Staff, include 75th Street, Woodward Avenue, State Route 53, Town Centre, and the 63rd Street/I-355 area. These corridors serve as the primary gateways and connectors throughout the Village. Strategic improvements at key intersections along these corridors will enhance pedestrian safety, strengthen visual identity, and create more cohesive districts. The following intersection-specific improvements prioritize pedestrian comfort and visibility, transit accessibility, and corridor character while recognizing that many arterial roadways fall under DuDOT or IDOT jurisdiction and will require coordination.



## 75th Street and Woodridge Drive

This intersection connects the 75th Street corridor to residential neighborhoods and provides access to existing shared-use paths.

### Pedestrian Safety and Connectivity

- Install a pedestrian crosswalk with refuge island and high-visibility striping on the east leg of the intersection, the only approach currently lacking pedestrian crossing accommodations.
- Maintain high-visibility striping and crossing signage where the existing shared-use path along the west side of Woodridge Drive meets the intersection to ensure visibility for crossing pedestrians and cyclists.

### Corridor Character and Infrastructure

- Coordinate with DuDOT to ensure adequate street lighting for evening visibility at the intersection.
- As DuDOT advances its comprehensive corridor improvement project along 75th Street from Janes Avenue to IL 59 (which will likely widen 75th Street to include an additional through lane), advocate for ornamental street lighting to establish corridor character. Install branded banners on street lighting to enhance placemaking.
- Explore installing a shared-use path along 75th Street between Woodridge Drive and Woodward Avenue to connect into the western terminus of the DuPage Regional Trail.





## 75th Street and Janes Avenue

This intersection serves as a gateway to the “Heart of Woodridge” and connects the 75th Street corridor to municipal facilities and established neighborhoods.

### Pedestrian Safety and Comfort

- Install a pedestrian refuge island on the west leg of the intersection to improve pedestrian comfort when crossing 75th Street.
- Coordinate with DuDOT to determine feasibility of installing pedestrian refuge islands on the east and south legs.



- Work with DuDOT to ensure adequate street lighting at the intersection. Visibility concerns at this location were identified through community engagement.

### Transit Accessibility

- Pace Route 834 provides a sheltered far-side southbound bus stop on the west side of Janes Avenue. Work with PACE to provide a sheltered accessible bus stop for the near-side northbound stop, which is currently signed only.

### Corridor Character and Infrastructure

- As DuDOT advances its comprehensive corridor improvement project along 75th Street from Janes Avenue to IL 59 (which will likely widen 75th Street to include an additional through lane west of this intersection), advocate for ornamental street lighting to establish corridor character. Install branded banners on street lighting to enhance placemaking.
- Explore installing a shared-use path along 75th Street between Woodridge Drive and Woodward Avenue to connect into the western terminus of the DuPage Regional Trail.





## 75th Street and Woodward Avenue

This intersection marks the eastern terminus of the DuPage Regional Trail and provides access to Centerpointe and surrounding commercial areas.

### Pedestrian Safety and Connectivity

- Coordinate with DuDOT to determine feasibility of installing pedestrian refuge islands on all legs of the intersection to improve pedestrian comfort when crossing.



- Explore installing a shared-use path along 75th Street west from Woodward Avenue to Woodridge Drive, as well as along Woodward Avenue from the Village boundary south to the existing shared-use path near Egerton Drive. The DuPage Regional Trail extends east along 75th Street from this intersection, and these connections would expand the network.

### Transit Accessibility

- Pace Route 834 provides signed east- and westbound bus stops along 75th Street east of Woodward Avenue. Provide sheltered accessible bus stops at both locations.

### Corridor Character

- Install ornamental street lighting along 75th Street to establish corridor character, with branded banners to enhance placemaking.





## Woodward Avenue and 71st Street

This intersection provides access to commercial properties along Woodward Avenue and connects to nearby residential neighborhoods.

### Pedestrian Safety and Connectivity

- Install a pedestrian refuge island on the north leg of the intersection to improve pedestrian comfort when crossing Woodward Avenue.
- Explore installing a shared-use path along Woodward Avenue from the Village boundary south to the existing shared-use path near Egerton Drive

### Corridor Character

- Install ornamental street lighting along Woodward Avenue to establish corridor character, with branded banners to enhance placemaking.



## 63rd Street and I-355

This intersection serves as a northern gateway into Woodridge from the I-355 corridor and provides regional visibility.

### Pedestrian Safety

- Coordinate with DuDOT and Illinois Tollway to determine feasibility of installing pedestrian guardrail along the south side of the 63rd Street bridge to buffer pedestrians from vehicular traffic.

### Gateway Identity

- Explore opportunities to install Village of Woodridge branding on key I-355 bridges within the Village boundary, such as the 75th Street bridge, to strengthen gateway identity for motorists entering Woodridge from the interstate.



## Goal 3: Modernize Woodridge’s approach to mobility and respond to evolving transportation needs.

Woodridge’s policy related to mobility will be forward looking, while remaining responsive to the growing and changing needs of the community, supporting a sustainable transportation system for all. Electric vehicles (EV’s), connected and autonomous vehicles (CAV’s), changes to existing PACE transit service, and mobility as a service (MaaS) such as rideshare and bikeshare, are transportation technologies that can impact Woodridge’s transportation network and how residents, visitors, and patrons move about the Village. Staying on top of these trends allows adequate preparation and adoption of these technologies where the Village and its residents see fit and is important to maintaining an efficient and equitable transportation network.

### **Strategy 1: Leverage involvement in the Metropolitan Mayors Caucus EV Readiness Program to prepare for future mobility options, such as autonomous delivery and distribution and electric vehicles.**

- A. Develop an EV infrastructure framework incorporating both public property and right-of-way, as well as private property.
- B. Plan for EV infrastructure at schools, shopping centers, public institutions, and workplaces.
- C. Explore the Illinois Environmental Protection Agency (EPA) grant program targeted at increasing EV usage.
- D. Consider the Metropolitan Mayors Caucus’s partnership with ComEd which provides the Powering Safe Communities Grant Program, with grants up to \$10,000 for local

electrification projects, as well as public safety projects.

- E. Establish a committee or task force that meets annually, or as desired, to identify and evaluate the evolving landscape around new technologies and mobility trends affecting infrastructure and transportation strategies within Woodridge. Committee members should include Village staff, residents, pertinent interest groups or clubs, and business representatives.
- F. Prepare for autonomous delivery and distribution systems. Coordinate with the industrial and business community to support the transition to autonomous delivery and distribution.
- G. Establish annual check ins with the industrial/ business community on an to determine the pace of adoption for autonomous delivery and distribution.

## 🚲 Strategy 2: Explore and promote alternative transportation options.

- A. Evaluate the feasibility of a bikeshare service by reaching out to bikeshare companies (Lyft, Lime, Spin, Divvy, etc.) and coordinating to conduct a needs assessment to gauge community interest and demand. Financial analysis, including cost estimates and potential funding sources, can help ensure longer term viability. Running a small-scale pilot program can provide valuable insights and data for a final decision.
- B. Promote bicycling via a “Bike Woodridge” event. Encourage community members of all ages to embrace cycling as a fun and healthy mode of transportation. The Village can organize a variety of activities, such as guided bike tours highlighting local attractions and safe routes, family-friendly rides, and bike safety workshops.
- C. Partner with local businesses to offer discounts and special promotions for participants with the goal of increasing community involvement. The event can include educational sessions on bike maintenance and safety and be promoted through social media and local media outlets to maximize participation and visibility.

### CASE STUDY



#### *Divvy Bikeshare & Community Events Oak Park, IL*

The Village of Oak Park expanded the Divvy bikeshare system into the community through a phased rollout informed by station location analysis and community feedback. The Village paired bikeshare implementation with recurring cycling events and safety programming, including group rides and partnerships with local businesses, to build awareness and normalize bicycling as a daily transportation option. Pilot data and participation levels were used to refine station locations and guide longer-term investment decisions.

## Goal 4: Reduce transportation barriers for non-drivers.

While PACE and Ride DuPage offer options, access is limited and not always well understood or equitably distributed.

### 🕒 Strategy 1: Expand awareness of Ride DuPage and PACE access points through multilingual education campaigns, targeted mailers, and partnerships with senior housing, local organizations, the library, and the park district.

- A. Partner with community anchors to increase awareness. Coordinate with senior housing, local organizations, the library, and the park district to ensure that Ride DuPage and PACE resources are displayed on their websites and brochures/pamphlets are posted in communal areas. Brochures/pamphlets should be requested from PACE.
- B. Develop a social media campaign. Utilize social media platforms like Facebook, Instagram, and LinkedIn to spread awareness about the services.
- C. Collaborate with PACE and the RTA to synchronize efforts in promoting transit during their awareness campaigns.
- D. Spread awareness and continue promoting such events via typical and non-conventional ways, including social media channels and public service announcement, and more, allowing residents to ask questions.

### 🕒 Strategy 2: Advocate for flexible-route transit or on-demand circulators that link key destinations within the Village (e.g., Seven Bridges, Woodgrove Festival, Village Hall, parks).

- A. Coordinate with PACE to conduct a Needs and Feasibility Assessment. Currently, PACE provides one fixed-route through the Village, Route 834 – Joliet/Downers Grove, which connects between Joliet and Downers Grove and runs along Woodridge Drive, Janes Avenue, 75th Street, and Hobson Road/63rd Street.
- B. Coordinate with PACE to conduct a Needs and Feasibility Assessment for flexible route transit or on-demand circulator routes. This assessment should identify transit needs and gaps within the Village and assess the potential demand, cost, and benefits of adding flexible routes and/or on-demand circulators.

### Strategy 3: Install additional sheltered PACE bus stops at high-use locations.

- A. Coordinate with PACE to identify feasible shelter locations post the of the ReVision Plan in 2026.
- B. Coordinate with PACE to determine the feasibility of installing sheltered PACE bus stops along the potential new route on 75th Street and at new locations along the existing Route 834. The agency maintains a passenger amenities webpage that provides resources related to requesting a shelter.
- C. Spread awareness of potential or new shelter locations.

#### CASE STUDY



#### ***PACE On Demand Schaumburg, IL***

The Village of Schaumburg partnered with Pace to implement Pace On Demand, a flexible, app-based transit service connecting major employment, retail, and residential destinations. The service was informed by a needs and feasibility assessment and designed to address gaps where fixed-route service was inefficient or underutilized. Ongoing performance monitoring allows the Village and Pace to adjust service areas, hours, and routing over time.

**Strategy 4: Evaluate the feasibility of “mobility on demand” partnerships with transportation companies to serve residents not covered by fixed-route services.**

- A.** Research and identify transportation companies, such as rideshare companies (Uber/Lyft) and local taxi services, that can provide this type of “mobility on demand” service in Woodridge.
- B.** Partner with a transportation company to identify needs and conduct surveys and community meetings to identify areas and demographics that are not adequately served by current fixed-route and on-demand service.
- C.** Conduct a Feasibility and Cost Analysis. Work with the transportation company to evaluate the technical, financial, and operational feasibility of the mobility on demand service.
- D.** Launch a pilot program in a targeted area to test the mobility on demand service and gather data on its performance. Monitor performance indicators such as ridership, on-time performance, customer satisfaction, and cost efficiency.

**Strategy 5: Partner with the RTA/Metra to pilot a mobility program that seeks to enhance first/last-mile connections to and from Woodridge and the Downers Grove and Lisle Metra stations.**

- A.** Coordinate with RTA/Metra to identify areas within Woodridge that have higher Metra ridership.
- B.** Partner with RTA to sponsor the pilot mobility program and determine the structure and feasibility. The RTA has piloted numerous mobility pilot programs throughout the Chicagoland region over the past 5 years. Based on the goal of first/last-mile connections to and from Woodridge and the Downers Grove and Lisle Metra stations.
- C.** Coordinate with RTA to determine a feasible structure for the program.



A tall, modern building under construction, featuring a prominent central tower with a grid-like facade. The building is surrounded by a parking lot and some trees. The entire image has a green tint.

## THEME 4:

# A THRIVING ECONOMY

**Retain local businesses, attract new investment, and fill market gaps in retail, dining, and entertainment.**

Economic development in Woodridge is about more than tax revenue or job creation. It reflects the community's vitality, supports the services residents expect, and shapes the daily experience of living, working, and visiting the Village. A strong local economy provides dining and entertainment options, creates jobs accessible to residents, and generates resources that fund parks, infrastructure, and public safety. When businesses succeed and commercial districts thrive, they become anchors of community life and sources of civic pride.

For Woodridge, this also means competing effectively within a rapidly evolving regional landscape. Communities across DuPage County are modernizing retail centers, attracting next-generation employers, and investing in commercial corridors. Without proactive strategies to retain existing businesses, fill market gaps, and support opportunity area redevelopment, Woodridge risks losing ground economically and in terms of resident satisfaction. By differentiating Woodridge as business-friendly, removing barriers to investment, and aligning opportunity area planning with market demand, the Village can sustain economic health, enhance quality of life, and remain competitive for the long term.

# Goal 1: Retain and grow existing businesses while strategically attracting new businesses that fill market gaps.

Retaining successful businesses that enhance the Woodridge brand and contribute to the community’s vibrancy is essential. These businesses are often deeply rooted in the community and their departure would be felt both economically and socially. At the same time, Woodridge must showcase its market potential to new businesses by highlighting both current assets and a forward-looking vision for growth. This requires understanding what makes current businesses successful, removing barriers to doing business in Woodridge, and making targeted investments that differentiate Woodridge from competing communities in the region.

## Strategy 1: Strengthen retention of successful businesses through proactive engagement and targeted support.

- A. Conduct annual or bi-annual business retention visits with all significant commercial operators and commercial operators generating over \$500,000 in annual sales tax revenue, as well as all major property owners/landlords. Consider examining business performance and challenges, expansion plans or space needs, reasons they chose Woodridge, concerns about staying, and specific Village support requested.
- B. Establish a formalized retention incentive toolkit that includes expedited approval for expansions, information on building improvement matching grants, and promotions of existing façade enhancement grants that improve public-facing conditions.
- C. Continue supporting existing businesses through marketing and public relations programs, including monthly features on the Village website, social media posts, and a quarterly business newsletter. Continue hosting the Woodridge State of the Village event, sharing information about business successes with the community.

## **Strategy 2: Address market gaps by deploying a restaurant, food-and-beverage, and entertainment business attraction strategy.**

- A.** Retain a restaurant/food-and-beverage/entertainment broker to identify target operators appropriate for Woodridge locations.
- B.** Work with broker to develop outreach materials and pitch decks for food and beverage/entertainment operators.
- C.** Create a restaurant build-out grant program providing 50/50 matching funds for first generation restaurant space improvements (kitchen equipment, HVAC, grease traps, plumbing, outdoor patio construction, etc.). Alternatively, consider adjusting the existing Small Business Grant eligibility to include such improvements.
- D.** Create a restaurant interior improvement and expansion grant program to support existing restaurants, providing 50/50 matching funds for new or expanded interior improvements. Alternatively, consider adjusting the existing Small Business Grant eligibility to include such improvements.
- E.** Develop a marketing outreach program to pursue specific restaurant recruitment priorities identified by the community such as upscale casual dining, coffee shops, cafes, ethnic cuisine, breakfast destinations, and food hall/market concepts. Target ICSC and National Restaurant Association.
- F.** Provide a restaurant site-readiness package summarizing zoning, parking requirements, outdoor dining standards, liquor license steps, and approval timelines to remove uncertainty for prospects.

## **Strategy 3: Consider establishing a Business Improvement District (BID) for priority commercial areas and/or corridors.**

- A.** Conduct a BID feasibility study for Seven Bridges, 75th Street Corridor, and other key commercial areas, evaluating property owner interest through surveys and meetings, determining appropriate boundaries, determining governance structure and staffing needs, outlining anticipated annual budget and activities, and identifying legal requirements.
- B.** Facilitate the BID formation process, helping to organize a property owner steering committee, developing an operating budget, drafting a BID ordinance for Village Board adoption, and establishing a board of directors.
- C.** Determine the scope of BID services by working with property owners to understand priorities. Scope could include marketing and branding campaigns, regular events, enhanced maintenance and landscaping, signage and wayfinding, and selected capital improvements aligned with BID capacity.
- D.** Provide Village staff support including technical assistance and administrative assistance.
- E.** Consider a hybrid BID/SSA models where BID activities can be phased in over time to reduce early cost burden.

## **Strategy 4: Support entrepreneurship and small business growth through “economic gardening” and incubation.**

- A.** Expand the Village of Woodridge Small Business Grant Program, increasing the annual budget allocation and expanding eligibility to include businesses improving their existing spaces.
- B.** Partner with local colleges and entrepreneurship programs, such as the Center for Entrepreneurship and Social Impact at Northern Illinois University providing mentorship and business planning assistance and College of DuPage Small Business Development Center offering workshops and counseling.
- C.** Attract a multi-use flex office/industrial space (e.g. X Space) to Woodridge. This space should allow for artisans, start-ups, offices, production studios, and other diverse uses.
- D.** Consider establishing a small-scale rotating incubator/flex space pilot program targeting early-stage entrepreneurs and micro-businesses. Identify vacant space in one of Woodridge’s commercial centers and allocate Village funds toward renting the space. Offer below-market rent for qualifying startups/ small businesses, providing 6-12 month leases and then rotating tenants.
- E.** Expand small-scale incubator/flex space program if deemed successful. Utilize this as a tool to activate commercial areas and fill vacancies.
- F.** Create an annual small-business pitch event offering micro-grants to winning entrepreneurs, tied to the incubator program.

## **Strategy 5: Differentiate Woodridge as a business-friendly community.**

- A.** Invest in economic development technology infrastructure including a modern, mobile-responsive Economic Development website with interactive site selection tools; a GIS-based property/site inventory system with demographic overlays; an online application and permitting system; and electronic plan review capabilities to reduce approval times.
- B.** Clearly communicate Woodridge’s existing business-friendly approvals process to the business community through the Economic Development website or other digital infrastructure. This could include stating the amount of time it takes to review building permits, provide liquor licenses, provide zoning interpretations/clarifications, and conduct pre-applications meetings. Sharing this information up-front can encourage new businesses to come to Woodridge.
- C.** Publish a “Doing Business in Woodridge” guide summarizing all approvals, timelines, incentives, and contacts in one document.

## Goal 2: Collaborate with regional stakeholders to align efforts that strengthen Woodridge’s economic position.

Woodridge’s strategic location within DuPage County offers access to a regional labor pool, key transportation corridors, and development-ready land. To fully capitalize on these strengths, the Village must work closely with regional economic development entities to align goals, share resources, and elevate the community’s visibility. Collaborative planning efforts will position Woodridge as a proactive partner in regional economic development, attracting attention from site selectors, investors, and developers who increasingly evaluate communities as part of regional ecosystems.

### Strategy 1: Establish and maintain partnerships with regional economic development organizations.

- A. Continue actively participating in ICSC conferences and networking events.
- B. Continue working with Choose DuPage and Will County CED to coordinate on opportunity site marketing, participate in regional site tours and conferences, and receive prospect referrals.
- C. To the extent possible, maintain active membership in Chamber 630 by participating in networking events, sponsoring programs that support Woodridge businesses, and collaborating on new business welcoming, and retention visits.
- D. Partner with CMAP to receive access to regional data and economic analysis, participate in economic development and technical assistance programs, and leveraging CMAP’s planning expertise for Village initiatives.
- E. Engage with DCEO to pursue state economic development grants and incentive programs.

## **Strategy 2: Coordinate joint marketing and site selector outreach with regional partners.**

- A.** Develop co-branded marketing materials with Choose DuPage highlighting Woodridge’s competitive advantages within the region, available opportunity sites with regional significance, incentive programs and business-friendly policies, and success stories of businesses thriving in Woodridge.
- B.** Participate in regional site selector tours and familiarization visits hosted by Choose DuPage or DCEO ensuring that Woodridge opportunity sites are included in tour itineraries, Village staff are available for presentations and Q&A, and compelling tour materials specific to Woodridge are distributed.
- C.** Co-sponsor regional economic development events with neighboring communities or the county including joint investor conferences showcasing southwestern DuPage County, collaborative marketing campaigns promoting areas like Four Corners and Lemont Road, and shared presence at industry trade shows.
- D.** Contribute content to regional economic development publications and platforms including Choose DuPage newsletters and website, Crain’s Chicago Business advertising content, and trade publication articles highlighting Woodridge’s business climate.
- E.** Create referral network with neighboring municipalities for businesses seeking sites that may be better suited for Woodridge vs. a neighbor community, coordination on businesses considering multiple locations within the region, and joint advocacy on regional transportation/infrastructure priorities.

- F.** Develop a regional “Southwest DuPage Commercial Opportunities” digital brochure featuring Woodridge sites alongside partner municipalities for broader market reach.

## **Strategy 3: Align workforce development strategies with regional initiatives and neighboring communities.**

- A.** Coordinate with DuPage County and neighboring communities on broadband infrastructure expansion to support remote and hybrid work needs, transportation improvements facilitating commuting to Woodridge jobs, childcare availability, and quality of life amenities attracting and retaining workforce.
- B.** Collaborate with regional workforce development boards (DuPage Workforce Innovation Board, Illinois workNet centers) to connect Woodridge businesses to available workforce services and promote job openings from Woodridge employers.
- C.** Partner with regional workforce boards to promote training for high-demand occupations in Woodridge’s industrial and commercial sectors.
- D.** Partner with College of DuPage on workforce development programming, such as training programs for Woodridge businesses, internship placement programs, and job fairs at Village facilities.

## Goal 3: Support businesses within industrial zones to promote successful employment centers.

Woodridge’s industrial areas play an important role in the local economy, providing employment opportunities, supporting the regional supply chain, and contributing to the Village’s tax base. As market demands shift and industrial users evolve, it is important that these zones continue to meet the needs of existing businesses while remaining competitive and adaptable for future growth. There is also an opportunity to encourage more flexible, lower-impact industrial formats, such as modern flex spaces, capable of serving an evolving mix of uses and business types, from light manufacturing to e-commerce logistics.

### Strategy 1: Strengthen relationships with existing industrial operators through proactive engagement.

- A. Conduct annual or bi-annual industrial business retention visits to assess business performance, growth plans, and business needs.
- B. Bring together industrial operators annually at a round table with Village staff to understand issues and infrastructural needs, and work with the Village to connect them to available resources.
- C. Recognize and promote successful industrial operations through the State of the Village and other platforms, such as newsletters. Highlight sustainable practices, community contributions, and workforce development achievements.
- D. Continue to maintain a centralized industrial issue log tracking infrastructure needs, regulatory concerns, and Village follow-up.



## Strategy 2: Market Woodridge to next-generation industrial users and low-impact modern flex space operators.

- A. Continue to keep track of available industrial site inventory and consider sharing information on an Economic Development website or web page.
- B. Develop marketing materials targeting light manufacturing operations, small-scale e-commerce logistics, research and development, maker spaces, artisan manufacturing, and flex space users.
- C. Target outreach to brokers specializing in light manufacturing operations, research and development facilities, small scale e-commerce, maker spaces, artisan manufacturing, flex space, and food production and distribution.
- D. Promote Woodridge’s competitive advantages for industrial users, such as access to I-55 and I-355, location within a major industrial corridor, large available land parcels, and business-friendly approval processes.
- E. Provide a “Modern Flex Space” design brief outlining preferred building forms, loading configurations, sustainability features, and amenity expectations.

### CASE STUDY



#### *Next-Generation Industrial & Flex Space Elk Grove, IL*

Elk Grove Village has actively repositioned portions of its extensive industrial base to attract modern flex space, research and development, and light manufacturing users, including projects within the Elk Grove Technology Park and along key industrial corridors. The Village paired proactive marketing with clear design expectations, infrastructure readiness, and a streamlined approval process. By emphasizing flexible building formats, sustainability features, and access to regional transportation networks near O’Hare and major highways, Elk Grove Village has attracted next-generation industrial users while maintaining compatibility with surrounding uses.



## THEME 5:

# VILLAGE IDENTITY AND CULTURE

**Strengthen Woodridge's identity through cohesive design, public spaces, and community programming.**

Communities become memorable because of how people experience them and how they tell their story. Woodridge is a community with strong civic institutions and a resident base that values family life and connection, surrounded by parks, natural areas, and unique environmental assets. Yet these strengths often operate in parallel rather than as a unified identity that residents and visitors can readily perceive. A unified Village identity seeks to bridge that gap, not by inventing something new, but by revealing and strengthening the spirit that already exists.

This matters for Woodridge because identity affects how residents feel about their community, how businesses evaluate investment opportunities, and how the Village is perceived regionally. A community that knows its essence can market itself more effectively, support cultural expression, and create memorable places that reinforce a sense of belonging. In a competitive regional landscape, where many suburbs offer similar services and amenities, a clear and authentic identity helps Woodridge stand out as a community where people choose to participate, return, invest, and maintain a sense of place.

# Goal 1: Refresh the Village’s visual and messaging identity to strengthen belonging and reflect Woodridge’s character.

Village identity is shaped not only by place and programming, but by the shared symbols, traditions, and language that connect residents to each other and to Woodridge itself. Strengthening these through unified branding, visual cues, and participatory storytelling can build deeper civic pride.

## Strategy 1: Launch a Village Identity Campaign (e.g., “We Are Woodridge”) that connects people, places, and programs under a unified message.

- A. Conduct a brand audit to evaluate existing logos, messaging, signage, publications, digital presence, and visual inconsistencies across departments and partner organizations.
- B. Engage residents, businesses, youth, and community partners in a discovery process to understand how people describe Woodridge, what they value, and what symbols or themes resonate most.

- C. Define core brand pillars and storytelling themes rooted in Woodridge’s nature, neighborhoods, and community spirit.
- D. Develop updated visual identity elements, including typography, color palette, imagery styles, and nature-inspired graphic motifs.
- E. Apply the refreshed identity across digital platforms, publications, printed collateral, and community event materials.
- F. Integrate shared messaging themes (e.g., nature, resilience, neighborhood pride, volunteerism) into seasonal outreach, public events, and Village publications to create consistent touchpoints that reinforce belonging.



## Goal 2: Create cohesive public realm design that reinforces Village identity and enhances the pedestrian experience.

Woodridge's streets, intersections, and public spaces shape how people move through and experience the Village. A coordinated and predictable design approach helps create places that feel welcoming, intuitive, and unmistakably Woodridge. Investing in consistent standards across corridors, intersections, and development projects supports safety and mobility while also reinforcing the Village's identity, ensuring that every public-facing improvement contributes to a more connected, visually coherent, and memorable community.


### Strategy 1: Expand the Village's new brand and visual identity into the physical environment through cohesive, place-specific design across districts, corridors, and neighborhoods.

- A. Standardize core materials, colors, typography, and landscape treatments to create consistency across all public-facing features, applying the refreshed brand palette to gateways, trailheads, wayfinding, civic facilities, public signage, and Village vehicles.
- B. Develop district-level identity concepts for Seven Bridges, Centerpointe, 75th & Janes, Woodridge Drive, and other key areas, using localized cues, messaging, and placemaking expressions that reflect each area's unique purpose and character.

- C. Collaborate with HOAs, commercial centers, the Park District, and the Library to coordinate co-branded design elements and ensure shared public spaces reflect the refreshed identity while respecting established neighborhood signage and character.



## Strategy 2: Create a unified design language rooted in nature, materials, and environmental character.

- A. Develop a Village-wide nature-based design palette that draws from native plantings, natural textures, ecological patterns, and seasonal cues to reflect Woodridge’s landscape and environmental identity.
- B. Translate the nature palette into core visual identity elements by defining illustration styles, pattern motifs, iconography, color harmonies, and typography pairings inspired by natural forms like tree rings, leaf silhouettes, water movement, and prairie textures.
-  C. Prepare a Nature Identity Guide that outlines how nature-driven patterns and materials should be incorporated across Village publications, digital graphics, social media, interpretive signage, banners, community art, and cultural programs.
- D. Integrate ecological themes into ongoing Village storytelling by weaving nature references into resident spotlights, seasonal narratives, environmental milestones, and community history to reinforce Woodridge’s connection to its natural surroundings.
- E. Encourage community partners, including the Library, Park District, schools, HOAs, and local organizations, to incorporate the nature design language into co-branded materials, event promotions, public-facing graphics, and collaborative art projects.
- F. Use the nature palette to inspire small-scale cultural placemaking through temporary installations, seasonal décor, interpretive stops, recycled-material art, and other low-impact expressions that bring the Village’s environmental character into public life.

- G. Strengthen internal capacity to apply the nature identity consistently by providing staff with clear guidance, adaptable templates, and visual examples that help integrate the palette into everyday communication and design work.

## Strategy 3: Adopt Village-wide streetscape and public realm standards.

- A. Adopt a Village-wide Streetscape Standards Manual establishing street tree palettes by corridor type, furnishing standards, pedestrian-scale lighting fixtures designed for visibility and safety, sidewalk/furnishing zone dimensions, landscaping specifications, and crosswalk typologies.
- B. Require public realm improvements as part of development approvals for sites over 8 acres, including enhanced sidewalks, crosswalk upgrades, bus stop improvements, and gateway/public art features.
- C. Establish unified signage and wayfinding standards with coordinated park/trail signage, development identification signs, and a preference for monument signs over pole signs.
- D. Create a “Key Corridor Design Overlay” for 75th Street, Woodward Avenue, State Route 53, 63rd/I-355, and Town Center roadways with enhanced landscaping, stronger frontage/building standards, pedestrian improvements, and public art expectations.



## Woodridge Brand and Logo Refinement

Woodridge has long embraced a nature-based identity, reflected in its existing logo and the community's connection to parks, forest preserves, and tree canopy. While the logo carries familiarity, it reflects an older design era and does not fully convey the contemporary feel or sense of place that communities seek to project today. Through this planning effort, the Village explored refinements that maintain the core identity while improving clarity, legibility, and resonance with modern expectations for design.

To understand how a refreshed identity might translate into the built environment, the team developed four banner concepts that expand on the refined logo language. Each concept explores a different direction, including pattern-based, narrative-driven, timeless civic, and action-oriented, testing how color, typography, iconography, and messaging could function at the corridor and district scale. This approach mirrors how communities increasingly use branding not only for communication, but also for placemaking and wayfinding.

Together, these banner concepts demonstrate how a refined brand system can support corridor identity, placemaking, and wayfinding. Some designs lean youthful and expressive, others timeless and civic, and others narrative or action oriented. Each gives the Village a different pathway for future branding and signals how small visual improvements can contribute to a broader sense of Woodridge as a connected, intentional, and inviting place.

The next step for Woodridge is not a wholesale rebrand, but a brand expansion—taking the existing identity and building outward so it can function at multiple scales: from gateway signs and district banners to trail markers, utility screening, public art, and small signage. This approach strengthens cohesion without erasing familiarity. Brand expansion is ultimately about presence and continuity. When a community's visual cues align, from corridor banners to bike racks to trail wayfinding—residents know where they are, visitors form stronger impressions, and private investment has a clearer visual context to respond to.

## Banner Concept A

This concept uses a grid of leaf icons in brighter, more saturated colors to distinguish the banners from the natural tree canopy and make them highly visible along corridors. The repeating leaf motif creates a playful yet organized pattern that reinforces Woodridge’s nature-based identity in a contemporary way. The color range including greens, oranges, blues, and neutrals suggests seasonality without explicitly showing seasons, allowing the system to feel fresh year-round. Each banner carries a district name at the top (e.g., Town Centre, Rivers Edge, 75th Street District, Seven Bridges), creating clear geographic cues that help locals and visitors understand where they are in the community. The “Woodridge” label anchors the system, while the illustrative clock motif nods to existing branding elements without dominating the layout. The overall style is brighter, youthful, and more vibrant, appealing to young families, new residents, and professionals, and giving corridors a visual rhythm.



## Banner Concept B

This concept takes a more narrative and lifestyle-driven approach. The layout combines blocky color fields, circular geometry, and bold typography to create a structured but energetic composition. The color palette remains bright and contemporary, making the banners highly legible from a distance and distinct from surrounding foliage. What differentiates this direction is its ability to describe the vibe or role of a place through short active phrases such as Shop, Dine, Play, Gather, Learn, Eat, Stay, Explore. These prompts set expectations about what a district offers, reinforcing the idea that different areas have different functions and personalities. The district name is labeled clearly (e.g., Rivers Edge, 75th Street, Seven Bridges, Town Centre), while the “Woodridge” tag and clock icon create consistency across the system. The overall feeling is modern, structured, and experience-driven, suitable for a village looking to highlight lifestyle assets and local destinations.



## Banner Concept C

This concept merges traditional and contemporary elements to create a more timeless banner system. The layout is clean and vertically organized, with the district name displayed prominently at the top in a serif-style font that communicates stability, heritage, and civic presence. Below, blocks of leaf motifs echo Woodridge's natural identity, but in a more refined, subdued palette that avoids feeling overly playful. The clock motif appears in a simplified form at the top, bridging the older branding language with more modern color blocking beneath. A third line near the bottom introduces short catchphrases such as "a place to gather" or "a place to grow", reinforcing community values without being overly promotional. Finally, the Woodridge label grounds the design. The visual hierarchy is deliberate and legible, district, identity, brand. This direction feels well-suited to civic corridors, gateways, or reinvestment districts where a more classic tone is desired.



## Banner Concept D

This concept focuses on nature-driven action verbs that align with Woodridge’s environmental identity and growth narrative. Words like “Lasting Town Centre,” “Blooming Rivers Edge,” “Branching 75th Street District,” or “Growing Seven Bridges” introduce a positive, forward-looking tone that communicates evolution without aggressive marketing language. The background colors are rich and saturated, including deep blues, greens, oranges, and yellows, that keep the banners visible through all seasons and clear against the natural backdrop. The typography is more expressive and slightly playful, capturing youthful energy without undermining legibility. The small leaf cluster icon reinforces Woodridge’s nature-based story, while the Woodridge label grounds the banner as part of a larger system. This direction works well for corridors and districts that are actively transforming or repositioning, mainly because the messaging evokes motion, growth, and renewal. The overall effect is optimistic, energetic, and community-forward.



## **Strategy 4: Elevate priority intersections as placemaking moments that express Woodridge’s identity and reinforce corridor character.**

- A.** Introduce identity-focused intersection enhancements using the Village’s nature-based design palette, including native landscaping, textured materials, seasonal plantings, and distinctive planting forms tied to corridor character.
- B.** Integrate public art at strategic intersection corners through sculptural elements, artistic crosswalk patterns, interpretive markers, or small-scale installations that reflect Woodridge’s nature, neighborhoods, and cultural stories.
- C.** Use branded elements such as banners, decorative poles, coordinated lighting fixtures, and corridor-specific color accents to establish a unified visual rhythm along placemaking corridors.
- D.** Reinforce corridor identity with branded wayfinding, neighborhood signage, and low-scale visual cues that help define transitions between districts and highlight key entry points.
- E.** Coordinate intersection placemaking treatments with adjacent private and public improvements so that development frontage, landscaping, and architectural elements reinforce a cohesive identity.
- F.** Apply the Nature Identity Guide and Intersection Improvement Toolkit to shape intersection planting schemes, pavement materials, street furniture placement, interpretive content, and small gathering or micro-plaza opportunities where space allows.



## Goal 3: Celebrate community pride by bringing people together for cultural expression and engaging programs.

Woodridge’s strength comes from its people, their stories, traditions, and shared experiences. As the Village continues to grow and diversify, there is a clear opportunity to deepen connection through arts, culture, and community-driven narratives. Building a more intentional cultural framework ensures that residents see themselves reflected in Village life, strengthens social bonds across neighborhoods, and creates year-round opportunities for people to gather, participate, and celebrate what makes Woodridge unique.

### Strategy 1: Establish a coordinated cultural framework that strengthens arts, storytelling, and community expression.

- A. Develop a Village-wide Arts, Culture, and Identity Plan that integrates cultural investment, storytelling, local traditions, and creative placemaking into a single coordinated framework.
- B. Leverage and Expand the role of existing advisory bodies, such as the Human Relations Advisory Committee, to help with inclusive storytelling, cultural representation, and community expression within the Village-wide Arts, Culture, and Identity Plan.
- C. Formalize partnerships with the Park District, Library, schools, HOAs, and local businesses to ensure cultural activities are well-coordinated and widely accessible.
- D. Consider establishing a Woodridge Arts & Culture Committee of resident volunteers to guide implementation of the Arts, Culture, and Identity Plan and coordinate cultural programming.

## **Strategy 2: Use coordinated storytelling and community narratives to strengthen belonging and deepen connection to Woodridge.**

- A.** Launch a storytelling platform or “Humans of Woodridge” initiative as part of the Woodridge brand refresh that highlights resident voices, local businesses, neighborhood histories, environmental assets, and community milestones through digital media, displays, and public spaces.
- B.** Partner with schools to pilot a Youth Cultural Ambassador initiative where students create small art pieces, write stories, or design nature-inspired installations that contribute to Village identity.
- C.** Develop interpretive markers or short “story stops” at parks, trail connections, and civic locations that share meaningfully curated stories of Woodridge’s natural environment, cultural evolution, and community identity. Include “Then & Now” history plaques that connect people with Woodridge’s history and evolution over time.
- D.** Create themed exploration routes, such as nature walks, story loops, heritage paths, or neighborhood discovery tours, that encourage deeper engagement with local places.

## **Strategy 3: Bring people together through inclusive, creative, and seasonal cultural programming, in partnership with other government entities or local organizations.**

- A.** Host an annual rotating Woodridge Block Party that brings food, music, and activities to different neighborhoods or corridors each year.
- B.** Develop seasonal placemaking themes, such as winter lights, spring bloom, summer color, or fall harvest, that inspire temporary installations, community participation, and local business tie-ins.
- C.** Introduce a Mobile Pop-Up Plaza or activity cart that provides seating, games, art materials, and interactive elements to temporarily activate underused public spaces.
- D.** Support Culture in the Commons programming, such as movie nights, spoken word events, art nights, and cultural performances, in partnership with the Library and Park District.
- E.** Coordinate with local organizations and businesses to host cultural micro-events, night markets, neighborhood arts pop-ups, or other small-scale activities that celebrate community life.

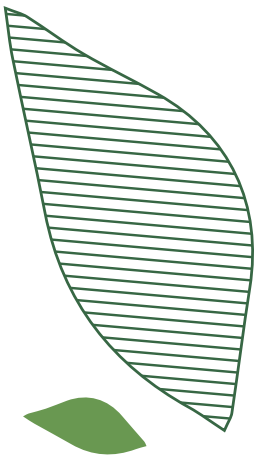
## Goal 4: Elevate the Town Center as a cultural, environmental, and community anchor.

Woodridge's Town Center, featuring natural areas, walking trails, and a serene water feature, offers a unique opportunity to become the cultural and placemaking heart of the Village. By layering in arts, education, recreation, and seasonal programming, this site can evolve into a signature gathering place that reflects Woodridge's values and aspirations.

### Strategy 1: Create a cohesive vision for the Town Centre that builds on existing assets and potential partnerships. Establish a unified Town Centre design palette for materials, plantings, lighting, signage, and furnishings.

- A. Continue to coordinate regularly with the Library and Park District to align campus-based programming, event concepts, public art possibilities, and educational themes so the campus functions as a seamless, year-round destination rather than isolated facilities.

- B. Integrate environmental education through small-scale interpretive signage, habitat restoration demonstrations, or nature-focused programming that showcases the campus' ecological character, especially around Lake Harriet.
- C. Create a flexible outdoor platform (e.g., a small performance lawn, modular seating cluster, or temporary pavilion) where cultural programming, children's activities, small concerts, pop-up art, or seasonal festivals can be hosted without major infrastructure.



**🕒 Strategy 2: Create a Village-led framework for nature-forward cultural and educational experiences within the Town Center, coordinated with the Park District and Library to reinforce Woodridge’s environmental identity and ecological character.**

- A. Install a Nature Art Walk along the lakeshore and woodland edges, featuring sculptures, carvings, or installations made from natural or reclaimed materials, co-designed with local artists, students, and environmental groups.
- B. Partner with the Library to create an Outdoor Reading Room or Storytime Grove using natural seating (logs, boulders, sculpted timber), shade from existing trees, and storybook panels tied to seasonal themes, local wildlife, or Woodridge history.
- C. Introduce interactive ecological interpretation such as pollinator garden markers, “touch and learn” tactile displays, tree identification posts, and QR-linked micro-lessons curated in partnership with the Library and Park District.
- D. Consider a Lakeside Sensory Trail offering gentle sound installations, textured pathways, scent-focused plantings, and child-friendly nature play elements that connect to Woodridge’s emphasis on outdoor learning.
- E. Consider establishing a Woodridge Environmental Advisory Committee of resident volunteers to advise Village Board on environmental initiatives, green space preservation, sustainability programs, and climate adaptation strategies.

**Strategy 3: Activate the Civic Campus with inclusive, family-friendly programming that blends nature, culture, and community life.**

- A. Host seasonal evening activations that celebrate nature’s rhythms, such as lantern walks around the lake, tree-canopy light installations, firefly night events, or twilight art walks.
- 🕒 B. Create “Nature & Culture Days,” blending environmental education with hands-on art, birdhouse painting, nature journaling, plein air sketching, or storytelling circles informed by Woodridge’s diverse cultural heritage.
- C. Collaborate with the Park District to develop an annual “Commons Fest” featuring live music by local performers, nature walks led by Park District educators, art markets, sunset programming by the lake, and more.
- D. Introduce a rotating “Campfire Commons” series with guided discussions, acoustic music, family storytelling nights, or seasonal cultural traditions presented by community groups.
- E. Create a mobile pop-up wagon “The Woodridge Wanderer” stocked with nature kits, sketching supplies, magnifying lenses, art materials, and simple games that staff can roll out during peak seasons.



## THEME 6:

# RELIABLE INFRASTRUCTURE

**Maintain reliable infrastructure that serves existing residents and supports strategic growth.**

Infrastructure is the unseen backbone of daily life, including water systems, stormwater networks, roads, utilities, and digital systems that allow a community to function. Much of Woodridge's infrastructure is mature and in good working order, but managing it requires long-term planning, coordinated investment, and a realistic understanding of future needs. A well-maintained infrastructure system protects property, ensures public safety, and gives residents confidence that their community is prepared for current and future demands.

In Woodridge, this also intersects with important external pressures such as extreme weather, aging utility systems, and the evolving standards of service expected by residents and businesses. The goal is to build resilience and warrant capacity for future demand, ensuring that stormwater systems can handle intense rainfall, that water conservation is supported, and that digital and cybersecurity systems keep critical services reliable. Investing in infrastructure sustains long-term community health, economic vitality, and environmental stewardship.

# Goal 1: Continue to maintain a good state-of-repair for existing infrastructure and ensure it has the capacity to accommodate new growth.

Woodridge maintains a strong culture of service for Village residents and recognizes that infrastructure is essential to the quality of life for residents and businesses. The provisions of these drinking water, storm sewer, sanitary sewer, and street maintenance services are vital to the health, safety, and welfare of the community, as well as sustaining a strong local economy now and into the future.

## Strategy 1: Develop a longer-term multi-year Capital Improvement Plan (CIP) that outlines short- and long-term priorities for water, stormwater, sanitary, and street system upgrades, based on asset condition, capacity needs, and future development areas.

- A. Continue to regularly update the Village’s CIP using roadway condition inventories, water system master plans, and long-term water and sanitary capital programs to prioritize projects based on asset condition, service levels, and future development needs.
- B. Continue to coordinate underground utility replacements with roadway improvement projects to minimize repeat construction and ensure infrastructure investments are sequenced efficiently.
- C. Consider utilizing a longer CIP planning timeline to better accommodate and prioritize longer-term capital improvements and ensure major projects are strategically coordinated, budgeted, and scheduled, without being overlooked.

## Strategy 2: Continue to engage with owners and development applicants throughout the Village and within the opportunity areas to understand existing infrastructure and water/sanitary service demand.

- A. During (re)development review, continue to ensure water/sanitary/storm sewer/utility infrastructure considers adjacent future development and is sized appropriately. This is especially important when planning for development in the opportunity areas identified in the Comprehensive Plan.
- B. Foster collaboration between the Village, developers, and neighboring municipalities to coordinate infrastructure planning and development. This can include sharing data and aligning development timelines.
- C. Consider implementing incentive programs for developers who contribute to sustainable infrastructure practices (renewable energy sources, green building materials, innovative water management systems, etc.). Incentives could include expedited permitting and density bonuses.

**Strategy 3: Identify opportunities to combine underground utility work with street resurfacing/reconstruction to reduce duplication and maximize cost-efficiency.**

- A. The public works department should continue to maintain a database of the current main points of contact for ComEd, AT&T, Comcast, and Nicor, as well as compile and maintain location data related to their utility infrastructure within the Village.
- B. The Village’s GIS should coordinate with the utility companies to obtain infrastructure location data enabling increased coordination during project planning between street resurfacing/reconstruction and utility maintenance/improvements.
- C. While the Village is preparing the Capital Improvement Plan (CIP) and Pavement Plan, coordinate with the dry utility providers (AT&T, Comcast, Nicor) to understand their future capital projects plan. This can help coordination and allow development of a unified project schedule that aligns street resurfacing/reconstruction and utility maintenance/improvements, ensuring that all related work can be performed simultaneously.

**Strategy 4: Continue promoting participation in the Private Sanitary Sewer Incentive Program to help property owners reduce backups and mitigate stormwater inflow.**

- A. Continue and review the Incentive Program. The Village provides a private sanitary sewer incentive program private sanitary sewer incentive program aimed at assisting with reducing home sewer backups and/or reducing stormwater from entering the sanitary system. Under the program, the Village will reimburse 50% of the installation cost, up to the maximum for the respective project. The Village should review program participant receipts to ensure that the maximum reimbursement levels are adequate and up-to-date, as the last time these were set is 2017.
- B. In addition to maintaining the program information on the Village website, periodically promote the Incentive Program through the Village’s electronic newsletter and social media, as appropriate.

## Goal 2: Promote long-term water security and conservation.

The Village should protect and manage water as a critical resource by improving system efficiency, encouraging conservation, and preparing for long-term supply risks.

### 🕒 Strategy 1: Expand outreach on water conservation measures tied to the DuPage Water Commission's Water Conservation and Protection Program (WCAPP) and Preserving Every Drop campaign, especially targeting large water users like HOAs and commercial centers.

- A. Review the existing lawn watering ordinances and the DuPage Water Commission's WCAPP program to create a bulletin/flyer that can be distributed throughout the Village to residents and businesses and posted on the Village website, electronic newsletter, and social media to increase education and compliance.
- B. This bulletin/flyer could also be delivered to residents and businesses with their water bill. This can also help to manage capacity of the system during peak periods.
- C. Utilize data from the Village's updated water meter system to identify high-use customer categories such as industrial campuses, commercial centers, and HOAs and integrate

targeted water conservation messaging into existing outreach efforts, including regular communications, social media, and on-request staff assistance.

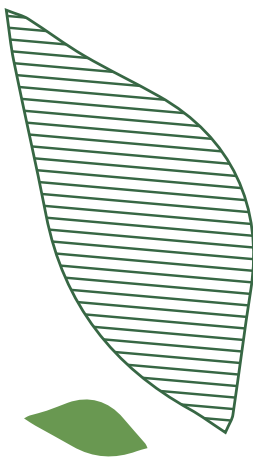


**🕒 Strategy 2: Promote native and low-water landscaping in new development and retrofits, especially in parkways and common areas.**

- A. Incentivize sustainable site design practices, such as native and low-water landscaping, by exploring tools including density bonuses, expedited permitting, fee reductions, flexible design standards, and cost-sharing incentives.
- B. Partner with the Woodridge Park District and coordinate to promote native and low-watering landscaping treatments.
- C. Include example resources on the Village/ Park District websites, such as the Morton Arboretum Northern Illinois Tree Species List.

**🕒 Strategy 3: Coordinate with Illinois American Water to align conservation expectations and transparency in service areas south of I-55.**

- A. Inform Illinois American Water of a potential water conservation bulletin/flyer that can be distributed throughout the Village to residents and businesses.
- B. Encourage Illinois American Water to post this to their website and on social media, as well as deliver it to their customers in their water bill.
- C. Provide a water service area statement or map on the Village website describing the service area of the Village of Woodridge (generally north of I-55) and Illinois American Water (generally south of I-55).



## Goal 3: Maintain a resilient and sustainable infrastructure system.

Prepare Village infrastructure for future environmental, energy, and technological demands by integrating green infrastructure practices, expanding renewable energy readiness, and maintaining secure, future-proofed systems. Through forward-looking policies and partnerships, Woodridge can reduce flood risk, promote environmental health, and support long-term community well-being.

### **Strategy 1: Implement pertinent projects within the East Branch DuPage River Watershed Based Plan and the forthcoming Prentiss Creek Watershed Based Plan.**

- A. Review the East Branch DuPage River Watershed Based Plan and continue coordinating with DuPage County Stormwater Management, Illinois Environmental Protection Agency (IEPA), and the Illinois Department of Natural Resources (IDNR) to assess the feasibility of recommended projects within Woodridge.
- B. Coordinate with DuPage County and interested property owners to explore grant opportunities, such as IEPA's 319 Grant Program, for feasible watershed projects where appropriate. This can include working with the Waterbury of Woodridge HOA along Janes Avenue and the Fox Ridge Creek HOA along Route 53 to naturalize the shoreline and install native plantings around their retention basins.

- C. Participate in the Prentiss Creek Watershed Plan process, led by DuPage County Stormwater Management to stay informed and engaged as recommendations develop in 2026.
- D. Coordinate with DuPage County Stormwater Management and stakeholders to evaluate early implementation opportunities identified through the Prentiss Creek Watershed Plan, as feasible and appropriate.

**👉 Strategy 2: Launch a Green Infrastructure Demonstration Program at Village-owned sites to showcase strategies such as rain gardens, rainwater harvesting, and native plantings.**

- A.** Coordinate amongst departments to determine the feasibility, cost, type, and location of a green infrastructure project(s) on Village-owned property, such as the Woodridge Town Center and the recently built Police Department facility on Janes Ave. The effectiveness of green infrastructure can rely on establishing a long-term maintenance plan, which may include regular inspections, weeding, and repairs.
- B.** Identify the most feasible green infrastructure project and apply for the Illinois Environmental Protection Agency (IEPA) Green Infrastructure Grant Opportunities (GIGO) program to fund a portion of the project(s).
- C.** After funding is determined, promote the project(s) in the Village electronic newsletter, via local media, and social media channels.

**Strategy 3: Ensure Village-managed infrastructure systems (e.g., water and sanitary systems) maintain strong cybersecurity protocols as smart technologies and digital monitoring become more common.**

- A.** Continue to maintain and regularly update cybersecurity protocols for the Village's water and wastewater systems, using available Environmental Protection Agency (EPA) guidance and resources to strengthen system resilience.
- B.** Maintain and periodically update the Village's incident response plan to clearly define roles, communication procedures, and recovery actions in the event of a cybersecurity incident.



# Implementation



## Overview

Implementation is where vision becomes reality. The Comprehensive Plan establishes a long-term direction for Woodridge, but its success depends on coordinated action, resource alignment, and the ability to adapt as conditions evolve. Market dynamics, fiscal capacity, development readiness, and public-private partnerships will all influence the pace and form of change. Progress must therefore be sequenced, practical, and supported by organizational structures that can carry work forward over time.





## Implementation Matrix

To support this, the Plan includes an Implementation Matrix that consolidates recommended strategies, identifies lead and supporting partners, outlines approximate timeframes, and acknowledges tools and resources that may be required. The matrix translates policy into work plans, helping the Village prioritize near-term wins while positioning longer-term efforts for future funding cycles, grant opportunities, programming, or capital improvements.

The implementation matrix will be provided in the next draft of the Comprehensive Plan.

## Transformative Initiatives

Importantly, implementation in Woodridge is not confined to a single policy area. The Plan includes dozens of strategies across land use, mobility, housing, identity, infrastructure, parks, and economic development, and many of these strategies produce their greatest impact when advanced together. The Plan's five transformative initiatives highlight this integrated approach; each spans multiple departments and policy themes, reflecting the reality that community change is cross-cutting rather than siloed.

# Overview

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## Implementation Matrix

The Implementation Matrix translates Woodridge's Comprehensive Plan from vision to action by organizing strategies into a practical, accountable, and flexible framework. The matrix is designed as a living management tool that helps the Village align policy, staffing, partnerships, funding, and outcomes over time.

Each strategy across all themes is evaluated through multiple lenses, including priority level, organizational responsibility, partnerships, timing, funding, and performance, to reflect the reality that successful implementation requires coordination across departments, agencies, and the private sector. This approach ensures that actions are realistic, transparent, and adaptable as conditions evolve.

### Strategy

Each row corresponds to an adopted strategy from the Comprehensive Plan. Strategies are intentionally written at a level that allows flexibility in how they are carried out while still providing clear direction for staff, partners, and decision-makers.

### Internal Departments

This column identifies the Village departments responsible for leading, supporting, or coordinating implementation. In many cases, strategies require collaboration across multiple departments rather than a single owner. Identifying these relationships upfront helps break down silos and clarifies roles.

### External Partners

Many strategies depend on coordination beyond Village government. This column identifies potential local, regional, state, nonprofit, and private-sector partners that may play a role in funding, delivery, expertise, or implementation support. These are not commitments, but opportunities for collaboration.

### Priority Level

Each strategy is assigned a priority level (high, medium, or low) to help the Village focus attention and resources. Priority reflects the relative importance of a strategy to achieving the Plan's goals and advancing Woodridge's long-term vision. While priority often aligns with timeframe, where high-priority strategies tend to fall in the short- to mid-term, this is not always the case. Some strategies are considered high priority even if they are long-range in nature due to factors such as funding availability, market readiness, regulatory complexity, or the need for private investment and regional coordination. In these cases, priority signals that groundwork, coordination, and planning should begin early, even if full implementation will occur over a longer horizon.

### Timeframe

Timeframes are expressed in short-, mid-, and long-term horizons to help the Village sequence work, align with capital planning and budgeting cycles, and set realistic expectations. Some strategies are ongoing by nature, while others are tied to specific plan updates or market conditions.

## Funding Sources

This column identifies potential sources that may support implementation, including operating budgets, capital improvement funds, grants, incentive tools, partnerships, and private investment. This reinforces the idea that implementation is iterative and opportunistic.

## Metrics for Success

Each strategy includes measurable indicators to help the Village track progress, evaluate effectiveness, and communicate outcomes to elected officials and the community. Metrics focus on tangible results, such as policy adoption, investment leveraged, projects delivered, participation levels, or performance improvements.

## Village Departments

Across all themes and strategies, implementation draws on coordination among the following Village departments:

- **Planning & Community Development**
- **Economic Development**
- **Building & Code Enforcement**
- **Public Works**
- **Engineering**
- **Finance**
- **Legal**
- **Woodridge Police Department (Social Services)**
- **Communications / Public Information**
- **Information Technology**
- **Village Manager's Office**

This reflects the Plan's cross-cutting nature and reinforces that long-term success depends on shared ownership rather than isolated action. This will be further reinforced in the following section which introduces Transformative Initiatives that tie multiple strategies across themes.

## Flexible Implementation

The Implementation Matrix is intended to be revisited regularly, during annual budgeting, capital planning, staff work planning, major policy updates, and as resources become available. As projects are completed, funding changes, or priorities shift, the matrix can be refined to reflect current conditions while maintaining alignment with the Plan's long-term vision.

# Transformative Initiatives

Importantly, implementation in Woodridge is not confined to a single policy area. The Plan includes dozens of strategies across land use, mobility, housing, identity, infrastructure, parks, and economic development, and many of these strategies produce their greatest impact when advanced together. The Plan's five transformative initiatives highlight this integrated approach; each spans multiple departments and policy themes, reflecting the reality that community change is cross-cutting rather than siloed.

# 1. Land Use, Growth & Development

## Goal 1: Guide new high-quality development while maintaining community character.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Establish clear, objective design standards that align with existing community character.</b>	Planning; Building/Code Enforcement; Economic Development	DuPage County Community Development; Real Estate Community	<b>HIGH</b>	Short-Term (0–3 years)	Operating Budget; Zoning and Permit Fees	<i>Adoption of updated design standards; percentage of new developments reviewed under revised standards; reduced variance requests; resident satisfaction with development outcomes</i>
<b>Strategy 2: Require preservation and integration of natural areas and open space into new developments.</b>	Planning; Public Works; Engineering	DuPage County Stormwater; Forest Preserve District of DuPage County; Woodridge Park District; IEPA; conservation organizations; developers	<b>HIGH</b>	Short- to Mid-Term (0–5 years)	Stormwater utility funds; developer contributions; capital improvement funding; environmental grants	<i>Acreage of natural areas preserved or enhanced; number of developments incorporating green infrastructure; tree canopy retention; reduction in stormwater impacts</i>
<b>Strategy 3: Enhance transitional design standards where new development borders existing lower-density neighborhoods.</b>	Planning; Building/Code Enforcement	Neighborhood associations; Real Estate Community; design professionals	<b>HIGH</b>	Short-Term (0–3 years)	Operating Budget; Permit and Review Fees	<i>Adoption of transition standards; number of projects applying enhanced buffering or step-downs; reduction in neighborhood compatibility complaints</i>
<b>Strategy 4: Ensure that new developments maximize community benefits while minimizing negative impacts.</b>	Planning; Economic Development; Public Works; Engineering	Developers; DuPage County; utility providers; institutional partners	<b>HIGH</b>	Mid-Term (3–5 years)	Development agreements; Impact fees; TIF or Business Districts (where applicable); CIP	<i>Number of projects delivering public benefits; infrastructure improvements completed through development; private investment leveraged</i>

## Goal 2: Prioritize compact, mixed-use development that promotes walkability, strengthens commercial corridors, and creates connected community hubs.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Strengthen the zoning framework to proactively enable mixed-use development in targeted corridors and centers.</b>	Planning; Economic Development; Legal	NA	<b>HIGH</b>	Short-Term (0–3 years)	Operating Budget	<i>Adoption of zoning updates; reduced reliance on PUDs or variances</i>
<b>Strategy 2: Promote development that integrates complementary uses and strengthens district vitality throughout various times of the day.</b>	Planning; Economic Development	Real Estate Community; property owners	<b>MEDIUM</b>	Mid-Term (3–5 years)	Operating Budget	<i>Extended hours of activity; commercial occupancy rates</i>
<b>Strategy 3: Adopt pedestrian-oriented design standards that shape walkable, human-scaled mixed-use environments.</b>	Planning; Public Works; Building/Code Enforcement	CMAP; IDOT; DuPage County DOT; Active Transportation organizations	<b>MEDIUM</b>	Short- to Mid-Term (0–5 years)	Operating Budget; Transportation grants; CIP	<i>Adoption of design standards; improved streetscape quality; positive pedestrian experience feedback</i>
<b>Strategy 4: Leverage strategic public investment and private partnerships to catalyze high-impact mixed-use development.</b>	Economic Development; Planning; Finance; Legal	Developers; DCEO; private lenders; CDFIs	<b>MEDIUM</b>	Mid-Term (3–5 years)	TIF; Business Districts; DCEO financing; private investment	<i>Number of catalytic projects; private dollars leveraged; progress in targeted corridors</i>

**Goal 3: Strengthen commercial districts by promoting mixed-use development, expanding community amenities, and allowing for development flexibility to accommodate evolving market conditions and community needs.**

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Expand allowed-by-right uses and streamline permitting processes in commercial districts to accelerate tenant attraction and support district activation.</b>	Planning; Building/Code Enforcement; Economic Development	Woodridge Area Chamber of Commerce; property owners; Real Estate Community	<b>MEDIUM</b>	Short-Term (0–3 years) and ongoing	Operating Budget	<i>Simplified permitting process; increase in tenant occupancy; diversity of commercial uses</i>
<b>Strategy 2: Promote new development in commercial districts by streamlining review processes and allowing for development flexibility.</b>	Planning; Economic Development; Legal	Developers; DuPage County	<b>HIGH</b>	Short-Term (0–3 years)	Operating Budget	<i>Increased redevelopment proposals; increased investor interest</i>
<b>Strategy 3: Facilitate adaptive reuse of vacant commercial spaces by providing flexible building and use standards.</b>	Planning; Building/Code Enforcement; Economic Development	DCEO; Real Estate Community; lenders; developers	<b>MEDIUM</b>	Mid-Term (3–5 years)	DCEO redevelopment grants; TIF; CDFI financing	<i>Square footage repurposed; reduction in vacancy; number of adaptive reuse projects</i>

**Goal 4: Ensure that Office, Research, and Industrial (ORI) development balances market realities with community priorities and benefits.**

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Establish design and performance standards for ORI districts that minimize impacts on adjacent residential areas.</b>	Planning; Building/Code Enforcement; Economic Development; Public Works; Legal	DuPage County (Stormwater, DOT); CMAP; IDOT; IEPA; MPC; Real Estate Community	<b>HIGH</b>	Short- to Mid-Term (0–5 years)	CMAP technical assistance; local zoning/permit fee revenues	<i>Adoption of updated ORI design and performance standards; percentage of new ORI projects meeting enhanced buffering, screening, and design criteria; reduction in resident complaints related to ORI impacts (noise, traffic, lighting, stormwater)</i>
<b>Strategy 2: Enhance connectivity and public amenities within ORI districts to benefit the broader community.</b>	Planning; Public Works; Economic Development; Finance	DuPage County DOT; CMAP; Forest Preserve District; Woodridge Park District; Pace/RTA; Active Transportation groups; employers	<b>MEDIUM</b>	Mid-Term (3–5 years)	STP/ITEP/CMAP grants; IDOT cost participation; DuPage County funding; CIP	<i>Miles of sidewalks, trails, or shared-use paths added in ORI areas; number of ORI sites incorporating public amenities or connections; employee and resident satisfaction related to access and connectivity</i>
<b>Strategy 3: Encourage lower-intensity, community-serving uses in ORI districts that are compatible with neighboring residential areas.</b>	Planning; Economic Development; Legal; Building/Code Enforcement	DuPage County; Woodridge Area Chamber of Commerce; DCEO; Real Estate Community	<b>MEDIUM</b>	Mid-Term (3–5 years)	Operating Budget	<i>Community-serving uses established within ORI districts; jobs created by compatible employment uses; reduction in traffic, nuisance, or compatibility complaints</i>
<b>Strategy 4: Incentivize preferred development types that align with community priorities.</b>	Planning; Economic Development; Finance; Legal	DuPage County; CMAP; DCEO; CDFIs; private lenders and developers	<b>MEDIUM</b>	Short- to Mid-Term (0–5 years)	TIF, Operating Budget	<i>Number of projects utilizing incentive tools; amount of private investment leveraged; progress toward ORI opportunity area redevelopment targets; Establishment of Community Benefit Agreements</i>

**Goal 5: Facilitate cohesive development within opportunity areas to maximize community impact.**

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Establish a prioritization framework and phasing strategy for opportunity area investment.</b>	Planning; Economic Development; Finance; Public Works	DuPage County; CMAP; IDOT; DCEO; MPC; developers and major property owners	<b>HIGH</b>	Short-Term (0–1 years)	Operating Budget	<i>Adopted prioritization framework; sequencing of infrastructure vs. development</i>
<b>Strategy 2: Utilize targeted financing tools and public-private partnerships for opportunity area transformation.</b>	Economic Development; Planning; Finance; Legal	DuPage County; CMAP; DCEO; IHDA; Illinois Finance Authority; CDFIs; private investors	<b>MEDIUM</b>	Mid- to Long-Term (3+ years)	TIF; SSA; Business Districts; DCEO and IHDA programs; CDFI and bank financing; bonds	<i>Value of public and private investment; number of P3 agreements; redevelopment progress</i>
<b>Strategy 3: Build market awareness and attract quality development through proactive marketing and developer engagement.</b>	Economic Development; Communications; Planning	Choose DuPage; DuPage County; DCEO; Real Estate Community	<b>HIGH</b>	Short-Term (0–2 years) and ongoing	Operating Budget; Partner Contributions	<i>Number of outreach events and contacts; RFP/RFQ responses; development inquiries and deals closed</i>
<b>Strategy 4: Provide implementation support and reduce barriers for opportunity area Real Estate Community.</b>	Planning; Building/Code Enforcement; Economic Development; Legal	CMAP; Real Estate Community	<b>HIGH</b>	Short-Term (0–2 years) and ongoing	Operating budget; potential DCEO capacity-building funds	<i>Average review times; developer satisfaction; number of projects reaching construction; Creation of Developer Toolkit</i>

## 2. Housing for all

### Goal 1: Preserve and strengthen existing neighborhoods and housing stock through maintenance support and resident resources.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Create a comprehensive home improvement and maintenance support system to communicate resources to residents and help make home improvement processes more affordable and accessible.</b>	Planning; Building/Code Enforcement; Social Services; Communications; Finance	DuPage County Community Development; DuPage Housing Authority; IHDA; utility providers; Habitat for Humanity; AARP; local lenders and contractors	<b>HIGH</b>	Short- to Mid-Term (0–5 years)	IHDA rehab programs; CDBG; utility rebate programs; local incentives	<i>Number of households assisted; value of rehab investment; housing condition indicators in older neighborhoods</i>
<b>Strategy 2: Support rental property quality and neighborhood stability.</b>	Building/Code Enforcement; Woodridge Police Department (social services); Planning; Legal	DuPage Housing Authority; DuPage Health Dept.; legal aid; fair housing agencies; landlord associations	<b>MEDIUM</b>	Short- to Mid-Term (0–5 years)	CDBG; local code enforcement resources; possible state housing quality grants	<i>Rental inspection compliance rate; code violations per property; calls for service related to problem properties</i>

### Goal 2: Enable aging-in-community through housing options, home modifications, and supportive services.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Support home modifications and connect aging residents to services enabling community aging.</b>	Woodridge Police Department (social services); Building/Code Enforcement; Planning; Communications	DuPage Senior Services; DuPage Health Dept.; IHDA; Illinois Dept. on Aging; AARP; service providers	<b>HIGH</b>	Short- to Mid-Term (0–5 years)	IHDA and CDBG home modification funds; state aging programs; local support	<i>Number of homes modified; seniors served; share of older adults able to remain in their homes</i>
<b>Strategy 2: Market Woodridge as an “aging-in-community” destination.</b>	Communications; Economic Development; Planning; Parks & Recreation	DuPage Senior Services; tourism bodies; AARP; senior housing providers	<b>LOW</b>	Short-Term (0–2 years) and ongoing	Tourism and marketing funds; sponsorships from senior-focused businesses	<i>Marketing reach to older adults; interest from senior housing developers; older adult satisfaction with community offerings</i>
<b>Strategy 3: Support senior housing development.</b>	Planning; Economic Development; Building/Code Enforcement; Finance	DuPage County; IHDA; senior housing developers; healthcare providers	<b>MEDIUM</b>	Mid- to Long-Term (3+ years)	IHDA senior housing programs; LIHTC; private financing; TIF	<i>Number of new senior units; occupancy rates; waitlists and unmet demand indicators</i>

### Goal 3: Expand Accessory Dwelling Unit (ADU) development as a tool for housing diversity, aging-in-community, and multigenerational living.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Create a comprehensive ADU guide and implementation resources.</b>	Planning; Building/Code Enforcement; Communications; Legal	CMAP; AARP; IHDA; housing counseling agencies; architects/builders	<b>HIGH</b>	Short-Term (0–2 years)	Planning/communications budgets; potential CMAP assistance	<i>Completion and distribution of ADU guide; homeowner awareness; ADU-related inquiries</i>
<b>Strategy 2: Promote ADU development and connect homeowners with financing and development support.</b>	Planning; Communications; Woodridge Police Department (social services); Economic Development	IHDA; DuPage Housing Authority; CDFIs; local banks; contractors	<b>MEDIUM</b>	Mid-Term (3–5 years)	IHDA rehab/ADU loans; CDFI programs; private lending	<i>Number of ADUs permitted and built; share used for aging-in-place or family housing; rental affordability of ADUs</i>

#### Goal 4: Expand housing choice and affordability to serve diverse lifestyles, life stages, and income levels.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Establish clear locational criteria and design standards for diverse housing types.</b>	Planning; Building/Code Enforcement; Economic Development; Legal	DuPage County; Real Estate Community; Developers	<b>HIGH</b>	Short-Term (0–3 years) and ongoing	Operating Budget; Zoning and Permit Fees; CMAP technical assistance	<i>Adoption of locational criteria and design standards; number of residential-inclusive projects approved under new standards; reduced zoning variances for housing projects; improved compatibility outcomes with adjacent neighborhoods</i>
<b>Strategy 2: Communicate benefits of diverse housing and support residents navigating housing transitions.</b>	Planning; Communications; Economic Development	DuPage County Housing Authority; nonprofit housing organizations; local lenders; other community organizations	<b>HIGH</b>	Short-Term (0–5 years)	Operating Budget; DuPage County programs; HUD/CDBG resources (where applicable); grants	<i>Launch of housing resource hub and educational materials; attendance at housing workshops or outreach events; increased use of housing counseling and assistance programs; positive resident feedback regarding clarity and accessibility of housing information</i>
<b>Strategy 3: Support the development of affordable and attainable housing.</b>	Planning; Economic Development; Finance; Legal; Building/Code Enforcement	DuPage County Housing Authority; IHDA; nonprofit housing developers; developers; CDFIs; local and regional lenders	<b>MEDIUM</b>	Mid- to Long-Term (3–10 years) and ongoing	TIF; IHDA financing programs; Housing Trust Fund or Revolving Loan Fund (if established); CDFI loans; federal and state housing grants	<i>Number of affordable and attainable units created or preserved; percentage of housing developments including affordable units; amount of public funding leveraged by private investment; progress toward Village housing diversity and affordability targets</i>

#### Goal 5: Guide diverse housing types in strategic locations to support mixed-use development and expand housing choice.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Identify underperforming commercial sites as priority areas for mixed-use redevelopment that includes housing.</b>	Planning; Economic Development; Building/Code Enforcement; Public Works	DuPage County; CMAP; Pace/RTA; IHDA; Real Estate Community	<b>HIGH</b>	Short- to Mid-Term (0–5 years)	CMAP planning support; IHDA; DCEO redevelopment programs; TIF/Business Districts	<i>Number of priority sites identified and planned; mixed-use projects initiated; new housing units delivered at key sites</i>
<b>Strategy 2: Implement zoning and design standards to enable housing-inclusive mixed-use development.</b>	Planning; Building/Code Enforcement; Legal; Economic Development	DuPage County; CMAP; IHDA; developers and design professionals	<b>HIGH</b>	Short-Term (0–2 years)	Local planning budget; CMAP technical assistance	<i>Adoption of updated zoning and standards; number of projects using new provisions; quality and compatibility of new development</i>

#### Goal 6: Support workforce attraction and retention through housing diversity and quality of life amenities.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Position Woodridge as a live-work community where residents can afford to live near their jobs.</b>	Planning; Building/Code Enforcement; Economic Development	DuPage County; CMAP; IHDA; developers	<b>LOW</b>	Short-Term (0–2 years)	Local planning resources; CMAP housing initiatives	<i>Adopted locational criteria; share of new housing in preferred locations; diversity of housing types in pipeline</i>
<b>Strategy 2: Leverage quality of life amenities as workforce attraction and retention tools.</b>	Communications; Social Services; Planning	DuPage Housing Authority; IHDA; AARP; housing counseling agencies; financial educators	<b>LOW</b>	Short- to Mid-Term (0–5 years)	CDBG; IHDA homebuyer and counseling programs; local communications budget	<i>Participation in housing workshops; use of assistance programs; resident understanding and acceptance of housing diversity (survey)</i>
<b>Strategy 3: Coordinate housing and economic development planning to support workforce needs</b>	Planning; Economic Development; Finance; Social Services	DuPage Housing Authority; DuPage Community Development; IHDA; CDFIs; nonprofit developers	<b>MEDIUM</b>	Mid- to Long-Term (3+ years)	LIHTC; IHDA and HUD programs; CDBG/HOME; CDFI and bank financing	<i>Number of affordable units preserved or created; households served; leverage ratio of public to private investment</i>

### 3. Comprehensive Mobility

#### Goal 1: Promote and design safe and comfortable streets for all users including pedestrians, bicyclists, and motorists.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Enhance bicycle and pedestrian connectivity between neighborhoods and key destinations, such as Seven Bridges, Rivers Edge, Woodgrove Festival, the 75th St and Janes Ave commercial area, and the Woodridge Town Center.</b>	Public Works/Engineering; Planning; Police; Communications	DuPage County DOT (DuDOT); Illinois Department of Transportation (IDOT); Forest Preserve District; Woodridge Park District; CMAP; Pace/RTA; Active Transportation Alliance	<b>HIGH</b>	Mid- to Long-Term (3+ years)	STP; ITEP; CMAQ; IDNR trail grants; CIP	<i>Miles of new or improved bike/ped facilities; connectivity to key destinations; crash rates involving pedestrians and cyclists</i>
<b>Strategy 2: Continue to ensure safe and efficient pedestrian accommodations around schools and parks, with a focus on enhancing crossing at major arterials like 83rd, 87th, and Janes Avenue.</b>	Public Works/Engineering; Planning; Police; Communications	School Districts; Woodridge Park District; DuDOT; IDOT; Active Transportation Alliance	<b>HIGH</b>	Short- to Mid-Term (0–5 years)	Safe Routes to School (SRTS); ITEP; CIP	<i>Number of safety improvements near schools/parks; school travel mode share; parent and student perceptions of safety</i>
<b>Strategy 3: Implement comprehensive traffic management and calming measures.</b>	Public Works/Engineering; Planning; Police	IDOT, DuDOT, Developers, HOAs	<b>HIGH</b>	Short- to Mid-Term (0–5 years) and ongoing	CIP	<i>Reduction in speeding, reduction in crashes involving vehicles</i>
<b>Strategy 4: Retrofit intersections along truck routes like 75th Street with increased pedestrian crossing accommodations (pedestrian refuge islands, curb bump outs, high-visibility crosswalk striping, etc.) near commercial areas.</b>	Public Works/Engineering; Planning	DuDOT; IDOT; freight and logistics stakeholders	<b>MEDIUM</b>	Mid-Term (3–5 years)	HSIP safety funds; STP; CMAQ; IDOT cost participation; Safe Streets & Roads for all (SS4A) Grant Program	<i>Number of intersections retrofitted; pedestrian delay and exposure; crashes involving trucks and vulnerable users</i>
<b>Strategy 5: Ensure safe and seamless multi-modal connections across key corridors.</b>	Public Works/Engineering; Planning; Communications	DuDOT; IDOT; RTA; Pace; CMAP	<b>MEDIUM</b>	Mid- to Long-Term (3+ years)	STP; ITEP; CMAQ; RTA access-to-transit funds; CIP	<i>Number of improved multimodal crossings; transit ridership; user satisfaction with connectivity</i>

#### Goal 2: Improve mobility infrastructure to support community success.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Engage a consultant to conduct a Parking Study to manage parking assets and establish new parking policy and design guidelines to support the success of businesses while right-sizing supply.</b>	Planning; Public Works/Engineering; Finance; Economic Development	CMAP; Woodridge Area Chamber of Commerce; transportation / parking consultants	<b>HIGH</b>	Short-Term (0–2 years)	CMAP planning funds; local planning budget	<i>Completion of parking study; adoption of updated policies; improved utilization metrics in key areas</i>

<b>Strategy 2: Guide visitors to Woodridge with enhanced I-355 visibility.</b>	Economic Development; Communications; Public Works/Engineering	Illinois Tollway (ISTHA); DuPage tourism bodies; Illinois Office of Tourism	<b>MEDIUM</b>	Mid-Term (3–5 years)	Tourism marketing grants; local economic development funds; sponsorships	<i>Increased visitor awareness (survey); wayfinding effectiveness; visitor spending and tourism indicators</i>
<b>Strategy 3: Require bicycle and pedestrian infrastructure improvements as part of redevelopment or major site plan review along arterial corridors.</b>	Planning; Building/Code Enforcement; Public Works/Engineering; Economic Development	DuDOT; IDOT; CMAP; Active Transportation Alliance; developers	<b>HIGH</b>	Short-Term (0–2 years) and ongoing	Developer contributions; CMAQ/ITEP for key segments; CIP	<i>Percentage of major projects including high-quality bike/ped facilities; miles of facilities built through private projects</i>
<b>Strategy 4: Implement a comprehensive Intersection Improvement Toolkit across priority nodes.</b>	Public Works/Engineering; Planning	DuDOT; IDOT; CMAP; Pace	<b>MEDIUM</b>	Mid- to Long-Term (3–5+ years)	HSIP; STP; CMAQ; CIP; Safe Streets & Roads for all (SS4A) Grant Program	<i>Number of intersections upgraded; crash reductions; ADA compliance status</i>

### Goal 3: Modernize Woodridge’s approach to mobility and respond to evolving transportation needs.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Leverage involvement in the Metropolitan Mayors Caucus EV Readiness Program to prepare for future mobility options, such as autonomous delivery and distribution and electric vehicles.</b>	Planning; Public Works/Engineering; Economic Development; Finance	CMAP; Metropolitan Mayors Caucus; ComEd; DuPage County	<b>LOW</b>	Short- to Mid-Term (0–5 years)	IEPA EV grants; utility EV programs; DCEO energy programs	<i>Number of public and private EV chargers installed; EV registrations; EV-ready policies adopted</i>
<b>Strategy 2: Explore and promote alternative transportation options.</b>	Planning; Public Works/Engineering; Communications	RTA; Pace; Metra; DuDOT; Active Transportation Alliance; private mobility providers	<b>MEDIUM</b>	Short- to Mid-Term (0–5 years)	RTA and Pace pilot funds; IDOT transit-supportive funds; local contributions	<i>Participation in alternative modes (bike, transit, on-demand); number of new options piloted; user satisfaction</i>

### Goal 4: Reduce transportation barriers for non-drivers.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Expand awareness of Ride DuPage and PACE access points through multilingual education campaigns, targeted mailers, and partnerships with senior housing, local organizations, the library, and the Woodridge Park District.</b>	Communications; Planning; Woodridge Police Department (social services); Public Works/Engineering	Pace; Ride DuPage; RTA; DuPage County Health Dept.; senior centers; AARP	<b>MEDIUM</b>	Short-Term (0–2 years) and ongoing	Operating communications budget; possible RTA/Pace outreach support	<i>Ridership on Ride DuPage and Pace; awareness among target groups; number of outreach events/materials distributed</i>
<b>Strategy 2: Advocate for flexible-route transit or on-demand circulators that link key destinations within the Village (e.g., Seven Bridges, Woodgrove Festival, Village Hall, parks).</b>	Planning; Public Works/Engineering; Economic Development; Woodridge Police Department (social services)	Pace; RTA; DuDOT; Active Transportation Alliance; private mobility providers	<b>MEDIUM</b>	Mid-Term (3–5 years)	PACE/RTA pilot funding; IDOT transit funds; local cost-share	<i>Launch of on-demand or flexible services; ridership levels; coverage of underserved areas</i>

<b>Strategy 3: Install additional sheltered PACE bus stops at high-use locations.</b>	Public Works/Engineering; Planning; Finance; Communications	Pace; RTA; DuDOT	<b>MEDIUM</b>	Short- to Mid-Term (0–5 years)	Pace passenger amenities program; CIP; advertising-supported shelters	<i>Number of sheltered stops installed; usage at improved stops; rider comfort and satisfaction</i>
<b>Strategy 4: Evaluate the feasibility of “mobility on demand” partnerships with transportation companies to serve residents not covered by fixed-route services.</b>	Planning; Public Works/Engineering; Economic Development; Woodridge Police Department (social services)	Rideshare companies; local taxi/shuttle services; Pace; RTA; DuPage County	<b>MEDIUM</b>	Short- to Mid-Term (0–5 years)	RTA innovation funds; local pilot funding; private-sector cost-sharing	<i>Completion of feasibility study; pilot program launched; rides provided to target populations</i>
<b>Strategy 5: Partner with the RTA/Metra to pilot a mobility program that seeks to enhance first/last-mile connections to and from Woodridge and the Downers Grove and Lisle Metra stations.</b>	Planning; Economic Development	RTA; Metra; Pace; DuDOT; mobility companies	<b>LOW</b>	Mid-Term (3–5 years)	RTA/Metra pilot funds; CMAQ; local match	<i>First/last-mile trips provided; Metra ridership from Woodridge-area residents; reduction in park-and-ride constraints</i>

## 4. A Thriving Economy

### Goal 1: Retain and grow existing businesses while strategically attracting new businesses that fill market gaps.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Strengthen retention of successful businesses through proactive engagement and targeted support.</b>	Economic Development; Planning; Communications	Woodridge Area Chamber of Commerce; Business Associations; commercial property owners; utility providers	<b>HIGH</b>	Short-Term and Ongoing (0–3 years)	Operating Budget	<i>Number of annual business retention visits completed; business satisfaction survey results; reduced business turnover; number of businesses expanding or reinvesting in Woodridge</i>
<b>Strategy 2: Address market gaps by deploying a restaurant, food-and-beverage, and entertainment business attraction strategy.</b>	Economic Development; Planning; Finance; Communications	Restaurant brokers; ICSC; Restaurant Associations; Woodridge Area Chamber of Commerce; property owners; developers; Chamber 630 (Downers Grove)	<b>MEDIUM</b>	Short- to Mid-Term (1–5 years)	Operating Budget; Small Business Grant Program; TIF (where applicable); private investment	<i>Number of new food, beverage, and entertainment businesses attracted; reduced commercial vacancy rates; increased sales tax revenue; diversity of dining and entertainment offerings</i>
<b>Strategy 3: Consider establishing a Business Improvement District (BID) for priority commercial areas and/or corridors.</b>	Economic Development; Planning; Communications; Legal	Commercial property owners; Woodridge Area Chamber of Commerce; DuPage County; BID consultants	<b>MEDIUM</b>	Mid-Term (3–5 years) and ongoing	Special Assessments (BID); Operating Budget	<i>Completion of BID feasibility study; formation of BID(s); level of property owner participation; delivery of BID services (marketing, maintenance, events)</i>
<b>Strategy 4: Support entrepreneurship and small business growth through “economic gardening” and incubation.</b>	Economic Development; Planning; Finance	Woodridge Area Chamber of Commerce; College of DuPage Small Business Development Center; NIU Center for Entrepreneurship; local lenders; business mentors; property owners	<b>MEDIUM</b>	Short- to Mid-Term (1–5 years)	Operating Budget; Small Business Grant Program; state and federal small business grants; sponsorships	<i>Number of businesses receiving technical assistance; participation in incubator or flex-space programs; business survival rates; jobs created by local startups</i>
<b>Strategy 5: Differentiate Woodridge as a business-friendly community.</b>	Economic Development; Planning; Building/Code Enforcement; Communications; IT	Choose DuPage; Woodridge Area Chamber of Commerce; CMAP; site selectors; web developers	<b>MEDIUM</b>	Short-Term (0–3 years)	Operating Budget	<i>Launch of economic development website/tools; increased development inquiries; positive feedback from developers and brokers</i>

### Goal 2: Collaborate with regional stakeholders to align efforts that strengthen Woodridge’s economic position.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Establish and maintain partnerships with regional economic development organizations.</b>	Economic Development; Planning; Village Manager’s Office	Choose DuPage; Will County CED; CMAP; Chamber 630 (Downers Grove); DCEO	<b>HIGH</b>	Ongoing	Operating Budget	<i>Participation in regional initiatives; number of prospect referrals received; inclusion of Woodridge sites in regional marketing materials</i>
<b>Strategy 2: Coordinate joint marketing and site selector outreach with regional partners.</b>	Economic Development; Communications; Village Manager’s Office	Choose DuPage; DCEO; regional municipalities; site selectors; commercial brokers	<b>MEDIUM</b>	Short- to Mid-Term (1–5 years) and ongoing	Operating Budget	<i>Joint marketing campaigns launched; site selector tours including Woodridge; increased qualified development leads</i>

<b>Strategy 3: Align workforce development strategies with regional initiatives and neighboring communities.</b>	Economic Development; Planning; Community Development	DuPage Workforce Innovation Board; Illinois workNet; College of DuPage; major employers; neighboring municipalities	<b>MEDIUM</b>	Mid-Term and Ongoing (3–10 years)	State and Federal Workforce Grants; Operating Budget	<i>Employer participation in workforce programs; workforce training initiatives launched; improved employer-reported hiring and retention outcomes</i>
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**Goal 3: Support businesses within industrial zones to promote successful employment centers.**

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Strengthen relationships with existing industrial operators through proactive engagement.</b>	Economic Development; Planning; Public Works	Industrial property owners; logistics and manufacturing firms; utility providers	<b>MEDIUM</b>	Short-Term (0–5 years) and ongoing	Operating Budget	<i>Completion of industrial business retention visits; resolution of documented issues; reinvestment by existing industrial businesses</i>

<b>Strategy 2: Market Woodridge to next-generation industrial users and low-impact modern flex space operators.</b>	Economic Development; Planning; Communications	National Association of Industrial and Office Parks (NAIOP); industrial brokers; developers; Choose DuPage	<b>MEDIUM</b>	Mid-Term (3–5 years)	Operating Budget; TIF (where applicable)	<i>New industrial/flex users attracted; square footage of modern flex space developed; diversification of industrial user types</i>
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## 5. Village Identity & Culture

### Goal 1: Refresh the Village’s visual and messaging identity to strengthen belonging and reflect Woodridge’s character.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Launch a Village Identity Campaign (e.g., “We Are Woodridge”) that connects people, places, and programs under a unified message.</b>	Communications; Economic Development; Planning	Woodridge Woodridge Woodridge Park District; Woodridge Public Library; Woodridge School Districts; local chambers; Illinois Office of Tourism; Arts DuPage; local media and marketing firms	<b>HIGH</b>	Short-Term (0–1 years)	Operating Budget; CIP	<i>Adoption of brand platform; campaign reach/engagement; recognition of new identity in surveys</i>

### Goal 2: Create cohesive public realm design that reinforces Village identity and enhances the pedestrian experience.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Expand the Village’s new brand and visual identity into the physical environment through cohesive, place-specific design across districts, corridors, and neighborhoods.</b>	Planning; Public Works; Economic Development; Finance; Legal	Woodridge Park District; DuPage County DOT; CMAP; utility providers; Forest Preserve District; design consultants	<b>MEDIUM</b>	Short- to Mid-Term (0–3 years)	STP/ITEP/CMAQ; IDOT cost share; CIP	<i>Adoption of standards; number of projects implementing them; visual consistency along key corridors</i>
<b>Strategy 2: Create a unified design language rooted in nature, materials, and environmental character.</b>	Communications; Economic Development; Planning	District, Woodridge Public Library, Schools, H	<b>MEDIUM</b>	Short- to Mid-Term (0–3 years)	Operating Budget	<i>Creation and adoption of visual identity</i>
<b>Strategy 3: Adopt Village-wide streetscape and public realm standards.</b>	Planning, Public Works, Economic Development	County DOT, Woodridge Park District, Devel	<b>MEDIUM</b>	Short- to Mid-Term (0–3 years)	Community Empowerment in Our Com	<i>Creation of Village-wide standards</i>
<b>Strategy 4: Elevate priority intersections as placemaking moments that express Woodridge’s identity and reinforce corridor character.</b>	Planning; Public Works; Economic Development; Communications		<b>MEDIUM</b>	Mid-Term (3–5 years)	ITEP; CMAQ; Illinois Arts Council Grants; IDOT safety and enhancement funds; CIP; sponsorships	<i>Number of upgraded intersections; pedestrian counts; user satisfaction and perception of safety/place quality</i>

### Goal 3: Celebrate community pride by bringing people together for cultural expression and engaging programs.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Establish a coordinated cultural framework that strengthens arts, storytelling, and community expression.</b>	Communications; Human Relations Advisory Committee; Planning; Economic Development	Woodridge Woodridge Woodridge Park District; Library; School Districts; Illinois Arts Council; Arts DuPage; local cultural groups	<b>MEDIUM</b>	Short- to Mid-Term (0–5 years)	Illinois Arts Council grants; local cultural budgets; sponsorships	<i>Adopted cultural framework; number of partner organizations engaged; diversity of programs offered</i>

<b>Strategy 2: Use coordinated storytelling and community narratives to strengthen belonging and deepen connection to Woodridge.</b>	Communications; Economic Development; Human Relations Advisory Committee	Woodridge Public Library; School Districts; DuPage County Historical Museum; historical and cultural organizations; Illinois Office of Tourism; local media	<b>LOW</b>	Short-Term (0–2 years) and ongoing	Tourism and arts grants; local communications budget	<i>Engagement metrics on storytelling content; resident sense of belonging in surveys; participation in storytelling events</i>
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<b>Strategy 3: Bring people together through inclusive, creative, and seasonal cultural programming, in partnership with other government entities or local organizations.</b>	Communications; Economic Development; Human Relations Advisory Committee	Woodridge Woodridge Woodridge Park District; Woodridge Public Library; School Districts; Arts DuPage; community nonprofits; local businesses	<b>HIGH</b>	Short-Term (0–2 years) and ongoing	Event sponsorships; tourism/arts grants; local recreation budgets	<i>Number and diversity of events; attendance; representation of different demographic groups; participant satisfaction</i>
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**Goal 4: Elevate the Town Center as a cultural, environmental, and community anchor.**

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
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<b>Strategy 1: Create a cohesive vision for the Town Centre that builds on existing assets and potential partnerships. Establish a unified Town Centre design palette for materials, plantings, lighting, signage, and furnishings.</b>	Planning; Economic Development; Public Works; Finance; Communications	Library; Woodridge Woodridge Park District; DuPage County; CMAP; IDNR; DCEO; design consultants	<b>HIGH</b>	Short-Term (0–2 years) for planning; Mid- to Long-Term (3+ years) for implementation	CMAP or DCEO planning grants; IDNR open space grants; IEPA for green infrastructure; CIP and TIF	<i>Adoption of Civic Commons vision; number of projects advancing that vision; user counts at Civic Commons spaces</i>
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<b>Strategy 2: Create a Village-led framework for nature-forward cultural and educational experiences within the Town Center, coordinated with the Woodridge Woodridge Park District and Library to reinforce Woodridge’s environmental identity and ecological character.</b>	Planning; Communications; Public Works	Forest Preserve District; Woodridge Woodridge Park District; schools; Library; IDNR; environmental nonprofits	<b>MEDIUM</b>	Mid-Term (3–5 years)	IDNR grants; IEPA green infrastructure; local programming budgets	<i>Number of nature-focused programs/events; participation levels; environmental literacy indicators (surveys, school partnerships)</i>
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<b>Strategy 3: Activate the Civic Campus with inclusive, family-friendly programming that blends nature, culture, and community life.</b>	Communications; Economic Development	Woodridge Woodridge Park District; Library; schools; cultural groups; Illinois Arts Council; local businesses	<b>HIGH</b>	Short-Term (0–2 years) and ongoing	Event sponsorships; arts and tourism grants; local recreation and communications budgets	<i>Number of Civic Campus events; attendance trends; diversity of users; repeat visitation rates</i>
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## 6. Reliable Infrastructure

### Goal 1: Continue to maintain a good state-of-repair for existing infrastructure and ensure it has the capacity to accommodate new growth.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Develop a longer-term multi-year Capital Improvement Plan (CIP) that outlines short- and long-term priorities for water, stormwater, sanitary, and street system upgrades, based on asset condition, capacity needs, and future development areas.</b>	Public Works/Engineering; Finance; Planning; IT/GIS; Legal	DuPage County; CMAP; utility providers; DuPage Mayors & Managers Conference	<b>HIGH</b>	Short-Term (0–2 years) and updated regularly	CIP; state/federal formula funds; IEPA revolving loan funds; IDOT/County cost sharing	<i>Adoption of multi-year CIP; share of infrastructure with known condition ratings; % of projects delivered on schedule</i>
<b>Strategy 2: Continue to engage with owners and development applicants throughout the Village and within the opportunity areas to understand existing infrastructure and water/sanitary service demand.</b>	Public Works/Engineering; Planning; Building/Code Enforcement; Communications	DuPage County; utility providers; Real Estate Community; major employers; developers	<b>HIGH</b>	Short-Term (0–2 years) and ongoing	Operating budgets; possible DCEO or CMAP planning assistance	<i>Number of coordination meetings held; infrastructure upgrades aligned with development; fewer capacity-related issues at new sites</i>
<b>Strategy 3: Identify opportunities to combine underground utility work with street resurfacing/reconstruction to reduce duplication and maximize cost-efficiency.</b>	Public Works/Engineering; Finance; Planning	Utility providers; DuDOT; CMAP	<b>HIGH</b>	Short-Term (0–2 years) and ongoing	CIP; utility cost-sharing; federal and state transportation funds	<i>Percentage of resurfacing projects coordinated with utility work; cost savings achieved; reduced frequency of repeat construction</i>
<b>Strategy 4: Continue promoting participation in the Private Sanitary Sewer Incentive Program to help property owners reduce backups and mitigate stormwater inflow.</b>	Public Works/Engineering; Communications; Finance	DuPage County; plumbing contractors; HOA's	<b>MEDIUM</b>	Short-Term (0–2 years) and ongoing	Local incentive program budget; potential IEPA support	<i>Number of participants; reduction in basement backup complaints; reduction in inflow and infiltration volumes</i>

### Goal 2: Promote long-term water security and conservation.

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Expand outreach on water conservation measures tied to the DuPage Water Commission's Water Conservation and Protection Program (WCAPP) and Preserving Every Drop campaign, especially targeting large water users like HOAs and commercial centers.</b>	Public Works/Engineering; Communications; Planning	DuPage Water Commission; DuPage County; IEPA; Conservation groups	<b>MEDIUM</b>	Short-Term (0–2 years) and ongoing	Operating communications budget; IEPA or DNR education grants	<i>Per capita water use trends; participation in conservation programs; awareness levels in surveys</i>

<b>Strategy 2: Promote native and low-water landscaping in new development and retrofits, especially in parkways and common areas.</b>	Planning; Building/Code Enforcement; Parks & Recreation; Communications	Forest Preserve District; DuPage County; Morton Arboretum; Conservation nonprofits	<b>LOW</b>	Mid-Term (3–5 years) and ongoing	IEPA green infrastructure grants; IDNR open space and habitat funds; CIP and incentives	<i>Number of projects incorporating native/low-water landscaping; irrigated lawn area reduced; maintenance cost trends</i>
<b>Strategy 3: Coordinate with Illinois American Water to align conservation expectations and transparency in service areas south of I-55.</b>	Public Works/Engineering; Planning; Communications; Legal	Illinois American Water; DuPage County; Illinois Commerce Commission	<b>MEDIUM</b>	Short-Term (0–2 years) and ongoing	Utility-led programs; minimal local funding needs	<i>Shared conservation messaging in both service areas; consistent ordinances/policies; customer satisfaction with clarity of service areas</i>

**Goal 3: Maintain a resilient and sustainable infrastructure system.**

Strategy	Internal Departments	External Partners	Priority	Timeframe	Funding Sources	Metrics for Success
<b>Strategy 1: Implement pertinent projects within the East Branch DuPage River Watershed Based Plan and the forthcoming Prentiss Creek Watershed Based Plan.</b>	Public Works/Engineering; Planning; Parks & Recreation; Finance	DuPage County Stormwater Management; IEPA; IDNR; watershed groups; Conservation nonprofits	<b>MEDIUM</b>	Mid- to Long-Term (3+ years)	IEPA 319 grants; IDNR water resources grants; CIP; possible federal resilience funds	<i>Number of watershed plan projects implemented; flood complaints reduced; water quality indicators improved</i>
<b>Strategy 2: Launch a Green Infrastructure Demonstration Program at Village-owned sites to showcase strategies such as rain gardens, rainwater harvesting, and native plantings.</b>	Public Works/Engineering; Parks & Recreation; Planning; Communications	DuPage County Stormwater; Forest Preserve District; IEPA; IDNR; Conservation nonprofits	<b>LOW</b>	Short- to Mid-Term (0–5 years)	IEPA GIGO grants; IDNR grants; CIP	<i>Number of demonstration sites installed; educational use of sites; runoff reduction or infiltration performance</i>
<b>Strategy 3: Ensure Village-managed infrastructure systems (e.g., water and sanitary systems) maintain strong cybersecurity protocols as smart technologies and digital monitoring become more common.</b>	IT/GIS; Public Works/Engineering; Finance; Legal	State cybersecurity resources; InfraGard; system vendors; federal guidance (EPA, DHS)	<b>MEDIUM</b>	Short-Term (0–2 years) and ongoing	Operating IT/security budgets; possible federal/state cybersecurity grants	<i>Completion of cybersecurity assessments; incident response readiness; number of successful drills or trainings</i>



## TRANSFORMATIVE INITIATIVE #1

# Coordinate development across Woodridge's opportunity areas.

Woodridge's nine opportunity areas represent a unique approach to create a compounding effect in shaping the Village's long-term land use and economic development outcomes. Each site has distinct conditions, market position, and redevelopment timelines, but they are not isolated. Their combined performance influences developer interest, tenant attraction, retail clustering, housing supply, public realm quality, and the Village's competitive standing in DuPage County. Treating these areas as a unified redevelopment system allows Woodridge to phase infrastructure upgrades, coordinate streetscape and mobility improvements, align branding and identity elements, and streamline processes. Below are the top strategies across all themes that are in support of this transformative initiative:

- 1. Land Use & Development — Goal 2, Strategy 1**  
**Strengthen the zoning framework to proactively enable mixed-use development.** This establishes clear feasibility for housing, retail, office, and amenities to co-locate within multiple opportunity areas.
- 2. Land Use & Development — Goal 5, Strategy 1**  
**Establish a prioritization framework and phasing strategy for opportunity area investment.** This aligns Village actions, utilities, and public realm improvements with realistic market timing across multiple redevelopment nodes.
- 3. Land Use & Development — Goal 3, Strategy 1**  
**Expand allowed-by-right uses and streamline development review and permitting processes.** This eases approval processes and accelerates tenancing, especially within underutilized or older shopping centers and mixed-use corridors.

4. **Land Use & Development – Goal 2, Strategy 4**  
**Leverage strategic public investment and private partnerships.** This allows for the financial and physical “first moves” that reduce private sector risk and encourage redevelopment in multiple locations.
5. **Housing – Goal 5, Strategy 1**  
**Identify underperforming commercial sites as priority areas for mixed-use redevelopment that includes housing.** This enables new potentials for struggling retail corridors, introducing residential uses that can support daytime and nighttime economies.
6. **Housing – Goal 4, Strategy 1**  
**Establish locational criteria and design standards for diverse housing types.** This ensures that new housing choices land in appropriate districts and reinforce mixed-use opportunities while complementing stable neighborhoods.
7. **Transportation & Mobility – Goal 1, Strategy 5**  
**Ensure safe and seamless multi-modal connections across key corridors.** This stitches separate redevelopment areas together through walk/bike/transit access, making them function as a network instead of isolated nodes.
8. **Village Identity & Culture – Goal 2, Strategy 3**  
**Adopt Village-wide streetscape and public realm standards.** This creates a unified visual language and public realm quality that sets the standard for investment and coherence across different opportunity areas.
9. **Economic Development – Goal 2, Strategy 2**  
**Coordinate joint marketing and site selector outreach with regional partners.** This elevates multiple major sites at once rather than marketing parcels individually, improving visibility to investors and brokers.
10. **Infrastructure – Goal 1, Strategy 1**  
**Develop a longer-term multi-year Capital Improvements Program (CIP).** This synchronizes utility, stormwater, and roadway projects with redevelopment timelines, reducing barriers and avoiding costly rework.



## TRANSFORMATIVE INITIATIVE #2

# Strengthen the Village's identity and ensure consistency in placemaking language across corridors and districts.

The Woodridge brand is influenced by nature-based assets, family-friendly character, and walkable neighborhoods. However, many key areas in Woodridge feel transient rather than a recognizable destination. Elevating commercial areas and other community gathering places across the Village through a unified identity framework can be achieved through a strong cultural and identity-based brand overhaul. The opportunity lies in translating these elements into a cohesive public realm system that is legible, attractive, and uniquely “Woodridge.” This can include streetscape standards, landscape palettes, furnishings, lighting, signage, wayfinding, banners, intersection improvements, and public art that speak in one visual language. When implemented consistently over time, these elements create powerful placemaking opportunities, make corridors feel connected, reinforce a sense of place, and allow residents and visitors to intuitively navigate the community. Below are the top strategies across all themes that are in support of this transformative initiative:

- 1. Village Identity & Culture – Goal 1, Strategy 1**  
**Launch a Village Identity Campaign (e.g., “We Are Woodridge”) that connects people, places, and programs under a unified message.** This provides the core identity, narrative, and messaging that leads to improved branding and subsequent design of urban design elements.
- 2. Village Identity & Culture – Goal 2, Strategy 2**  
**Create a unified design language rooted in nature, materials, and environmental character.** This establishes a consistent palette (materials, patterns, colors) that visually ties different corridors and districts together as “Woodridge.”

3. **Village Identity & Culture – Goal 2, Strategy 1**  
**Expand the Village’s new brand and visual identity into the physical environment through cohesive, place-specific design across districts, corridors, and neighborhoods.** This directly translates the brand into gateways, corridors, and district environments so they read as one connected system.
4. **Village Identity & Culture – Goal 2, Strategy 3**  
**Adopt Village-wide streetscape and public realm standards.** This sets predictable standards for trees, lighting, furnishings, pavement, and signage so every capital project reinforces a common look and feel.
5. **Village Identity & Culture – Goal 2, Strategy 4**  
**Elevate priority intersections as placemaking moments that express Woodridge’s identity and reinforce corridor character.** This turns key intersections into recognizable “nodes” where nature, art, and branding come together, stitching corridors into a memorable sequence.
6. **Transportation & Mobility – Goal 2, Strategy 4**  
**Implement a comprehensive Intersection Improvement Toolkit across priority nodes.** This gives you a repeatable kit of parts (crosswalks, curb extensions, lighting, wayfinding) that can be branded and deployed consistently at intersections.
7. **Village Identity & Culture – Goal 4, Strategy 1**  
**Create a cohesive vision for the Civic Commons (Town Center) that builds on existing assets and potential partnerships.** This positions the Civic Campus as the “anchor experience” and reference point for identity standards that then extend to other districts.
8. **Land Use & Development – Goal 2, Strategy 3**  
**Adopt pedestrian-oriented design standards that shape walkable, human-scaled mixed-use environments.** This ensures that private development along corridors supports the same identity goals through frontage design, transparency, setbacks, and public space.



## TRANSFORMATIVE INITIATIVE #3

# Align workforce, housing diversity, and economic competitiveness.

Woodridge's long-term economic strength is shaped in part by how well its housing options align with the needs of people who work in and around the community. Employers increasingly value locations where workers can find attainable homes, good schools, safe neighborhoods, and everyday amenities without having to relocate far away. Expanding housing diversity intentionally creates options for residents at different life stages and income levels, whether young adults forming households, families seeking stability, or older adults looking to downsize while staying connected. When these choices exist, workforce retention improves, local spending strengthens, and the community's quality-of-life assets become active advantages in the regional economy. Viewing workforce needs and housing diversity as complementary priorities allows Woodridge reinforces its position in DuPage County as a desirable place to live and work without compromising its existing character or pricing out the people who contribute to its vitality. Below are the top strategies across all themes that are in support of this transformative initiative:

- 1. Housing – Goal 4, Strategy 1**  
**Establish clear locational criteria and design standards for diverse housing types.** This guides townhomes, small multifamily, and mixed-use housing to the right sites near amenities, services, and jobs, supporting a cohesive ecosystem.
- 2. Housing – Goal 5, Strategy 1**  
**Identify underperforming commercial sites as priority areas for mixed-use redevelopment that includes housing.** This directly converts underutilized centers into housing-inclusive districts that meet a variety of housing typology needs and nearby businesses.

3. **Housing – Goal 4, Strategy 2**  
**Communicate benefits of diverse housing and support residents navigating housing transitions.** This helps empty-nesters, seniors, workers, and young households understand how moving between housing types can support both personal needs and local housing turnover.
4. **Housing – Goal 4, Strategy 3**  
**Support the development of affordable and attainable housing.** This ensures that a portion of new housing supply is reachable for workers across income bands, anchoring the workforce–housing link.
5. **Housing – Goal 6, Strategy 1**  
**Position Woodridge as a live-work community where residents can afford to live near their jobs.** This explicitly frames policy and incentives around keeping workers in Woodridge, rather than exporting the workforce to other communities.
6. **Housing – Goal 6, Strategy 2**  
**Leverage quality of life amenities as workforce attraction and retention tools.** This ties parks, trails, schools, and cultural offerings directly into employer recruitment narratives and worker decision-making.
7. **Housing – Goal 6, Strategy 3**  
**Coordinate housing and economic development planning to support workforce needs.** This aligns incentives, zoning, and site planning so that major employment areas incorporate nearby housing options and consider workforce needs.
8. **Economic Development – Goal 2, Strategy 3**  
**Align workforce development strategies with regional initiatives and neighboring communities.** This taps into a variety of attributes including regional training, childcare, mobility resources, and more to support Woodridge businesses and their employees.
9. **Economic Development – Goal 1, Strategy 4**  
**Support entrepreneurship and small business growth through “economic gardening” and incubation.** This strengthens the local jobs base, opens up new employment pathways, and complements homegrown businesses that stem from Woodridge and stay in Woodridge.



## TRANSFORMATIVE INITIATIVE #4

# Reimagine ORI Districts as high-performing, mixed-employment and community-serving areas.

Woodridge’s Office, Research, and Industrial (ORI) districts are undergoing a visible market and community transition. Industrial demand remains strong, but traditional business park models are evolving. Residents expect improved compatibility, aesthetics, buffering, and mobility options, while new sectors—artisan manufacturing, microbreweries, design studios, indoor recreation, and small-scale tech—seek flexible spaces in non-retail settings. These trends are blurring the boundary between industrial and commercial environments nationwide. This initiative reframes Woodridge’s ORI areas as contemporary mixed-employment districts that support high-quality jobs while welcoming customer-facing and creative uses. The outcome is neither a traditional retail district nor a legacy industrial park. Instead, it becomes a hybrid economic landscape that is greener, more flexible, more connected, and more reflective of modern business needs. Below are the top strategies across all themes that are in support of this transformative initiative:

- 1. Land Use & Development – Goal 4, Strategy 1**  
**Establish design and performance standards for ORI districts that minimize impacts on adjacent residential areas.** This addresses visual quality, buffering, lighting, noise, and truck circulation so ORI districts function as good neighbors.
- 2. Land Use & Development – Goal 4, Strategy 2**  
**Enhance connectivity and public amenities within ORI districts to benefit the broader community.** This brings sidewalks, trails, open space, and streetscape into industrial areas so they feel like part of the community fabric, versus isolated pods.

3. **Land Use & Development – Goal 4, Strategy 3**  
**Encourage lower-intensity, community-serving uses in ORI districts that are compatible with neighboring residential areas.** This introduces art studios, maker spaces, creative offices, and microbreweries that diversify the employment mix and add customer-facing destinations.
4. **Land Use & Development – Goal 4, Strategy 5**  
**Incentivize preferred development types that align with community priorities.** This uses dimensional incentives and community benefit agreements to steer large ORI projects toward public amenities, trails, and green improvements.
5. **Economic Development – Goal 3, Strategy 1**  
**Strengthen relationships with existing industrial operators through proactive engagement.** This builds the trust needed to implement new standards, pilot innovations, and coordinate investment in ORI upgrades.
6. **Economic Development – Goal 3, Strategy 2**  
**Market Woodridge to next-generation industrial users and low-impact modern flex space operators.** This positions ORI areas as attractive locations for emerging sectors that prefer cleaner, flexible, design-forward spaces.
7. **Transportation & Mobility – Goal 1, Strategy 5**  
**Ensure safe and seamless multi-modal connections across key corridors.** This improves crossings and connections around ORI corridors so employees, residents, and customers can safely access these employment areas.
8. **Transportation & Mobility – Goal 2, Strategy 3**  
**Require bicycle and pedestrian infrastructure improvements as part of redevelopment or major site plan review along arterial corridors.** This ensures ORI redevelopment contributes sidewalks, bike accommodations, and safer access rather than remaining auto-only.
9. **Infrastructure – Goal 3, Strategy 1**  
**Implement pertinent projects within the East Branch DuPage River and Prentiss Creek Watershed Based Plans.** This allows ORI-area detention basins and stream-adjacent properties to evolve into greener, better-performing stormwater landscapes.
10. **Village Identity & Culture – Goal 2, Strategy 3**  
**Adopt Village-wide streetscape and public realm standards.** This lifts the aesthetic baseline of ORI corridors (trees, lighting, signage, frontage treatments) so they read as intentional, high-quality places.



## TRANSFORMATIVE INITIATIVE #5

# Advance sustainability and environmental stewardship across systems and neighborhoods.

Woodridge feels like a green community, and residents are proud of that. The tree canopy, forest preserves, lakes, and parks are part of what makes Woodridge feel like Woodridge, and there is strong interest in keeping that character as the community evolves. This initiative focuses on carrying that nature-based identity forward through shared responsibility and practical actions. As climate conditions shift, infrastructure ages, and expectations for environmental performance rise, there is an opportunity to elevate sustainability as both a municipal priority and a cultural value. This initiative focuses on two linked layers of environmental action. The first layer addresses systems-level sustainability through land development standards, stormwater strategy, mobility investments, green infrastructure, and landscape performance. The second layer centers on everyday stewardship, where residents, HOAs, schools, and local businesses play a complementary role in advancing environmental outcomes through native planting, water conservation, tree canopy expansion, pollinator habitats, and ecological learning. Below are the top strategies across all themes that are in support of this transformative initiative:

- 1. Land Use & Development – Goal 1, Strategy 2**  
**Require preservation and integration of natural areas and open space into new developments.** This ensures growth maintains connected green systems, environmental assests, and usable open space.
- 2. Land Use & Development – Goal 4, Strategy 1**  
**Establish design and performance standards for ORI districts that minimize impacts and enhance green infrastructure.** This directly improves stormwater performance, native landscaping, and energy-conscious design in some of the Village’s most intensive land uses.

3. **Transportation & Mobility – Goal 1, Strategy 1**  
**Enhance bicycle and pedestrian connectivity between neighborhoods and key destinations.** This reduces car dependence and supports everyday low-carbon travel tied to parks, schools, shopping, and opportunity areas.
4. **Transportation & Mobility – Goal 3, Strategy 1**  
**Leverage involvement in the Metropolitan Mayors Caucus EV Readiness Program to prepare for future mobility options such as electric vehicles.** This aligns local infrastructure with cleaner vehicle technologies and available funding for electrification.
5. **Transportation & Mobility – Goal 3, Strategy 2**  
**Explore and promote alternative transportation options.** This supports mode shift through bikeshare, bike culture, and events that make low-impact travel normal and visible.
6. **Infrastructure – Goal 2, Strategy 1**  
**Expand outreach on water conservation measures tied to the DuPage Water Commission’s WCAPP and Preserving Every Drop campaign.** This connects residents and major users to practical tools for reducing potable water demand and managing peak use.
7. **Infrastructure – Goal 2, Strategy 2**  
**Promote native and low-water landscaping in new development and retrofits, especially in parkways and common areas.** This reduces irrigation needs, supports habitat, and reinforces Woodridge’s nature-based identity in everyday streetscapes.
8. **Infrastructure – Goal 3, Strategy 1**  
**Implement pertinent projects within the East Branch DuPage River Watershed Based Plan and Prentiss Creek Watershed Based Plan.** This advances basin-scale stormwater, water quality, and habitat improvements that underpin long-term resilience.
9. **Infrastructure – Goal 3, Strategy 2**  
**Launch a Green Infrastructure Demonstration Program at Village-owned sites.** This makes rain gardens, native plantings, and other green infrastructure visible and educational for residents, staff, and partners.
10. **Village Identity & Culture – Goal 4, Strategy 2**  
**Create a Village-led framework for nature-forward cultural and educational experiences within the Town Center.** This turns environmental stewardship into a shared cultural experience, reinforcing sustainability as part of Woodridge’s everyday identity.



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