

**COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
MEETING MINUTES
January 20, 2009**

The meeting of the Comprehensive Plan Advisory Committee was called to order at 7:10 p.m. on Tuesday, January 20, 2009 in the Village Board Room at the Village Hall.

PRESENT: Trustee Bulthuis, Dave Casey, Trustee Cullerton, Finance Director Eric Dubrowski, Community Development Director Shubhra Govind, Greg Hassler, Sam Greco, Dennis Keating, Carol Marcus, Manager Bob Niemann, Scott Shepard, Rae Rupp Srch, Carl Timmerman, Daniel Verr

ABSENT: Chris Aiello, Michelle Dix, Vincent Gatto, Ron Guidolin, Don Murphy

OTHERS PRESENT: President Stupegia, Constantine Savoy, Bridget Lane, Secretary Jennifer Johnson

WELCOME

Trustee Bulthuis welcomed the committee members and guests.

APPROVAL OF 12/2/08 MEETING MINUTES

Motion was made by Carl Timmerman and seconded by Dave Casey to approve the minutes from the December 2, 2008 CPAC meeting minutes. Voice vote taken to approve the motion with all ayes. Motion passed.

CORRIDOR WORKSHOP

• **Overview presentation by Konstantine Savoy**

Mr. Savoy stated that during the corridor workshop the committee should be focusing on the corridors and how they will develop. He added that they are taking the broad concepts that were already come up with and turning them into specific ideas. Mr. Savoy stated that though the committee should be focused on the Corridors, they should keep in mind that there goal is to have three interconnected business districts with village centers. These centers should have mixed-use development, be a higher density, highly accessible near clusters of services. Mr. Savoy proceeded with an overview of things the committee should focus on while completing the corridor workshop.

▪ **Retail Development**

- Multipurpose functions, offices near restaurants
- Protect/Expand large retailers/auto dealers
- Develop/Reinvest development
- Recruitment/Retention

▪ **Industrial Development**

- Redevelop/Expand accommodating large facilities
- Promote opportunities to manufacturing, distributing and office spaces

▪ **Housing**

- Improve Senior living housing
- Create Senior living space with mixed-use near transit

- **Responsive to Trends and Market**
 - Mix residential with retail, live/work units
 - Provide pedestrian friendly, street level retail
 - Provide attractive public gathering spaces

- **Prune Back Retail Zoned Land**
 - Create variety along corridor
 - Create incentives and economic strength
 - Maintain high quality developments

- **Establish Nodes of Development**
 - Utilize a “hierarchy” of nodes with centers
 - Utilize intersections with high density

- **Tame Traffic**
 - Limit points of access to businesses
 - Implement traffic calming “road diets”
 - Enhance pedestrian access within parking areas

- **Create Sense of Place**
 - Create attractive and continuous walkways/storefronts
 - Creative lighting
 - Emphasize landscaping
 - Create a variety of elevations of buildings
 - Provide entertainment opportunities and outdoor eating areas
 - Surround “big box” stores with retail and landscaping reducing blank walls
 - Adopt supportive zoning regulations
 - Set minimum parcel size
 - Prevent deadening uses from dominating strips

- **Comparable Communities**

Mr. Savoy showed slides of other communities that embraced Villa Park’s principles. He showed an example of developments with larger sidewalks with landscaping and street parking. He also showed an example of zoning map for a main corridor with an overlay of development demonstrating the hierarchy. Mr. Savoy showed images of examples from previous projects of mixed-use buildings.

- **“Road Diet”**

Mr. Savoy stated that he obtained information from the complete streets website. They created major streets with larger sidewalks, landscaping and bicycle paths. He explained that the benefits of this would be that they create safer streets, reduces speed with fewer intersection and midblock conflicts. He added that this creates a safer pedestrian crossing. Mr. Savoy stated that it is also helpful to incorporate landscaped islands on streets.

Concern was brought up by the committee about creating more traffic on North Ave. and Roosevelt Rd. if St. Charles was to be narrowed. Mr. Savoy suggested narrowing St. Charles up to Villa then leaving wide until Rte. 83. Traffic would then divert either from Villa to North Ave. and Roosevelt or from Rte 83.

Director Govind brought up a concern that there were so many curb cuts on St. Charles Rd. which would be dangerous for pedestrians. Mr. Savoy stated that with the redevelopment and creating

shared parking it would naturally eliminate many of the car cuts. He suggested that in the beginning, they could create a rear access to the business which would help eliminate the need for so many car cuts. Mr. Savoy showed an example of a “road diet” project from another community and how it would work. He added that the streets need to be thought of as “complete” and not just a place for cars to drive through.

- **Overview presentation by Bridget Lane**

Ms. Lane stated that the committee needs to think in terms of policy possibilities and not just where to place buildings. She stated the importance of strictly enforcing building and zoning codes. Ms. Lane gave handouts and went over key points to look at for policy possibilities, development and economics.

- **Strict Code Enforcement**
 - Enforcing Building and Zoning Codes
 - Enforcing Signage Codes
- **Focused Incentives**
 - Attract/Retain Tenants
 - Focusing on Build Market
 - Return for Village of Villa Park on incentives through sales tax
- **Matched Development Type, Traffic Access, and Traffic Speed**
 - Development for pedestrian traffic
 - Development for Auto-Orientated traffic
- **Matched Use-Mix and Ownership Strategy – different ways to avoid vacant spaces**
 - Long-Term rental
 - Short-Term “flip”
- **Shared Parking Redevelopment**
 - Need for parking utilization studies
 - Shared parking for needs of multiple developments

Ms. Lane concluded by adding that the most successful mixed-use developments are either all rental or have rentals in the upper units of a vertical development. She added that another way to go would be horizontal with a mix of residential and commercial units of different sizes/elevations. Ms. Lane reiterated that parking utilization studies can help determine the actual parking amounts needed for a development. This could help with the parking requirements and attracting businesses.

- **Corridor Workshop**

The committee was divided into two groups, one to look at the St. Charles Rd. Corridor and the other to look at the North Ave. Corridor. Each group was given a blown up areal map of the corridor with scaled “buildings” to place on the map for development ideas. They also had to figure in parking for the developments. Upon completion, Teska took photographs of the results to interpret and incorporate the ideas into their report. Teska will review the findings with staff and bring back results to the committee in early March.

DISCUSSION ON FUTURE MEETING DATES

As Teska will need time to put together the findings and review with staff, the next meeting will take place early march. Actual date is still to be determined. Director Govind reminded the committee to review all the reports and information given from Teska and that their participation is necessary to complete the draft of the Comprehensive Plan. She also stated that the members should encourage absent members and Village Board members to do the same.

ADJOURNMENT

Motion was made by Carl Timmerman and seconded by Sam Greco to adjourn the meeting. Voice Vote taken with all ayes. The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Jennifer C. Johnson

Secretary