

**COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
MEETING MINUTES
October 21, 2008**

The meeting of the Comprehensive Plan Advisory Committee was called to order at 7:05 p.m. on Tuesday, October 21, 2008 in the Village Board Room at the Village Hall.

PRESENT: Trustee Bulthuis, Dave Casey, Trustee Cullerton, Vincent Gatto, Community Development Director Shubhra Govind, Sam Greco, Ron Guidolin, Dennis Keating, Carol Marcus, Manager Bob Niemann, Rae Rupp Srch, Carl Timmerman, Daniel Verr

ABSENT: Chris Aiello, Michelle Dix, Greg Hassler, Finance Director Eric Dubrowski, Don Murphy, Scott Shepard

OTHERS PRESENT: Konstantine Savoy, Michael Weaver, Bridget Lane, Secretary Jennifer Johnson

WELCOME

Trustee Bulthuis welcomed the committee members and guests. He thanked everyone for their homework assignments and for attending.

APPROVAL OF 9/17/08 MEETING MINUTES

Motion was made by Rae Rupp Srch and seconded by Dave Casey to approve the minutes from the September 17, 2008 CPAC meeting minutes. Carol Marcus stated that the count of surveys submitted was left out of the minutes. Konstantine Savoy stated that there were about 407 surveys completed at that time. Voice vote taken to approve the motion with the correction with all ayes. Motion passed.

CONSULTANT REPORT/PRESENTATION

Konstantine Savoy of Teska Associates, Inc. stated that they had a total tally of 425 respondents from the survey. The survey was open for three months (July – mid October). He added that there were no significant changes in the results since the last meeting. Trustee Cullerton inquired if they had the demographics of the neighborhood other than just the rise in Hispanic population. Michael Weaver of Teska Associates, Inc. stated that they do have that information and it is listed in the report online. He added that the Hispanic population had the most dramatic increase.

Mr. Weaver had a Power Point presentation which further analyzed the results from the survey broken down by age and by location. The category from 18-34 year olds showed that the Village was a good-fair place to live, a good-fair place to raise children, a good-fair place to work, and a fair place to retire. The category from 35-64 year olds showed that the Village was a good place to live, a good place to raise children, a fair-good place to work and a good place to retire. The category from 65 and over showed that the Village was a good-excellent place to live, a good place to raise children, a good place to work, and a good place to retire.

The category for the North side of town showed that the Village was fair for their neighborhood characteristics, disagreed that the housing quality has improved over past ten years, disagreed that there was new development in the past ten years, and disagreed that there has been a lot of tear down/rebuilds of bigger homes in the past ten years. The category for the middle section of town showed that the Village was good for neighborhood characteristics, somewhat agreed that the housing quality improved over the past ten years, somewhat agreed that there was good new development over the past ten years and somewhat agreed that there were tear downs/rebuilding of bigger homes in the past ten years. The category for the south side of town showed that the Village was good-fair for neighborhood characteristics, they some somewhat disagreed that the housing quality improved over the past ten years, somewhat disagreed that there was good new development over the past ten years and somewhat disagreed that there were tear downs/rebuilding of bigger homes in the past ten years.

Discussion ensued on the accuracy of the percentage of the population for the survey results. Bridgette Lane of Business Districts, Inc. explained that these are very accurate standings from the academic study of surveys. She further explained that getting about 390 surveys would give you about 99% accuracy of the results for the population. Ms. Lane also stated that if we had received more surveys the results would not change dramatically.

• **Draft Vision Statement**

Mr. Savoy stated that all the goals and objectives point back to the vision statement and asked how the committee felt about the vision statement. Director Govind questioned if they should change it from addressing just residents or changing to read community. Discussion ensued about the vision statement. Some comments were made about it not sticking in people's heads, and that it was not exciting enough to remember. Concern was mentioned about the term "sustainable land use" that it had a negative connotation. Others felt that this term had a positive connotation and that

“sustainable” is a highly respectable word which covers a lot of different issues. Discussion ensued about what “sustainable” means.

Other issues were brought up that the vision statement should be shorter and be more memorable. Also, concern was brought up that this vision statement would replace the Village’s vision statement. Mr. Weaver explained that this vision statement should cover major points that are further explained by the goals and objectives. He further explained that this is the vision statement for the committee and would not replace the Village of Villa Park’s vision statement. Mr. Weaver asked the committee if they felt strongly about any part of the statement that should be changed immediately. The committee agreed that they would like to look at it more, but nothing strong to change immediately.

- **Draft Goals and Objectives**

Mr. Weaver stated that he was looking for feedback on the goals and objectives, if anything should be deleted or added. Discussion ensued about the goals and objectives. Vision one, creating a sustainable land use pattern. Question was brought up about what was meant by promoting the quality of life. Mr. Weaver explained that they were talking about encouraging development and expanding things like walkways. He further explained that with quality of life it is a broad statement covering things like appearance, affordability, improving/maintaining areas, addressing crime and building strong neighborhoods. It was pointed out that the objectives help explain the detail of what they want to do. Some specific things were brought up that the committee felt should be added like the underpass. Director Govind explained that these things would be on the next step which is the strategy portion, which is how to complete the goals and objectives.

Vision two, devise excellent transportation options. Mr. Savoy pointed out the importance of the goal of having a bike path network through town. Mr. Weaver explained about “complete streets” which means making streets safe for all means of transportation, walking, driving and bicycling; a comprehensive use of all streets. Concern was mentioned about this making all streets required to be a truck route. Mr. Weaver explained that it is meant to help keep streets safe for all travelers but would still be able to restrict trucks.

Vision three, develop superior community facilities. Mr. Weaver pointed out that this part of the vision addressed a lot of ways to make the Village a “green” village. He added that this could make the Village of Villa Park an example for other communities to follow.

Vision four, build modern utilities infrastructure. No further discussion was brought up on this section for revision.

Vision five; nurture a strong, diverse and self-sufficient economic base. Ms. Lane pointed out that the location of Villa Park is key. Discussion ensued about having to add ordinances to the Village code in regards to home-based businesses. Director Govind stated that there is already some criteria in the Village code for this. Discussion ensued as to if the Village wanted to encourage this type of business. Ms. Lane pointed out that more people are able to telecommute which should be encouraged. Discussion ensued about fiber optics and wireless networking. It was further discussed that the Village needs to look ahead as technology is advancing.

Vision six, encouraging a range of housing options to meet various needs and desires. It was pointed out that wording should be in the objectives to include mixed use for live and work situations. Mr. Weaver stated they could include that with objective #2. Discussion ensued about promoting affordable housing and what that would mean. After discussing whether or not it would benefit the Village to adopt an inclusionary zoning ordinance requiring inclusion of affordable housing, it was decided that objectives 5 and 6 for goal 2 under this vision should be eliminated as they are not a need at this time. Further discussion brought a decision to change insulation to construction on goal #2, objective #4; take the wording affordable out of goal #2, change to financially and environmentally sustainable.

Vision seven, preserve its historical legacy. Committee had no further comments on this section. Discussion of needing to include annexation as a goal ensued. It was decided that this should be an additional goal under vision one.

- **Image Preference Survey**

Prior to doing the survey, discussion ensued about the public forum on November 5, 2008. Teska passed out the agenda for this forum and explained how the presentation will work. Mr. Savoy stated that they will have residents working in groups around tables to share ideas; rank goals with priority ranking; distribute blown up area maps of small sections for each table to mark up; report results of the exercise. Mr. Savoy stated that the committee should attend to help facilitate the group discussions.

The committee took an image preference survey, voting on how much they liked or disliked different pictures of developments. These images included residential, commercial, mixed use, industrial, streetscapes and signage. Overall the committee liked images that showed character, green landscaping, variety but tied together well, updated

styles. They liked commercial/retail areas that had good awnings, good walkways, green areas, and a pleasant view from the street that had a nice flow to them. The committee did not like developments that were outdated, or too boxy looking. They liked the office space/residential mixed use when it tied together nicely. The committee liked signage that was at ground level over ones high on poles.

DISCUSSION ON FUTURE MEETING DATES

The public forum meeting will be at 6:30p.m. on November 5, 2008 at the Iowa Community Center. The next CPAC meeting will be held at 7:00p.m. on December 2, 2008 at the Village Hall. Teska asked that the homework given to the committee be completed by October 31, 2008.

ADJOURNMENT

Motion was made by Trustee Cullerton and seconded by Carl Timmerman to adjourn the meeting. Voice Vote taken with all ayes. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Jennifer C. Johnson

Secretary