

Willow Brook 7760 Quincy Street

7760 Quincy Street Willowbrook, IL 60527-5594

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Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

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Village Administrator

Tim Halik

Chief of Police

Mark Shelton



TO:

CMAP/RTA 2015 Call For Project Panel

FROM:

Tim Halik, Village Administrator

Village of Willowbrook

DATE:

June 23, 2014

SUBJECT:

Application

On behalf of the Village of Willowbrook, please accept the attached application for a subarea comprehensive plan update project. A project description and some background on the area is included with the application. Willowbrook is available to start this work any time and will commit staffing resources as needed throughout the project.

Please feel free to contact me at (630) 920-2261 if you have any general questions. Otherwise, feel free to contact Village Planning Consultant Jo Ellen Charlton, whose contact information is included in the application. We look forward to hearing from you.

Application form: Community Planning Program and Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 26, 2014

This application form is online at www.rtachicago.com/applications. You may submit the form by email to applications@rtachicago.com.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant:

Village of Willowbrook

2. Main Contact for Application (please include name, phone number and email):

Jo Ellen Charlton, Willowbrook Planning Consultant; 630-920-2233 (M,W,F)/630-675-8895 (cell); jcharlton@wbkengineering.com

3. Type of	f Applica	nt (please	check any	/ that app	vì:

x Local government		
Multijurisdictional group*	Please list the members of the group (including government and nongovernmental organizations):	
Nongovernmental organization*	➤ Name of local government partner(s):	

^{*}Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply):

Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

x_	My project involves preparation of a plan.
N	Лу project helps to implement a past plan.
N	Ny project links land use, transportation, and housing.
	My project has direct relevance to public transit and supports the use of the existing transit
	system.
N	My project is not directly related to transportation or land use, but implements GO TO 2040 in
	other ways.

5. Project Location:

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

The Village of Willowbrook would like to perform a southeast sub-area comprehensive plan update, generally bounded by Plainfield on the north, Route 83 on the west, I-55 on the south, and Madison on the east.

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6. Project Description:

Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. CMAP and RTA staff will follow-up with you if we need any additional information to fully understand your proposed project.

(Please include any additional information that is relevant, preferably by providing links to online documents.)

See attached.

Village of Willowbrook Southeast Subarea Plan Update Proposal Submitted to CMAP/RTA June 26, 2014

The Village of Willowbrook's 1993 Comprehensive Plan would be considered by most to be outdated; however on many levels, the Plan continues to serve this mature community well. Many of its recommendations have been successfully implemented over the years, such as the Willowbrook Office Park on the east side of Route 83 and Willowbrook Town Center at the southeast corner of Plainfield and Route 83. References to the Plan as part of current development proposals are mostly still applicable today. One major exception is the community's southeast area, bounded generally by Plainfield Road on the north, Route 83 on the west, I-55 on the south, and Madison Street on the east. As a result, the Village of Willowbrook would like to request a grant and/or receive technical assistance to perform a subarea plan update for this area. Additional details about the area are provided below.

A large portion of the southeast corner of Willowbrook was annexed in the 1970's, when the competing rush to secure jurisdictional boundaries resulted in negotiating away otherwise standard zoning and development controls. As a result, the area is comprised by a mix of commercial and low impact mixed office and industrial uses on fairly small lots. Access to loading docks by semis requires staging and backing on adjoining public streets, which otherwise impedes traffic flow on increasingly busy streets. And, while there are properties and groups of properties that could be assembled for redevelopment, it has become difficult to balance physical realities against the community's changing vision for the area, which seems to be focusing on hotels, recreational and entertainment uses, and space for large and small scale educational uses who wish to take advantage of the prime location. At the south end of the area, a vacant three acre property between old US Route 66 and I-55 is prime for development, but access, traffic and impacts on the historic Route 66 "Chicken Basket" restaurant are a concern. Similarly, a former Holiday Inn property at the corner of Midway and Route 83 lost its franchise and is no longer operating at its potential when the property could be combined with nearby vacant properties to the south. Challenges in the north end of the area include the consideration of impacts on existing residential properties, some of which are solid, and some that may be prime for redevelopment. Additionally, access to these properties is heavily reliant on a section of Plainfield Road that will continue to experience increased traffic as a result of a retail redevelopment project planned at the northeast corner of Plainfield and Route 83, in the old K-Mart plaza. Expanding public transportation links to this area to service current and proposed area retailers is viable but not yet conveniently available. These are just a few examples of opportunities and challenges in the area. In short, Willowbrook's southeast area continues to generate interest from uses the area might not support without a new vision and plan for accommodating them.

The Village is committed to performing this update to the Comprehensive Plan as a first step to helping this area realize its development potential. If selected, the Village is ready to start any time and will commit the staffing resources of its consultant planner to assist and facilitate the process.