

# DuPage County Route 83 Corridor Plan Update

Open Houses | May 16 & 23, 2019



Last year, the Chicago Metropolitan Agency for Planning (CMAP) engaged a consultant group, led by Teska Associates, to conduct a land use plan for the Route 83 Corridor (working with DuPage County and five communities: Bensenville, Addison, Elmhurst, Villa Park and Wood Dale). The corridor **Study Area** is a mile either side of Route 83 and runs to Devon on the north and St. Charles Road on the south.

When complete, the Route 83 Corridor Land Use Plan will be **an update of the DuPage County Land Use Plan** and is aimed at reviewing land use designations of unincorporated properties. The **plan's intent** is to develop consensus on how best to plan for the future of those sites and surrounding areas. The plan also is weighing issues and opportunities related to other matters along the corridor, including transportation and real estate markets.

To date, an **Existing Conditions Report** has been completed (available for review at the project website – [www.PlanRoute83.org](http://www.PlanRoute83.org)) and highlights issues related to *land use, transportation, environment, and key development sites*.

## Key findings of the Existing Conditions Assessment include:

- Most unincorporated parts of the study area are now and are expected to remain residential.
- Some commercial properties in the corridor have development challenges such as: limited access, floodplain, and small or narrow lots.
- North / south pedestrian and bike access are from a network of local and regional trails parallel to Route 83.
- Route 83 provides access to regional destinations and is noted as an asset for businesses.
- There is perceived value to annexing unincorporated areas. Annexation can provide enhanced services to properties, ensure development reflects local preferences, and help address property maintenance issues.
- Annexation is not generally considered overly burdensome by corridor communities in regard to providing services; but it is not anticipated that all unincorporated residents and businesses will favor incorporation.
- Route 83 is not seen as a part of any of the adjacent communities. Rather, it is commonly viewed as a highway running alongside each town and as a barrier to east / west travel. It is often avoided – making it even less associated with people's daily activities.
- Route 83 provides key access to major employment centers, particularly to industrial-related jobs located in the northern area of the corridor and to O'Hare, providing a benefit to both area residents and employers.
- Due to traffic volumes and limited access or crossings, Route 83 creates a significant barrier for pedestrians and bicyclists. Even driving around the corridor can be challenging unless one, "knows where they're going".
- Commercial (retail and industrial) markets are very different than just a few years ago. Logistics (transporting goods), especially over the last mile from a nearby warehouse to the customer, is the focus of commercial development today.

**What's Next:** At the end of April, we entered the next phase of the project, turning the focus toward community input and engagement. We are meeting with the elected officials of each community (see schedule below) to hear their goals for the corridor and we are holding two community open houses to invite questions, comments, and concerns of residents in the area.

## Meetings with Village Boards:

April 25, 2019	Wood Dale	May 21, 2019	Bensenville
May 13, 2019	Addison	June 4, 2019	DuPage County
May 20, 2019	Villa Park	June 13, 2019	Elmhurst

Share your ideas + Stay up to date at [www.PlanRoute83.org](http://www.PlanRoute83.org)