



WOODRIDGE

GROWING FORWARD

•COMPREHENSIVE PLAN•

THE
LAKOTA
GROUP.

Hoffman Strategy Group
Kimley Horn

INTRODUCTION



THE
LAKOTA
GROUP.

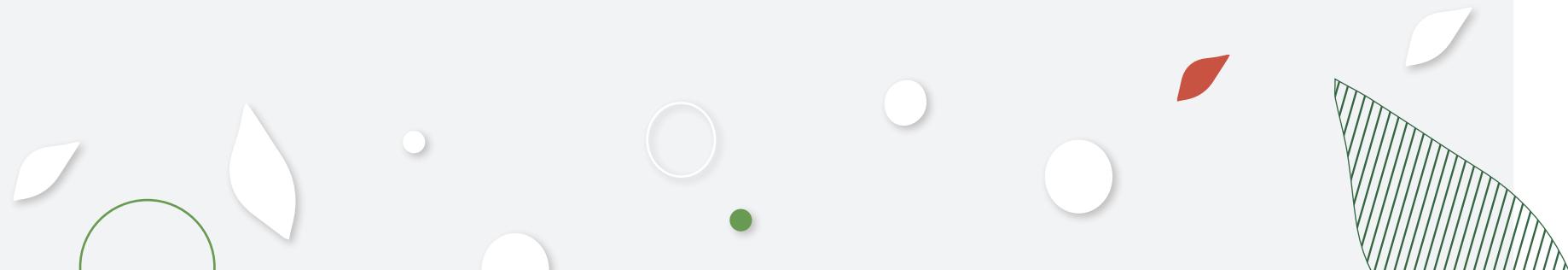
Kimley » Horn
Technology Solutions

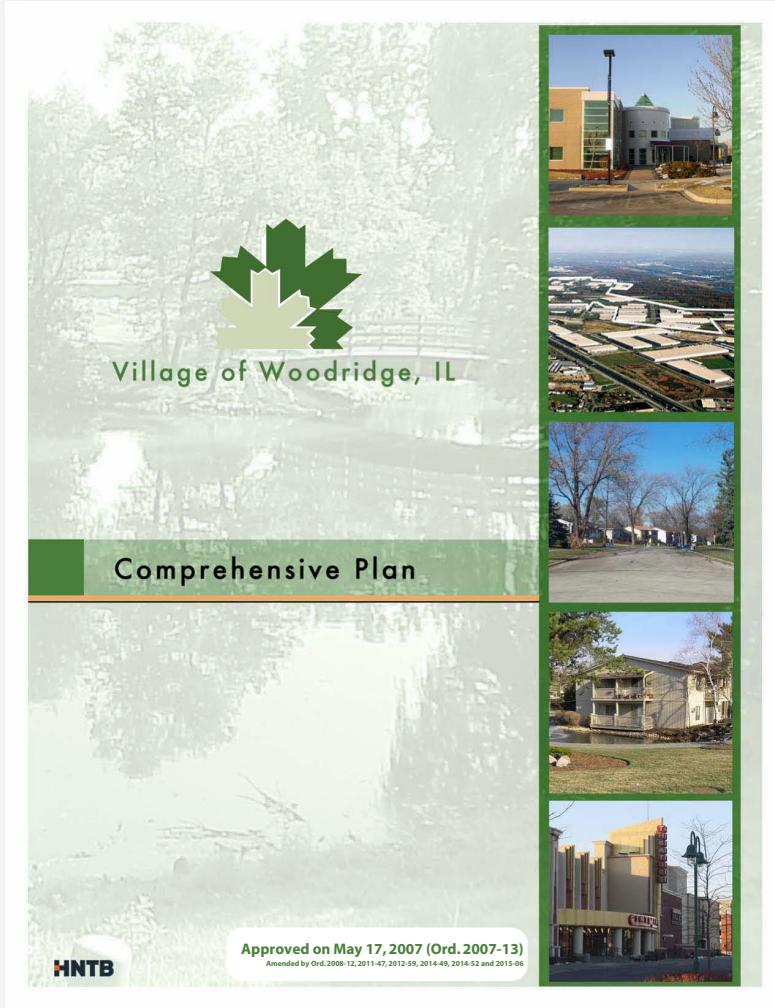


HOFFMAN
STRATEGY
GROUP

WHAT'S TODAY ABOUT?

1. Discussing the Planning Process
2. About Opportunity Sites
3. About Southern Lemont Road and FAQs
4. Round Table Discussions
5. ‘What If’ Development Scenarios





Village of Woodridge

- Woodridge's last Comprehensive Plan was **prepared in 2007**.
- Comp Plans should be revisited **every 7 to 10 years** to ensure future guidance.
- Will help reflect **current community priorities** and address evolving needs.
- Community plans solve for **community issues**.

○ WHAT IS GROWING FORWARD?

IT IS!
NOT:

- **Future Blueprint:** Establishes a long-term vision and strategic growth path.
- **Guidance for Local Development:** Provides direction on land use to support Woodridge's evolving character and key opportunity sites.
- **Adaptable:** Designed to be flexible, allowing Woodridge to adapt to emerging needs and priorities.
- **Comprehensive Plan vs Zoning:** A comprehensive plan is not a zoning ordinance but may influence future zoning revisions.



FAQs

○ WHAT DOES IT ADDRESS?



Opportunity Sites &
Subarea Planning



Economic
Development



Community
Placemaking

& MORE



PROCESS TIMELINE



1

Understanding where Woodridge is today and building a strong foundation of knowledge for visioning.



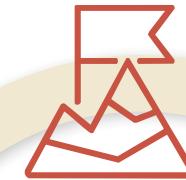
ANALYZE

ENVISION

Thinking big for the next 10 to 15 years, this phase is where all ideas come to the table to create one unified vision for Woodridge.



2



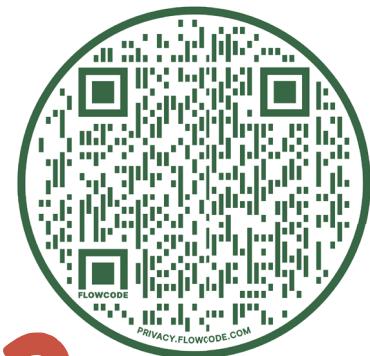
3

Now that we know where we want to go, let's figure out how we get there through crafting realistic strategies.



IMPLEMENT

Community Engagement



COMMUNITY ENGAGEMENT



5K+

unique project
website visitors



Village Website
Pop-up!



1.5K

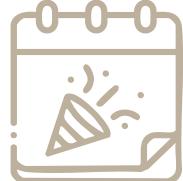
emails sent



Interactive Engagement

40

TOUCHPOINTS



10

social posts

7.4K
FOLLOWERS

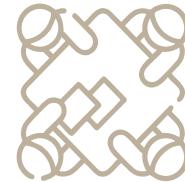


120

Residents &
Participants

5

Community
Conversations



400+
*visioning survey
participants*



30
*visioning workshop
participants*

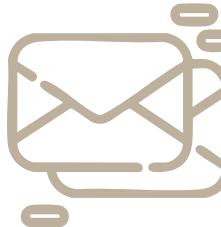


○ COMMUNITY ENGAGEMENT CONT.

- **COMMUNITY MESSAGE BOARDS:** Four message boards at Seven Bridges and Woodgrove Festival consistently share project information
- **SCHOOL ENGAGEMENT:** The Village has worked with preschools and public schools to share information and flyers with parents
- **LETTERS TO NEIGHBORS:** Letters sent to Lemont Road area residents in October/November 2024 and July/August 2025

101

LETTERS SENT
OCT/NOV 2024

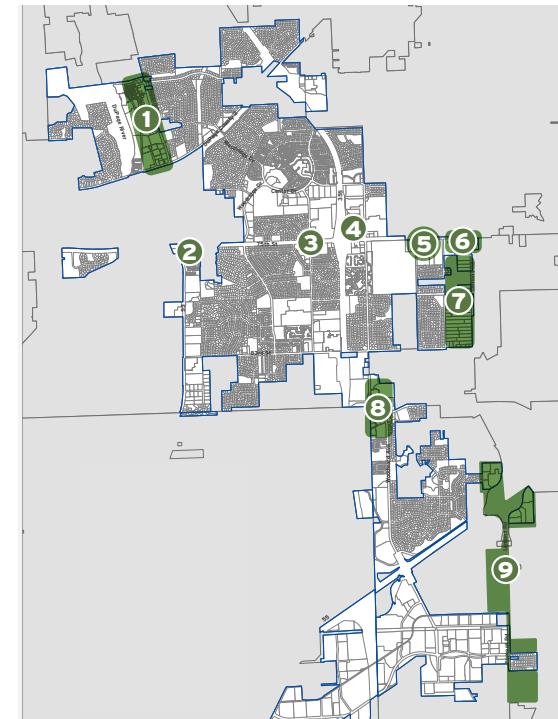


428

LETTERS SENT
JUL/AUG 2025

○ OPPORTUNITY SITES

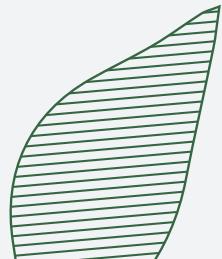
- Key areas with **potential to shape the Village's future.**
- Offer a chance to introduce new housing, retail, or mixed-use projects that **align with community goals.**
- All have the potential to **catalyze broader investment** and would benefit from **anticipating potential development proposals.**



Today's Conversation

9

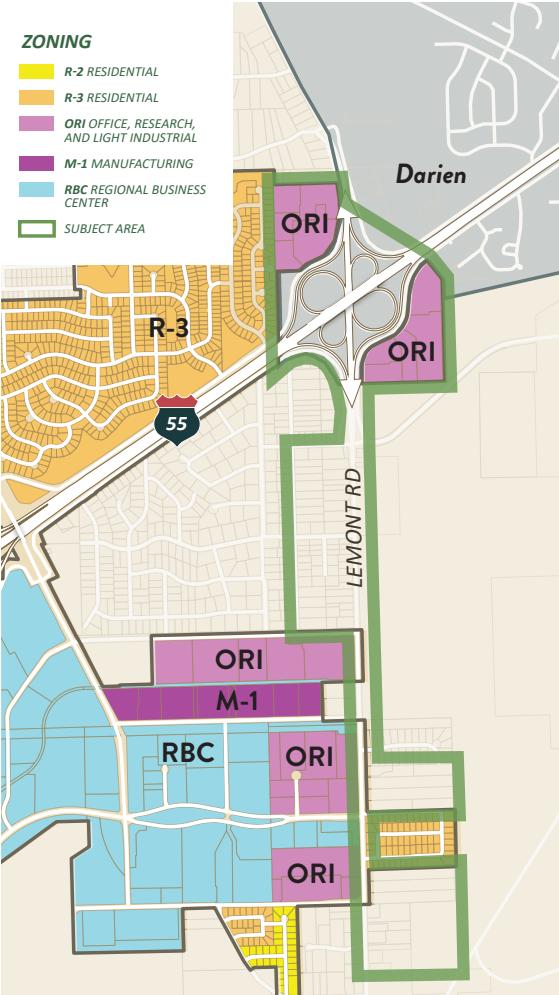
Southern Lemont Road



CONVERSATIONS
TOUR

○ WHY FOCUS ON LEMONT ROAD?

- **KEY CORRIDOR:** Lemont Road is an important corridor that connects many municipalities, neighborhoods, economic areas, and community amenities.
- **SMART PLANNING:** Decisions along this corridor impact all neighbors. Woodridge wants to make informed planning decisions if properties choose to annex into the Village.
- **COMMUNITY NEEDS:** Residents and neighbors have various concerns about development activity and the future character of the corridor.



Southern Lemont Rd.

Existing Conditions



**CONVERSATIONS
TOUR**

SURROUNDING CONTEXT & MUNICIPALITIES

- WOODRIDGE
- DARIEN
- LEMONT
- UNINCORPORATED DUPAGE COUNTY
- FOREST PRESERVE

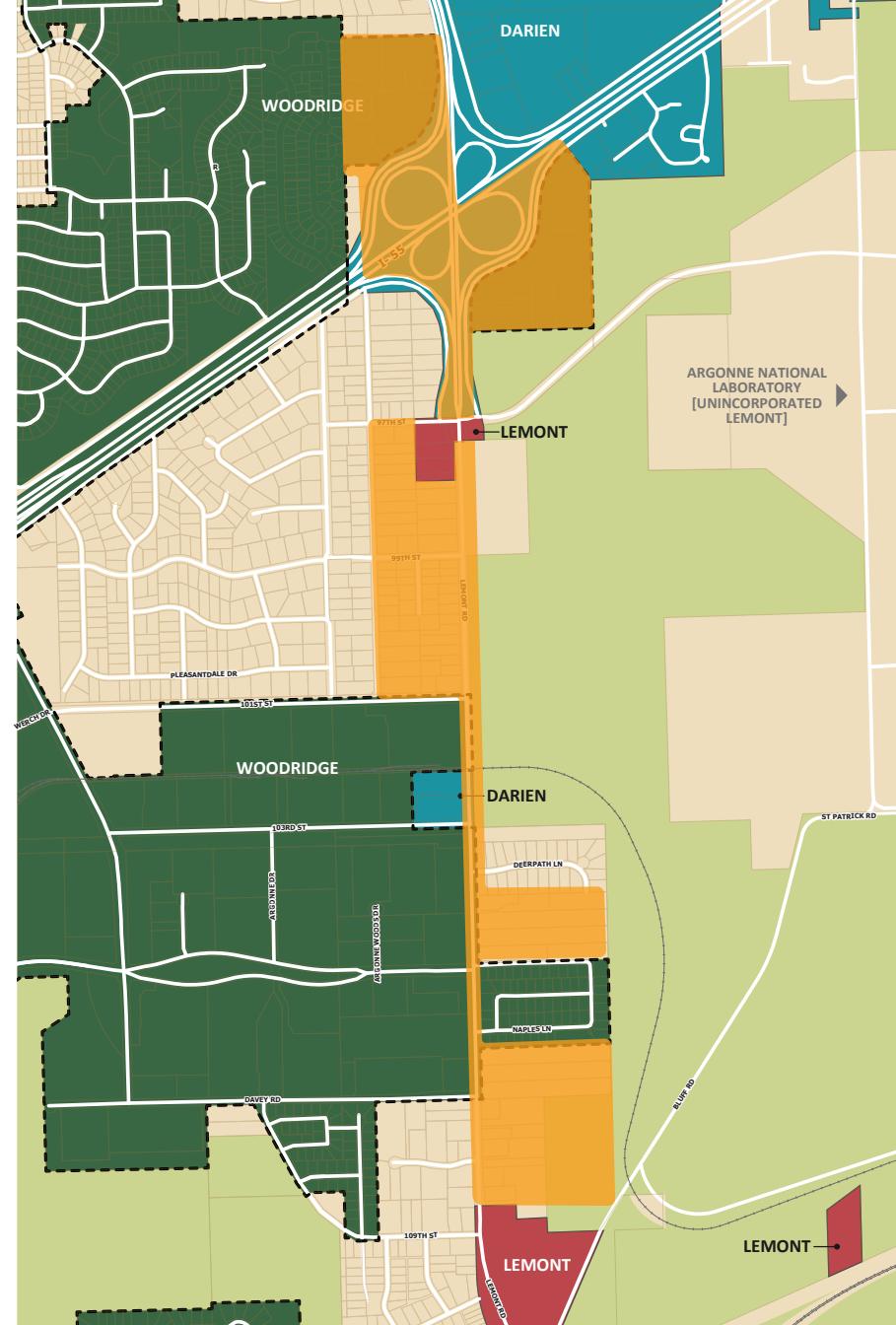
DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES



AREAS WE ARE DISCUSSING TODAY

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

- AREA OF DISCUSSION
- WOODRIDGE
- LEMONT
- DARIEN
- UNINCORPORATED DUPAGE COUNTY
- FOREST PRESERVE



UTILITIES

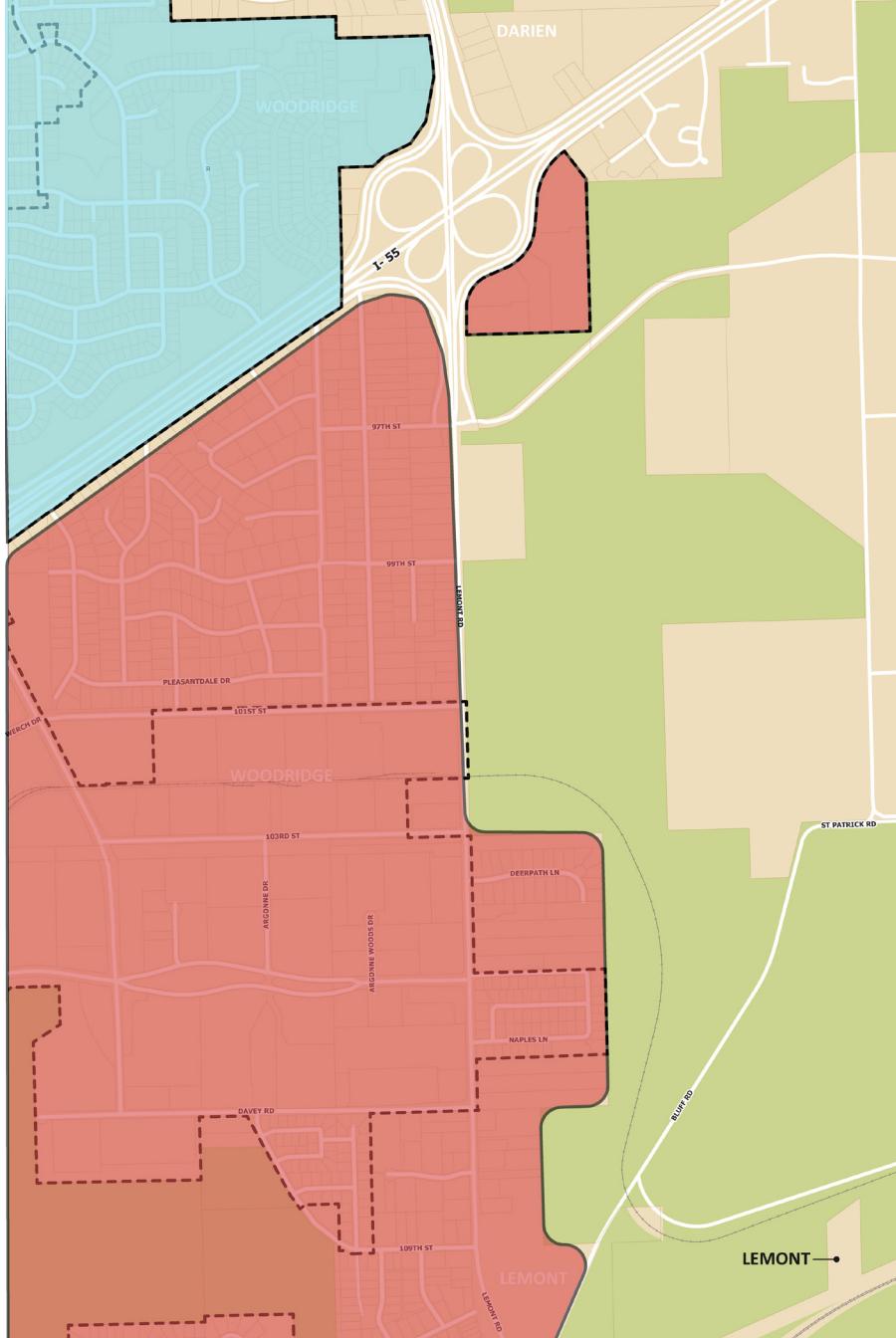
DATA SOURCES: VILLAGE OF WOODRIDGE, IL; U.S. CENSUS TIGER/LINE MAPPING FILES



WOODRIDGE UTILITIES



ILLINOIS AMERICAN UTILITIES



○ WHAT WOULD CHANGE WITH ANNEXATION?

- **IF UNINCORPORATED AREAS CHOOSE TO ANNEX INTO WOODRIDGE:**
 - Development would follow Woodridge's comprehensive plan and zoning ordinance
 - Woodridge would gain full zoning authority
 - Municipal services (police, public works) would be provided
 - Property owners would have local representation on decisions
- **IMPORTANT NOTES:**
 - We are planning for situations of voluntary annexation
 - This meeting is about planning ahead
 - No annexation requests are currently pending in Woodridge

○ OKAY, SO NOW WHAT?

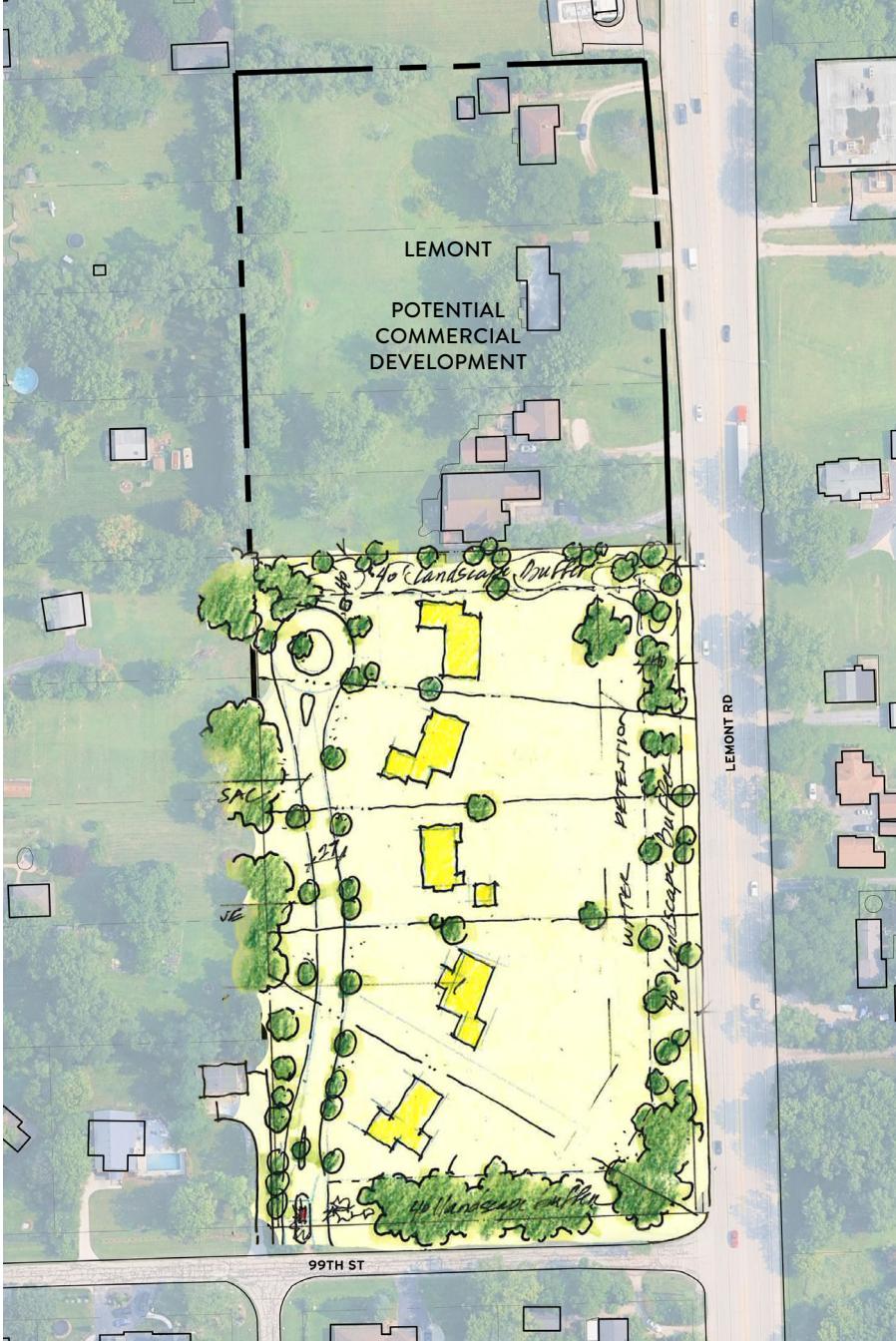
FAQ

- YOUR INPUT HELPS INFORM WHAT FUTURE WOODRIDGE DEVELOPMENT SHOULD LOOK LIKE
- NEXT STEPS:
 - Share your priorities for the Lemont Road corridor
 - Help us understand what matters to your community
 - Plan proactively for possible future scenarios

LEMONT RD & 99TH ST - 1

RESIDENTIAL OPTION

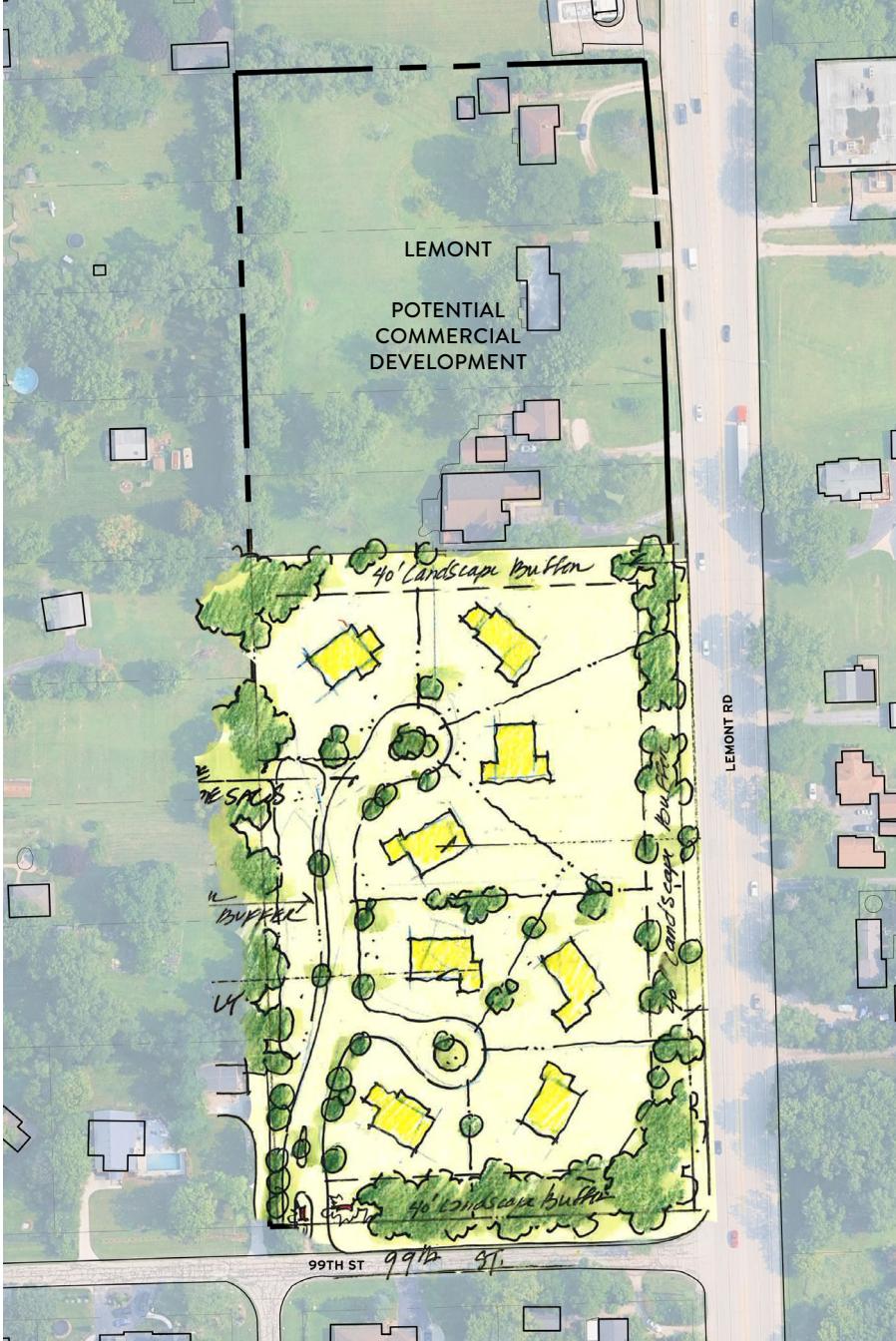
- Landscaped buffer zones surrounding the site
- 5 large lot single family homes (1.15 Acre average)
- Removal of curb cuts
- Private drive ending in cul-de-sac



LEMONT RD & 99TH ST - 2

RESIDENTIAL OPTION

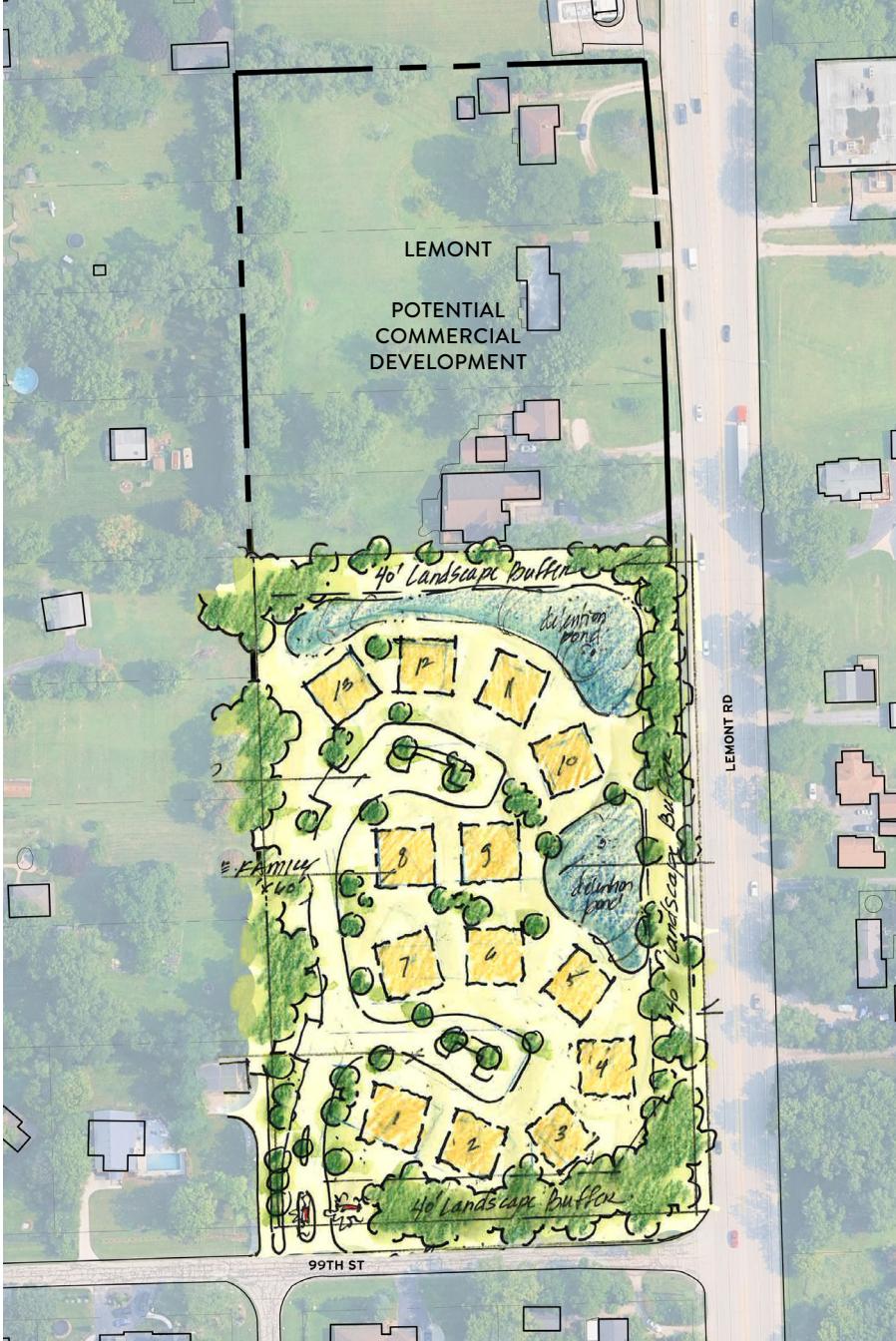
- Landscaped buffer zones surrounding the site
- Landscaped stormwater detention
- 8 large lot single family homes (0.7 Acre average)
- Removal of curb cuts
- Private drive ending in cul-de-sacs



LEMONT RD & 99TH ST - 3

RESIDENTIAL OPTION

- Landscaped buffer zones surrounding the site
- Landscaped stormwater detention ponds
- 13 clustered single family homes (0.4 Acre average)
- Common open space & private road courtyards
- Removal of curb cuts
- Private drive



LEMONT RD & 99TH ST - 4

MIXED-USE RETAIL OPTION

- Landscaped and fence buffer zones surrounding the site
- 25 2.5 story rowhomes with garage and courtyard
- 15-25K SF outlet retail
- Greenway pocket park



LEMONT RD & 101ST ST - 1

RESIDENTIAL OPTION

- Landscaped buffer zones to the east and south
- 10 large lot single family homes (0.5 Acre average)
- Private road
- Potential stormwater detention



LEMONT RD & 101ST ST - 2 COMMERCIAL OPTION

- Landscaped buffer zones surrounding the site
- 1-2 story office/distribution (52K SF)
- Surface parking



LEMONT RD & DAVEY RD - 1

RESIDENTIAL OPTION

- Landscaped buffer zones surrounding the site & outlet detention pond
- 21 large lot single family (0.4 Acre)
- Private drive with access to existing home
- Potential for pocket park or outlet



LEMONT RD & DAVEY RD - 2 RESIDENTIAL OPTION

- Landscaped buffer zones surrounding the site & detention pond
- 72 attached single family (duplex)
- Central pond feature
- Private drive



ROUND TABLE DISCUSSIONS



Housing



Commercial



Transportation &
Streetscapes



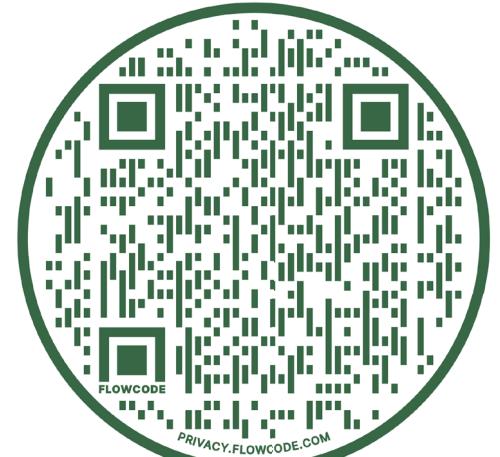
Utilities &
Infrastructure

Next Steps

1. Finalize Opportunity Site Discussions and Vision
2. Develop Comprehensive Plan Goals and Strategies
3. Draft Comprehensive Plan

Have more questions? Feel free to reach out!

630-719-4750



WoodridgeCompPlan.com

