

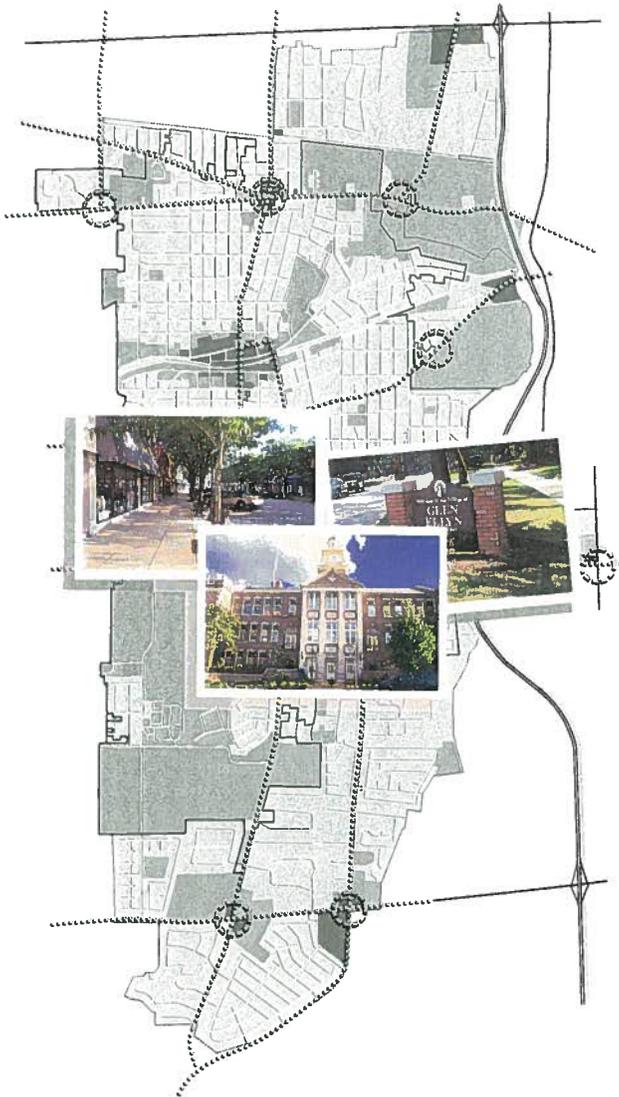
Section 4:

Implementation

This section briefly highlights several “next steps” that should be undertaken to begin the process of implementing the Glen Ellyn Comprehensive Plan.

Next steps include:

- a) Adopt and use the Comprehensive Plan on a day-to-day basis;*
- b) Review and update the Zoning Ordinance;*
- c) Review other codes and ordinances as needed;*
- d) Promote cooperation and participation among various agencies, organizations, community groups and individuals;*
- e) Prepare an implementation “action agenda;”*
- f) Explore possible funding sources and implementation techniques;*
- g) Enhance public communication; and*
- h) Update the Comprehensive Plan on a regular basis.*



Implementation

The Comprehensive Plan sets forth an agreed-upon “road map” for community improvement and development within the Village of Glen Ellyn during the next ten to fifteen year period. It is the product of considerable effort on the part of the Comprehensive Plan Citizens Advisory Committee, Village staff, the Plan Commission, the Village Board, and the Glen Ellyn community. The final Plan represents the consensus of all involved.

However, in many ways the planning process in Glen Ellyn has just begun. Completion of the Comprehensive Plan is only the first step, not the last.

This section briefly highlights several next steps that should be undertaken to begin the process of plan implementation.

Adopt and Use the Plan on a Day-to-Day Basis:

The Comprehensive Plan should become Glen Ellyn’s official policy guide for improvement and development. It is essential that the Plan be adopted by the Village Board and then be used on a regular basis by Village staff, boards and commissions to review and evaluate all proposals for improvement and development within the community in the years ahead.

Review and Update the Zoning Ordinance:

Zoning is one of the most common regulatory measures used by governmental units to implement planning policies. Zoning divides the community into a series of districts and sets forth regulations for the use of land within these districts, including permitted uses, lot size, building height, density, etc.

Immediately following adoption of the Comprehensive Plan, the Village should undertake a review and update of the Zoning Ordinance to ensure that it supports and complements the new Plan. Special attention should be given to regulations that govern Downtown Glen Ellyn, since many participants in the planning process have expressed concerns regarding the height of buildings and the density of residential developments within the Downtown.

Review Other Codes and Ordinances:

In addition to zoning, Glen Ellyn has a number of other codes and ordinances that govern land and building development, including the Subdivision Regulations, Building Code, Appearance Guide, Sign Code Ordinance, Flood Plain Ordinance, Stormwater Management Ordinance, etc. All of these codes should be reviewed and updated as needed.

Of special note is the Appearance Guide, which should become a key technique for implementing the design and appearance guidelines established in the new Comprehensive Plan for Downtown, Roosevelt Road and Five Corners. The Appearance Guide should be reviewed for conformance with the

Plan and to determine if additional design guidelines or requirements are warranted.

Promote Cooperation and Participation:

The Village of Glen Ellyn should assume the leadership role in implementing the new Comprehensive Plan. In addition to carrying out the administrative actions and many of the public improvement projects called for in the Plan, the Village may choose to administer a variety of programs available to local residents, businesses and property owners.

However, in order for the Comprehensive Plan to be successful, it must be based on a strong partnership between the Village, other public agencies, the local business community, various neighborhood groups and organizations, and the private sector.

The Village should be the leader in promoting the cooperation and collaboration needed to implement the new Comprehensive Plan. The Village’s “partners” should include:

- ***Local agencies and service districts***, such as the park districts, the school districts, the Library Board, the Historical Society, the utility districts, etc;
- ***Other governmental and quasi-governmental organizations***, such as the Illinois Department of Transportation (IDOT), the DuPage County Highway Department, the Development and Environmental Concerns Department, Metra, RTA, the Forest Preserve District, etc;

- **Local institutions**, such as the College of DuPage and various churches and religious organizations;
- **The Chamber of Commerce and the Economic Development Corporation (EDC)**, which play important roles in marketing and promoting the community, and in organizing improvement efforts within the various commercial and business areas.
- **Local banks and financial institutions**, which can provide assistance in upgrading existing properties and facilitating desirable new development;
- **Builders and developers**, who should be encouraged to undertake improvements and new construction that conform to the Plan and enhance the overall quality and character of the community; and
- **The Glen Ellyn community**, since all residents and neighborhood groups should be encouraged to participate in the ongoing planning process, and all should be given the opportunity to voice their opinions on improvement and development decisions within the community.

Prepare an Implementation Action Agenda:

The Village should prepare an implementation “action agenda” which highlights the improvement and development projects and activities to be undertaken during the next few years. For example, the “action agenda” might consist of:

- a) A detailed description of the projects and activities to be undertaken;
- b) The priority of each project or activity;
- c) An indication of the public and private sector responsibilities for initiating and participating in each activity; and
- d) A suggestion of the funding sources and assistance programs that might potentially be available for implementing each project or activity.

In order to remain current, the “action agenda” should be updated once a year.

Explore Funding Sources and Implementation Techniques:

While many of the projects and improvements called for in the Comprehensive Plan can be implemented through administrative and policy decisions or can be funded through normal municipal programs, other projects may require special technical and/or financial assistance.

The Village provides for a full range of municipal services, and it also funds substantial public infrastructure improvements throughout the community.

The Village should continue to explore and consider the wide range of local, state and federal resources and programs that may be available to assist in the implementation of planning recommendations.

Enhance Public Communication:

The Village should prepare a brief summary version of the new Comprehensive Plan and should distribute it widely throughout the community. It is important that all local residents, businesses and property owners be familiar with the Plan’s major recommendations and its “vision” for the future.

The Village should also consider additional techniques for responding quickly to public questions and concerns regarding planning and development. For example, the Village might prepare a new informational brochure on how to apply for zoning, building, subdivision and other development-oriented permits and approvals. It might also consider special newsletter or Web page features that focus on frequently raised questions and concerns regarding planning and development.

Update the Plan on a Regular Basis:

It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly.

The Comprehensive Plan should be reviewed every two years to reflect the changes that have occurred and to incorporate the recommendations that have been accomplished. In addition, a major update to the Plan should be undertaken at least every 10 years.