



# COMPREHENSIVE PLANNING

## RELEVANT PROJECT EXPERIENCE

With a solid understanding that the comprehensive plan is one of the fundamental bases for planning, I have completed several comprehensive plans over my planning career. My experience spans from small towns and emerging communities to well established cities and growing counties.

Whether updating an existing plan or creating a new plan from scratch, my typical approach ensures that the comprehensive plan understands existing conditions, integrates modern planning practices, honors core community values, and reflects market realities.

Implementation and adherence to a community's comprehensive plan is just as important, if not more, as the creation of the plan. My project experience also includes continuing service support such as development review, site plan review, and follow-up work (retainer services).

### COMPREHENSIVE PLANS

- Bartlett Future Land Use Plan Amendments | BARTLETT, IL
- Canton Comprehensive Plan | CANTON, IL
- Canton Comprehensive Plan Implementation Support | CANTON, IL
- Carlinville Comprehensive Plan | CARLINVILLE, IL
- Forsyth Comprehensive Plan | FORSYTH, IL
- Gardner Comprehensive Plan | GARDNER, IL
- Glenwood Comprehensive Plan | GLENWOOD, IL
- Highland Park Comprehensive Master Plan Update | HIGHLAND PARK, IL
- Kendall County Land Resource Management Plan | KENDALL COUNTY, IL
- Long Grove Comprehensive Plan | LONG GROVE, IL
- Princeton Comprehensive Plan | PRINCETON, IL
- Romeoville Comprehensive Plan | ROMEOVILLE, IL

### CONTINUING SERVICES

- Development & Site Plan Review | ALGONQUIN, IL
- Development & Site Plan Review | HIGHWOOD, IL
- Development Review & Planning Services | KENDALL COUNTY, IL
- Expert Testimony (Mining Land Use Case) | KENDALL COUNTY, IL
- Expert Testimony (Property Acquisition Zoning Case) | STREATOR, IL

NOTE: Unless noted otherwise, all projects were completed by Todd Vanadilok while with his previous employer, Teska Associates, Inc. All graphics and text shown below were created and written by Todd. Projects completed by Egret+Ox Planning, LLC are denoted with a blue tag (🏷️).

### HOUSING DIVERSITY RECOMMENDATIONS

Like much of Will County and the region, single family units were built en masse in Romeoville, with 94% of the Village's total single family unit permits issued between 1996 and 2004. That totaled to about 8,100 permits or 405 single family units built each year over two decades. When the Great Recession struck in 2008, development lessened significantly, with only 109 single family unit permits being issued since then. In fact, the composition of detached single family homes in Romeoville's housing stock decreased from 79% in 2000 to 69% in 2014.

During the same 2000-2014 timeframe, attached single family homes gained significantly, with over 2,000 units added to the housing supply, which increased the composition of this unit type from 8% in 2000 to 21% in 2014.



**10%**  
Decrease in the composition of detached single family units in Romeoville's housing supply from 79% in 2000 to 69% in 2014

**2,133**  
Additional attached single family units entering the Village's housing supply from 2000-2014

**94%**  
Amount of the Village's single family unit permits issued between 1997-2004

**86%**  
Amount of the Village's multiple family unit permits issued between 1997-1998

**5%**  
Increase in the level of renter occupied housing units from 9.9% in 2000 to 14.8% in 2014

### HOUSING SUPPLY

Historically, the housing supply in Romeoville was predominantly comprised of detached single family homes. As recently as the 2000 U.S. Census, detached single family homes made up 79% of the Village's housing stock, as shown in Figure 5.1. By 2014, however, that number declined to 69%. Multiple family homes also saw a decrease, from 13% in 2000 to 10% in 2014. In that same timeframe, attached single family homes experienced a significant increase from 8% of the housing stock in 2000 to 21% in 2014. As demand for apartments continue to drive the market, as well as Millennials and others seeking smaller homes, the housing supply in Romeoville may continue to shift, which lends support to diversify the housing stock to meet different needs, lifestyles, and price points.

**74%**  
Increase in the number of housing units in Romeoville from 7,379 units in 2000 to 12,844 units in 2014

**0.2%**  
Change in housing vacancy rate in Romeoville, staying fairly steady from 8.3% in 2000 to 8.5% in 2014

**3.28**  
Average household size in Romeoville in 2014, which is a moderate increase from 2.99 in 2000

**90%**  
Percentage of the Village's 2014 housing stock devoted to single family units (detached or attached)

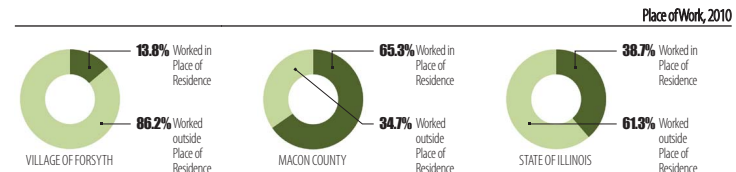
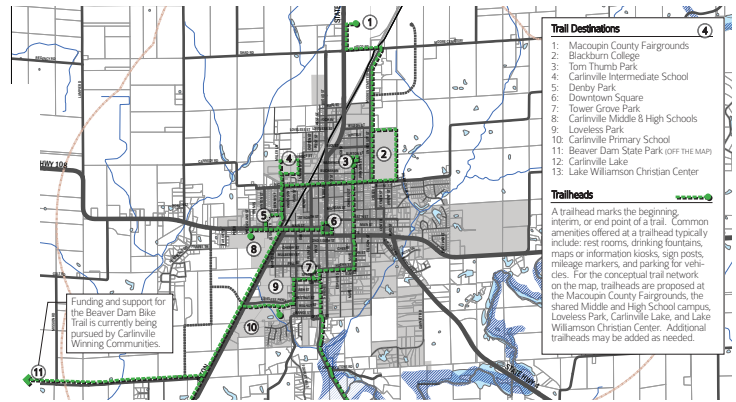
**713**  
Number of residential properties sold in Romeoville in 2015, compared to 383 units sold in 2011

**31%**  
Percentage increase in average sold price of residential properties, from \$123,805 in 2011 to \$162,072 in 2016

**354%**  
Increase in the number of attached single family units from 63 units in 2000 to 2,736 units in 2014

**68**  
Average days on the market for a residential property in Romeoville in 2016, compared to 162 days in 2011

**16%**  
Percentage of the Village's 2016 housing stock that is renter occupied, compared to 14% in 2000



EGRET+OX PLANNING, LLC IS A MINORITY-OWNED SMALL BUSINESS  
CERTIFICATIONS: DBE, MBE, ESB, EBE, SBE

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