

- It is the policy of the City of Villa Park that all new development pay its share of the costs associated with that development, including regional traffic mitigation.
- It is the policy of the City of Villa Park to impose a traffic impact mitigation fee for improvements within its boundaries and to work with other jurisdictions to determine minimum acceptable impact fee levels for application within the Growth Management Area which includes Villa Park.
- It is the policy of the City of Villa Park that new revenues generated from a locally approved increased sales tax measure shall not be used to replace private developer funding which has been committed for any project.
- All development shall be phased in accordance with any applicable Comprehensive Phasing Program adopted by the City of Villa Park. It is the intent that such Comprehensive Phasing Programs shall include development phasing plans which establish both a phasing allocation of development commensurate with roadway and public facilities capabilities and an overall build-out development plan which can be supported by implementation of the planned infrastructure system.
- The City of Villa Park has participated and will continue to participate in Inter-Jurisdictional Planning Forums at the Growth Management Area (GMA) level to discuss developments with multi-jurisdictional impacts and appropriate mitigation measures.
- It is the policy of the City of Villa Park to strive towards an achievement of balanced land use, whereby residential, non-residential and public land uses are proportionally balanced. Recognizing the fact of existing physical development