

characteristics, in that the City of Villa Park is currently at 98% of buildout and that the entire City is zoned for residential use with the exception of one 10-acre commercial site, the City will attempt to achieve this policy through cooperation with surrounding jurisdictions.

### Action Programs

- Development Mitigation Program: A Development Mitigation Program shall be established prior to June 30, 1993 to ensure that all new development pays its share of the costs associated with that development. Participation shall be on a pro-rata basis and be required of all development projects except where an increased level of participation exceeding these requirements is established through negotiated legal mechanisms.

The Program will be coordinated through inter-jurisdictional forums in order to determine minimum acceptable impact fees for application within the GMAs.

- Comprehensive Phasing Program: The City of Villa Park shall establish a Comprehensive Phasing Program (CPP) prior to June 30, 1993. The CPP shall contain a development phasing component to ensure that infrastructure is added as development proceeds so that the provision of road improvements and public facilities is in balance with demand. The Program shall provide reasonable lead time (three years from first building permit or five years from first grading permit) to design and construct specific transportation improvements. This CPP shall be limited to development entitlement tied to transportation improvements only.
- Performance Monitoring Program: Prior to June 30, 1993, a Performance Monitoring Program shall be established to