

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

301 Walnut St. · Washington, IL 61571

Ph. 309-444-1135 · Fax 309-444-9779

<http://www.washington-illinois.org>

loliphant@ci.washington.il.us

MEMORANDUM

TO: Mayor Manier and Committee of the Whole
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Transportation Plan Update
DATE: November 10, 2017

The staffs of the Cities of East Peoria and Washington completed interviews this week of land use/transportation planning firms to complete transportation plans for both East Peoria and Washington as well as a comprehensive plan for East Peoria. The transportation plans would utilize \$30,000 (split evenly between the two cities) received through the Tri-County Regional Planning Commission (TCRPC) through the PPUATS FY 2018 Special Transportation Projects funding. The PPUATS funding must be utilized by June 30, 2017.

The submitted proposals for the Houseal Lavigne Associates (HLA) and HR Green (HRG) team and Teska Associates and Innis Consulting team are attached. These were the top two teams identified by our staffs of the proposals received. Please note that the HLA/HRG proposal shows a cost of \$31,736. This would be decreased to the not-to-exceed figure of \$30,000 upon execution of an agreement with TCRPC if that team was selected. We would anticipate TCRPC approving a contract for this project soon.

Both of these teams have considerable planning and transportation experience and would be qualified to create a plan that addresses the motorized transportation, non-motorized transportation, transit, and green infrastructure components of the plan. The team would work with the Council, staff, and key stakeholders in identifying opportunities and establishing priorities to implement for many years. Our staffs hope to have a recommended consultant team to bring to the November 13 Committee of the Whole meeting.

Attachments

City of East Peoria, IL and City of Washington, IL

City of East Peoria Comprehensive Plan & East Peoria and Washington Transportation Plan Proposal

September 29, 2017





PLANNING

DESIGN

DEVELOPMENT

September 29, 2016

Ty Livingston, Director of Planning and Community Development
East Peoria City Hall
401 West Washington Street
East Peoria, IL 61611

Dear Mr. Livingston:

Houseal Lavigne Associates is pleased to submit this proposal to prepare the City of East Peoria Comprehensive Plan and a Transportation Plan for East Peoria and Washington. We believe that our project team is extremely well qualified to take on both assignments and provide attractive, visionary and implementable plans that will serve both communities for many years. We will work closely with staff, officials and the community to ensure that local expertise and insight strengthens the planning process, and together with our national planning experience and expertise, provide the best plans possible.

Houseal Lavigne Associates is an award-winning community planning, economic development, and urban design firm with extensive experience in a range of assignments, including comprehensive planning, outreach and facilitation, downtown and commercial area planning, corridor planning, development and redevelopment projects, transit-oriented development, parks and open space, sustainability, and project financing and implementation.

While we have prepared plans for cities throughout the country, the primary focus of our work is the State of Illinois. This includes recent assignments in Peoria Heights, Peoria, Morton as well as having conducted the IL Route 8 Sunnyland Corridor Plan for East Peoria and Washington in 2010. In addition to work in other central and downstate Illinois communities we are currently preparing the zoning ordinance for the City of Bloomington.

We are joined on this project by **HR Green**, a multidisciplinary engineering, design and construction firm with extensive experience and expertise in transportation and infrastructure planning. HR Green will oversee the Transportation Plan as well as provide expertise for the comprehensive plan related to stormwater, floodplain and all environmental and engineering issues. Our firms have worked and are currently working together on other planning assignments.

We appreciate the opportunity to be considered for the Comprehensive Plan and Transportation Plan initiatives and look forward to the prospect of working with you. If you have any questions regarding this submittal, please do not hesitate to contact us.

Sincerely,

Houseal Lavigne Associates

John Houseal, AICP

Principal

HOUSEAL LAVIGNE
ASSOCIATES, LLC.

CHICAGO, IL
188 W Randolph, Suite 200
Chicago, IL 60601
(312) 372-1008

www.hlplanning.com
info@hlplanning.com

SECTION 1
TEAM OVERVIEW

SECTION 1

TEAM OVERVIEW

Our project team for the City of East Peoria Comprehensive Plan and East Peoria and Washington Transportation Plan assignment is made up of a team of professionals with specialized expertise in all areas of comprehensive planning, downtown and corridor planning, neighborhood and special area planning, zoning, economic development and market analysis, community outreach and engagement, transportation, and implementation. Our Team has been specifically assembled to provide the City of East Peoria Comprehensive Plan and the City of East Peoria and City of Washington Transportation plan.



Houseal Lavigne Associates is a nationally recognized award-winning firm, highly regarded for its innovative and creative approach to community planning. Houseal Lavigne Associates will serve as the primary agency for the comprehensive and transportation plan assignment and brings to the team extensive national and regional experience.



HR Green has been providing clients with services ranging from transportation to environmental services since 1913. HR Green will assist Houseal Lavigne Associates with all transportation related tasks throughout the comprehensive and transportation planning assignment. HR Green brings local and regional expertise to this assignment. With four offices in the state of Illinois alone, HR Green is centrally located between Houseal Lavigne Associates and East Peoria/Washington in Yorkville, IL.

Firm Information

Houseal Lavigne Associates, LLC

188 W. Randolph St., Suite 200
Chicago, IL 60601
(312) 372-1008

Primary Contacts

John Houseal, Principal

jhouseal@hlplanning.com
(312) 372-1008 x 101

Emily Gustin, Director of Marketing

egustin@hlplanning.com
(312) 372-1008 x 110



SERVICES

Comprehensive Planning
Downtown Planning
Transit Oriented Development
Corridor Planning
Neighborhood & Subarea Planning
Zoning/Regulatory Controls
Design Guidelines
Land Planning and Site Design
Park & Recreation & Trail Master Planning
Market & Demographic Analysis
Fiscal/Economic Impact Analysis
Development Services
Retainer Services

Firm Profile

Houseal Lavigne Associates is an award winning consulting firm specializing in all areas of community planning, economic development and urban design, with expertise in comprehensive planning, corridor planning, downtown planning, neighborhood planning, zoning, market analysis, project implementation and financing, and citizen engagement. We strive for a true collaboration of disciplines and talents, infusing all of our projects with creativity, realism, and insight.

Houseal Lavigne Associates provides a fresh approach to urban planning, a strong foundation in contemporary development practices, an insightful understanding of market and economic analysis, and an effective ability to conduct engaging community outreach. Our firm is able to meet the unique challenges of any planning assignment and is able to develop creative solutions that ensure compatibility between both the existing, new, built, and natural environments.

Houseal Lavigne Associates provides services ranging from detailed economic analysis to long-term community visioning; from smaller site planning and design projects to larger regional studies; from creating exciting new transit-oriented development plans to revitalizing historic downtowns; and from shaping broad community strategies to creating context sensitive zoning regulations.

Houseal Lavigne Associates consists of a team dedicated professionals experienced in community planning, urban design, and economic development. Our firm has worked with more than 250 communities in states across the country, providing professional planning services for both public and private sector clients.

Houseal Lavigne Associates is founded on a set of core principles that, when combined with our professional experience and expertise, creates a consulting firm that stands above the rest. These principles include Better Community Outreach, Commitment to Creativity, Graphic Communication, Technology Integration, and Client Satisfaction.

Firm History

Houseal Lavigne Associates was founded in 2004 by John Houseal and Devin Lavigne. John and Devin first began working together in 2001 at the planning firm Trkla, Pettigrew, Allen & Payne (TPAP) where John served as a firm Principal and Devin as a Senior Associate. In 2003 TPAP was acquired by URS Corporation where John was promoted to Midwest Director of Urban Planning and Devin to Planning Manager of the Chicago office. In November 2004, they left URS to establish Houseal Lavigne Associates. Despite a sluggish national economy, Houseal Lavigne Associates has flourished, growing from the two founders working in a small room to a staff of 13 in a Downtown Chicago office working in 21 states throughout the nation.

Core Principles

Houseal Lavigne Associates is built on a set of core principles that guide every project we undertake. By continually honoring these principles, we consistently create plans that don't just meet our clients' needs, but are points of pride in their communities. Our principles result in plans that are recognized as some of the best in the industry. Our core principles are:

Innovation & Technology. The integration of the most current technologies should be used to improve the planning process and product—increasing communication and involvement with the public, gathering and assessing vital information, and producing more effective documents and recommendations.

Vision & Creativity. Vision and creativity are among the most important components of good planning and design, so we provide fresh, responsive, and intriguing ideas to our client communities.

Graphic Communication. All plans and documents should utilize a highly illustrative and graphic approach to better communicate planning and development concepts in a user-friendly, easy-to-understand, and attractive manner.

Community Engagement. Fostering a strong sense of community stewardship requires using an inclusive approach to citizen participation and serves as the foundation for the planning process.

Client Relationships. Meeting the needs of our clients is our top priority. We strive to achieve this by developing and maintaining strong professional relationships, being responsive to clients' concerns and aspirations, and always endeavoring to exceed expectations.



RECENT AWARDS

2017

IL APA - Outreach Award -
Envision Oak Park Comprehensive Plan

2016

MN APA - Innovation Award -
St. Cloud Comprehensive Plan

2015

MI APA - Daniel Burnham Award (Best Plan) -
Imagine Flint Master Plan

Michigan Chapter of Congress for the New
Urbanism - Mackinaw Prize - Imagine Flint Master
Plan

2014

American Planning Association
National Planning Excellence Award
for an Emerging Planning & Design Firm

MI APA - Planning Excellence Award for Public
Outreach - Imagine Flint Master Plan

IA APA - Daniel Burnham Award (Best Plan)
Coralville Community Plan

2013

Kane County Plan of the Year Award
City of St. Charles Comprehensive Plan

2012

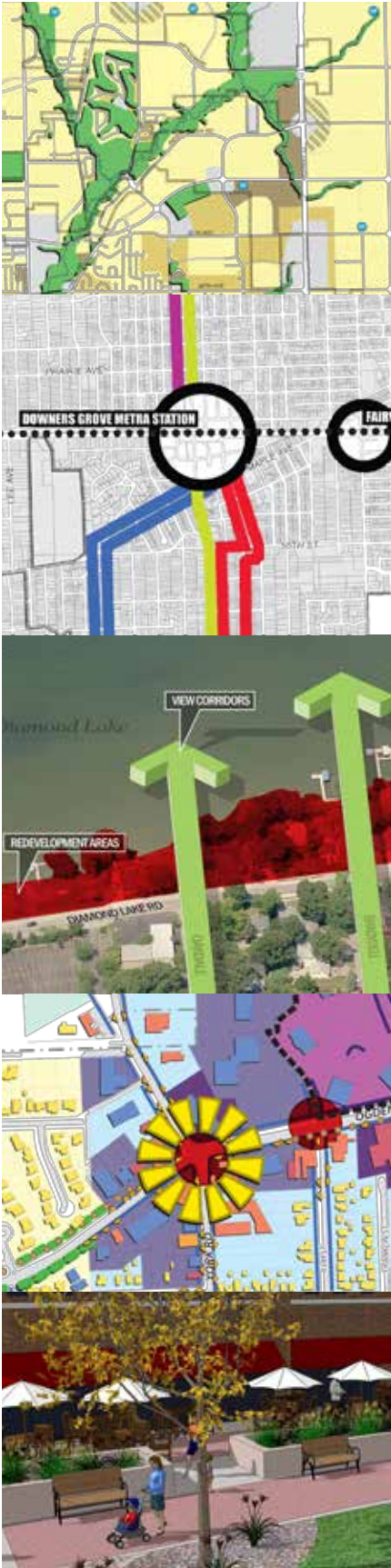
IL APA - Daniel Burnham Award (Best Plan)
Village of Downers Grove Comprehensive Plan

ACEC Illinois - Merit Award - Studies & Research
IL 47 Corridor Plan

Chaddick Institute - Development Regulation Award
Oak Brook Commercial Areas Master Plan

2011

IL APA - Gold Award - Implementation
Village of Bartlett Town Center



Approach to Planning

Our philosophy of community planning, visioning, goal setting, and implementation is built on a foundation of professional experience, sound planning and design practices, and a track record of award-winning projects. Our approach combines extensive community outreach and participation, highly illustrative and user-friendly maps and graphics, and utilization of available technologies. Our process will help establish a community vision, set community goals, and foster community consensus. Our approach to this assignment will include and be guided by the following core principles, which will allow us to successfully engage the community, develop viable and visionary solutions, and comprehensively respond to local issues and needs.

Focus on Urban Planning and Community Development. Houseal Lavigne Associates specializes in community planning, urban design, and economic development. It is our focus, it is our passion, and it is our area of expertise. We are a specialized urban planning firm whose efforts are not diluted or compromised by bureaucracy or competing interests. Our focus and size allow us to provide the creativity, flexibility, and responsiveness needed to meet our clients' needs without wasting precious resources.

Foundation of Experience. Houseal Lavigne Associates has extensive experience in community planning, visioning and goal setting, implementation strategies, comprehensive planning, economic development studies, urban design, and more. We have directed, managed, and assisted with similar planning assignments for communities across the country.

Engaging Community Outreach. One of our greatest strengths is our ability to design and conduct engaging and effective community outreach. It is a vital part of all of our planning projects and we believe it is a necessary component of any successful planning process. It is important that all interested persons have the ability to participate in the planning process, and to know they have been heard and their opinion taken into consideration. We believe strongly in fostering a stewardship for the community and achieving a high level of community consensus for planning initiatives.

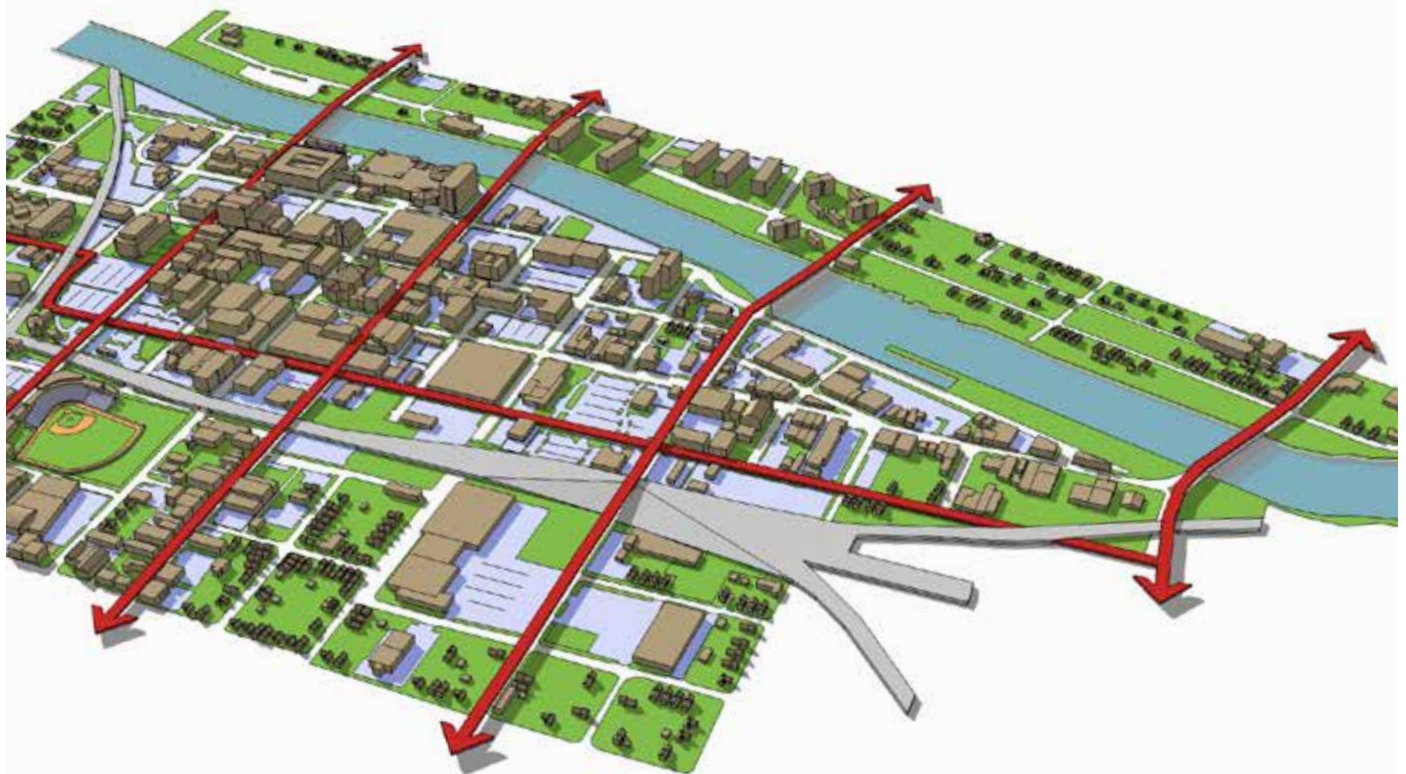
Illustrative Format and Quality Graphics. All of our projects incorporate a highly illustrative and graphic approach to communicating planning and development policies and recommendations. We have developed a distinct design approach to urban planning and community development projects which we incorporate into all of our projects. The results of this approach are reports and plans that are attractive, distinctive, and easy to use and understand.

Technology Integration. Integrating appropriate technologies can greatly improve the planning process and product. We specialize in the use of GIS, designing and hosting project websites, on-line surveys, key pad polling, and utilizing 3-D rendering to improve planning and development concepts. Our maps and graphics are attractive and compatible with existing and developing information systems. When designed and managed appropriately, these technologies greatly improve communication and involvement with the public.

Vision, Creativity, and Innovation. We believe vision and creativity are among the most important components of good planning and design. Too often, vision and creativity are lacking in the planning process and final planning product. With the help of the community, we will establish a “Vision” that captures the local spirit and character, while presenting new ideas and concepts for consideration. Our fresh approach to planning and development will broaden the range of available options and maximize the potential of community resources.

Targeted Implementation. Identifying the “next steps” to be taken is an important part of any good plan. Plans are not meant to sit on a shelf gathering dust, but should be used on a regular and on-going basis as a foundation for decision-making. Our plans identify key implementation steps that should be taken to “jump start” the ultimate realization of the Plan’s vision and recommendations. Implementation steps outline the projects and actions to be taken and identify responsibilities, timing, and funding options.

Commitment to Client Satisfaction. Our Firm’s primary focus is on client satisfaction. We pride ourselves on our professional relationships, reputation, and client references. We develop strong relationships with our clients and are often considered “an extension of staff.” We are responsive to clients’ concerns, we are available at anytime to assist with unforeseen events and issues, and we are committed to doing whatever it takes to serve the client. Many of our “one-time” projects result in long-term on-going professional relationships with client communities.





HR Green

HR Green is honored to be one of the nation's longest operating engineering firms. For more than 100 years, HR Green has been dedicated to our clients' success. Whether we are providing traffic engineering services, innovative management solutions to timely challenges, or overseeing the construction of a high profile improvement, the projects we undertake with our clients connect and shape communities, drive redevelopment and sustainability goals, and improve processes for consistent value.

HR Green has continued to climb the rankings on Engineering News Record's (ENR) annual lists of top design and construction firms in the nation, rising 39 spots and coming in at 202/500.

HR Green has 15 offices located in California, Colorado, Iowa, Illinois, Minnesota, Missouri, South Dakota, and Texas.

Services provided include:

Transportation

Whether your infrastructure needs include design, construction, funding identification, innovative geometry, environmentally sensitive areas, sustainable and attractive structures, or difficult traffic challenges, we can provide the solutions you need.

Water

From feasibility studies through construction phase services, we help clients achieve reliable, cost-effective, and innovative solutions for potable and process water, wastewater, and water resources management.

Governmental Services

Our professionals combine creativity with reliability to provide staff augmentation and consulting services to local governments. We provide engineering, public works, planning, and building departments with staff to meet the variable workloads without the normal long-term costs.

Construction

Our construction professionals are experienced with projects for municipal, county, and state clients that include bridges, roads and highways; storm and sanitary sewers; water distribution systems; water treatment facilities; wells, and storage facilities; pumps and lift stations, and wastewater facilities.

Land Development

We unify engineering, surveying, construction, land planning, and landscape architecture consultants into a single, integrated team that excels at project efficiency, effective project management and outstanding communication.

Environmental

Whether your environmental needs include remediation of brown fields sites to allow for redevelopment in your community, environmental compliance for infrastructure and facilities, or NEPA services for transportation infrastructure, HR Green can provide environmental solutions for your project.

SECTION 2
KEY PERSONNEL

SECTION 2

KEY PERSONNEL

Team Members

Our professional staff provides specialized expertise in a multitude of disciplines—including comprehensive and transportation planning—and is committed to developing creative solutions that ensure compatibility between the existing, new, built, and natural environments. The following pages provide more detailed information regarding our team’s key personnel that will be working with both the City of East Peoria and the City of Washington on the Comprehensive and Transportation Plan.

Houseal Lavigne Associate Principals for this assignment include: John Houseal, AICP; Devin Lavigne, AICP, LEED AP; Dan Gardner, MPA; and Nik Davis, ASLA. For this project, Houseal Lavigne Associate Principals will have direct involvement with the Comprehensive Plan and Transportation Plan. They will provide support and direction for both Senior Associates and Associates, as well as sub-consultant team members throughout the duration of the project. Specifically, **John Houseal** will be the Principal contact and oversee the community engagement process and regulatory issues/recommendations, **Devin Lavigne** and **Nik Davis** will be responsible for all graphics, technology and plan production. **Dan Gardner** will be responsible for overseeing market/economic analysis and feasibility of plan recommendations.

Resumes for Houseal Lavigne Associates and HR Green core team members are included in the following pages.



John A. Houseal, AICP

Principal | Co-Founder

John is a Principal and Co-founder of Houseal Lavigne Associates and has established himself as one of the region's top urban planning professionals. John's reputation and expertise within the profession as a leader in urban planning, contemporary development practices, and community outreach has garnered him wide recognition and numerous planning awards. John has been a featured speaker at national, regional, state, and local events and conferences for issues related to urban planning, zoning, transportation, context sensitive design, and the environment. John is recognized as one of the top community facilitators, consensus builders, and citizen participation experts in the region.

John maintains professional memberships with Lambda Alpha International, American Planning Association, the American Institute of Certified Planners, the National Trust for Historic Preservation, and Urban Land Institute. John received a Bachelor of Science in environmental sciences from University of Michigan and a Master of Environmental Planning for environmental and urban planning from Arizona State University. John is also an AICP certification instructor and has been responsible for preparing planners for professional certification since 2005.

Prior to co-founding Houseal Lavigne Associates, John was a Principal and the Director of Urban Planning for URS Corporation, a global multi-disciplinary engineering firm based in San Francisco, California. Working from the Michigan Avenue office in Downtown Chicago, John oversaw and directed the firm's urban planning and community development projects, often coordinating on assignments throughout the country. Prior to being the Director of Urban Planning for URS Corporation, John was a Principal with Trkla, Pettigrew, Allen and Payne (TPAP), a prominent planning and economic development firm in Chicago. While a Principal at TPAP, John directed a wide range of urban planning and community development assignments throughout the Midwest.

From revitalization plans for Chicago's south side neighborhoods to regional highway corridor studies, John has directed, managed, and assisted with a wide range of planning assignments. John has directed a number planning and development related assignments in several states, including comprehensive plans, corridor plans, downtown plans, neighborhood plans, master development/site plans, and more. John has also directed the zoning updates and amendments, as well as the creation of entirely new zoning ordinances, sign ordinances, planned unit development ordinances, overlay districts, and design and development guidelines.

Several unique and very significant assignments have been directed by John and provided significant momentum in his career, including the IDOT SWS Tools for Balanced Growth Study, which was the State of Illinois' first balance growth initiative; the Cap the Ike Study, which was a study examining the creation of "new land" by capping the Eisenhower Expressway for approximately 1.5 miles; and an FAA funded study to examine land use compatibility and the O'Hare Modernization Project (OMP). As project director, John's leadership skills and planning and design expertise were pivotal to the success of these, and many other assignments.

John has received several professional planning awards and distinctions, including an ILAPA Gold Award for Planning; an ILAPA Silver Award for Plan Implementation; an ILAPA Award for Planning Education; ILAPA Awards for Strategic Planning; the DePaul University Chaddick Institute Development Award; the Greater OBCC Commercial Revitalization Award, APA National Excellence Award, and induction into Lambda Alpha International, an international honorary fraternity for professional excellence in the field of land economics.

Education

Bachelor of Environmental Sciences
University of Michigan

Master of Environmental Planning Arizona
State University

Memberships

American Planning Association

American Institute of Certified Planners

Lambda Alpha International

OPRF Community Foundation
Board of Directors

Awards

2014 APA National Award for Excellence
Emerging Planning and Design Firm

2014 APA-MI Public Outreach Award
Imagine Flint Master Plan

2014 APA-IA Daniel Burnham Award
Coralville Community Plan

2012 APA-IL Daniel Burnham Award
Downers Grove Comprehensive Plan

2010 APA-IL Strategic Plan Award
River Forest Corridors Plan

2009 APA-IL Implementation Award
Ogden Avenue Enhancement Initiative

2007 APA-IL Daniel Burnham Award
Carpentersville Comprehensive Plan

2007 APA-IL Implementation Award
Palos Park Strategic Plan

DePaul University's Chaddick Institute for
Metropolitan Development Award 2012
Oak Brook Commercial Areas Plan 2008
Algonquin Downtown Plan

Commercial Revitalization Award
Oak Brook Commercial Areas Plan
Greater OBCC 2009

AICP Certification Instructor

APA National and APA State Chapters
2005 to present

John A. Houseal, AICP

Project Experience

Comprehensive Plans

60+ Comprehensive Plans including:

- Benton Harbor, MI
- Brookfield
- Brownsburg, IN
- Byron
- Carpentersville
- Coralville, IA
- Council Bluffs, IA
- Countryside
- Davis Junction
- Downers Grove
- Edinburgh, IN
- Evergreen Park
- Fairview Heights
- Flint, MI
- Frederick, CO
- Forest Park
- Geneva
- Glen Ellyn
- Greater Bridgeport Region, CT
- Hammond, IN
- Harwood Heights
- Homer Glen
- Jackson, MO
- Jackson, TN
- Kenilworth
- Lynwood
- Lansing
- Marion, IA
- Mattoon
- Maywood
- Melrose Park
- Montgomery
- Morton Grove
- Mundelein
- Niles
- Oakbrook Terrace
- Oak Park
- Palos Heights
- Palos Park
- Pleasant Hill, IA
- Prairie Grove
- River Forest
- St. Charles
- St. Cloud, MN
- Sugar Grove
- Tipton, IN
- Tipton County, IN
- Westmont
- Whiting, IN
- Windsor, CO

Corridor Planning

70+ Corridor Plans including:

- Bellwood - Mannheim Road Corridor; 25th Avenue Corridor Plan
- Brookfield - Ogden Ave. Corridor Plan; 47th Street Corridor Plan; 31st Street Corridor Plan
- Carpentersville - IL Route 31 Corridor Plan; IL Route 25 Corridor Plan; Randall Road Corridor Plan
- Countryside - LaGrange Road Corridor Plan; Joliet Road Corridor Plan; Road Corridor Plan
- Davis Junction - IL Route 172 Corridor Plan
- Hinsdale - Odgen Avenue Corridor Plan
- IL 47 Corridor Study
- Kenilworth - Green Bay Road Corridor Plan
- Lockport - I-355 Corridor Master Plan
- Melrose Park - Lake Street Corridor Plan; Broadway Avenue Corridor Plan; North Avenue Corridor Plan
- Melrose Park Broadway Avenue Corridor Plan
- Montgomery - Montgomery Road Corridor Plan; Blackberry Creek Corridor Plan
- Naperville - Ogden Avenue Enhancement Study
- Oak Brook - 22nd Street Corridor Plan
- Palos Heights - Harlem Avenue Corridor Plan
- Portage, IN - Highway 20 Corridor Plan
- River Forest Corridors Plan- Madison Street Corridor Plan; North Avenue Corridor Plan; Lake Street Corridor Plan; Harlem Avenue Corridor Plan
- Traverse City, MI- Eight Street Corridor Plan; East Front Street Corridor Plan; West Front Street Corridor Plan; Garfield Avenue Corridor Plan; 14th Street Corridor Plan

Downtown Planning

30+ Downtown Plans including:

- Algonquin Downtown Plan
- Downers Grove Downtown
- Forest Park Madison Street Corridor
- Geneva Downtown Master Plan
- Huntly Downtown Master Plan
- McHenry Downtown Plan
- Melrose Park Historic Broadway Avenue District Plan
- Morton Downtown Master Plan
- Murray, KY Main Street Plan
- Round Lake Downtown Plan
- Oshkosh, WI Downtown Plan
- Winfield Downtown/TOD Plan

Zoning & Design Guidelines

30 Zoning & Design Guidelines

Assignments, including:

- Benton Harbor, MI
- Brookfield
- Carpentersville
- Chicago
- Dunwoody, GA
- Fairview Heights
- Flint, MI
- Geneva
- Harwood Heights
- Hinsdale
- Kenilworth
- Marion, IA
- McHenry
- Melrose Park
- Montgomery
- Muskogee, OK
- Murray, KY
- Northbrook
- Oak Brook
- Oakbrook Terrace
- Pace TOD Guidelines Manual
- Palos Park
- Palos Heights
- Prairie Grove
- Richton Park
- River Forest
- Wilmette

Special Area Planning

50+ Special Area Plans, including:

- Bellwood TOD master Development Plan
- Bellwood St. Charles Road Corridor/TOD Plan
- Countryside Dansher Industrial Park Subarea Plan
- Glenview The Glen Parcel 24 Master Plan
- Island Lake Commercial Areas Master Plan
- Marengo TOD & Western Corridor Planning Area
- Melrose Park Rose trail Neighborhood Master Plan
- Montgomery Preserve Subarea Master Plan
- Naperville Martin Mitchell Campus Master Plan
- Oak Brook Commercial Areas Master Plan
- Oakbrook Terrace Unit 5 Area Master Plan
- Palos Park Commercial Areas Master Plan
- Prairie Grove River Front Vision
- Rolling Meadows Golf Road Corridor Mobility Plan
- South Chicago Heights Station Area Plan
- Skokie Dempster Station Area Plan

Strategic Planning

- Fond du Lac, WI
- Morton Grove
- Palos Park
- Warrenville
- West Chicago

Retainer Services

- Brookfield
- Davis Junction
- Forest Park
- Harwood Heights
- Kenilworth
- Lockport
- Melrose Park
- Montgomery
- Oakbrook Terrace
- Palos Park
- Prairie Grove
- River Forest
- Round Lake
- Winnetka



Devin J. Lavigne, AICP, LEED AP

Principal | Co-Founder

Devin is a Principal and Cofounder of Houseal Lavigne Associates with special expertise in urban design, land-use planning, site planning, land planning, land-use regulation, graphic illustration and development visualization, geographic information systems, and web development. Devin received his Bachelor of Science from the School of Urban and Regional Planning at Ryerson Polytechnic University in Toronto Ontario.

Education

Bachelor of Science
School of Urban and Regional Planning
Ryerson Polytechnic University

Memberships

American Planning Association
American Institute of Certified Planners
National Trust for Historic Preservation
Congress for the New Urbanism
Urban Land Institute

Awards

American Planning Association
National Planning Excellence Award
for an Emerging Planning & Design Firm;
2014

Daniel Burnham Award
Downers Grove Comprehensive Plan
American Planning Association
Illinois Chapter, 2012

Daniel Burnham Award
McHenry County 2030 Comprehensive Plan
American Planning Association
Illinois Chapter, 2010

"Best Practice" Gold Award
Planning Mapper
American Planning Association
Illinois Chapter, 2010

SketchUp Design Award Google.com

"Plan" Gold Award
Carpentersville Comprehensive Plan
American Planning Association
Illinois Chapter, 2007

"Project, Tool, or Program" Gold Award
Planningprep.com
American Planning Association
Illinois Chapter, 2007

Lecturing/Instruction

UP 426 Urban Design Studio
University of Illinois at Urbana Champaign
2012 to present

AICP Certification Instructor

2005 to present APA Illinois Chapter
2008 APA Missouri & Kansas Chapters
2012 to Present National (D.C.) APA Chapter
www.planningprep.com - site co-creator

Devin is regarded as one of the profession's top designers and graphic specialists. Devin has presented at both national and state planning conferences about the importance in graphics and instructed on how best to communicate plans and planning concepts as well as the importance of development visualization. Devin has garnered national attention and has helped distinguish the firm's body work. At the American Planning Association's 2010 National Conference his presentation Better Graphics, Better Plans was regarded as "best in show" and at 2008 National Conference, Devin's SketchUp! portfolio was presented by Google to show planners how the software can be used by the profession.

In 2005 Houseal Lavigne Associated completed a project for NAVTEQ (Chicago Landmarks & Districts Study), the world's largest employer of map making professionals. Houseal Lavigne Associates was hired to identify key corridors and community areas for more detailed mapping in portable GPS devices. NAVTEQ used the final product to secure additional capital for research and development, and has applied mapping styles presented by Houseal Lavigne Associates into mapping programs to better present data.

Prior to co-founding Houseal Lavigne Associates, Devin was the Senior Planning Manager for URS Corporation, a global multi-disciplined engineering firm based in San Francisco, California. Working from the Michigan Avenue office in Downtown Chicago, Devin managed, directed and provided technical assistance to numerous studies. Devin joined URS through their acquisition of Trkla, Pettigrew, Allen and Payne (TPAP) a prominent planning and economic development firm in the City of Chicago.

Devin has managed, directed, authored and contributed to more than 100 planning studies, including a number of downtown plans, corridor plans, subarea plans, park master plans, and comprehensive plans throughout the country.

In addition to his responsibilities at Houseal Lavigne Associates, Devin is an adjunct lecturer at the School of Urban and Regional Planning at the University of Illinois in Champaign-Urbana. In 2011 Devin was asked by the school to revive the program's urban design studio, UP 426. The program introduces both graduate and undergraduate students to urban design and includes instruction on urban design analysis and planning graphics.

Devin maintains professional memberships with the American Planning Association, the American Institute of Certified Planners, the Congress for New Urbanism, the National Trust for Historic Preservation, Urban Land Institute and the National Association of Photoshop Professionals.

Devin J. Lavigne, AICP, LEED AP

Project Experience

Comprehensive Plans

40 Comprehensive Plans
Including:

- Brookfield
- Brownsburg, IN
- Carpentersville
- Coralville, IA
- Countryside
- Council Bluffs, IA
- Downers Grove
- Flint, MI
- Itasca
- Kenilworth
- Machesney Park
- Marion, IA
- McHenry County
- Melrose Park
- Montgomery
- Muskogee, OK
- Niles
- Oakbrook Terrace
- North Aurora
- Palos Park
- Prairie Grove
- Plainfield, IN
- River Forest
- Sugar Grove
- St. Charles
- St. Cloud

Downtown Planning

20 Downtown Plans including:

- Carbondale
- Downers Grove
- Downers Grove Pattern Book
- St. Charles
- St. Cloud
- Geneva
- Huntley
- McHenry
- Murray, KY
- Morton
- Round Lake
- Winfield, Downtown

Design and Development Guidelines

15 Guidelines including:

- Downers Grove
- Prairie Grove
- St. Charles
- Kenilworth
- McHenry
- Huntley
- IL Route 47
- Brookfield
- Round Lake
- Westmont
- Hinsdale
- Traverse City, MI

Corridor Planning

50 Corridor Plans including:

- Brookfield, Ogden Avenue Corridor Plan
- Carpentersville, IL Route 31 Corridor Plan
- Countryside, LaGrange Road Corridor Plan
- Downers Grove, Ogden Avenue Corridor Plan
- Hinsdale, Ogden Avenue Corridor Plan
- Homer Glen, 159th Street Corridor Plan
- Illinois Route 47 Corridor Plan
- Kenilworth, Green Bay Road Corridor Plan
- Melrose Park, Broadway Avenue Corridor Plan
- Montgomery, Orchard Road/Blackberry Creek Corridor Plan
- Naperville, Ogden Avenue Enhancement Study
- Oak Brook, 22nd Street Corridor Plan
- River Forest, Corridors Plan
- St. Charles, Main Street & Randall Road
- Westmont, Ogden Avenue Corridor Plan
- Traverse City Corridors Master Plan

Visualization & Illustration

25 assignments including:

- Carson City, NV Carson City Center
- Firestone Retail Development
- Westfield, Old Orchard Signage
- Naperville Park District, Naperville Riverwalk 3D Illustration
- Peoria River Trail Development Visualization
- Forest Park Shopping Plaza Redevelopment Sketch
- Center, Chicago Grove Shopping Center Redevelopment Sketch
- Plaza, Maywood River Pointe Plaza Rendering
- HOA, Las Vegas, NV, Taos Estates Entry Monument Render
- Machesney Park, Machesney Mall Redevelopment Concept
- Kenilworth, Green Bay Road Redevelopment Site Illustration
- Bellwood, TOD Development Visualization
- Hanover Park/Irving Park Road Development Concepts

Zoning & Regulatory

10 Studies including:

- Chicago, Broadway Avenue Zoning & Market Study
- City of Countryside Landscaping Ordinance
- City of Hammond, IN Landscaping Ordinance
- Westfield Old Orchard Signage Plan
- Westfield Hawthorn Woods Signage Study
- Green Bay Road Shadow Study
- Oakbrook Terrace Zoning Revisions

Parks & Recreation

10 Parks and Recreation
assignments including:

- Geneva, Open Space & Recreation Master Plan
- Naperville Park District, Parks, Open Space & Recreation Master Plan
- Homer Glen, Open Space & Recreation Master Plan
- Naperville Park District, Naperville Trails Master Plan
- Robbins Green, Community Plan
- Machesney Park, Open Space Plan

Special Area Planning (TOD, Neighborhoods, Special District)

8 Special Area Plans including:

- Chicago, Stockyards Market & Land Use Analysis
- Countryside, Dansher Industrial Park Subarea Plan
- Oak Brook, Oak Brook Commercial Areas Master Plan
- South Chicago Heights, Station Area Plan
- Marengo, Transit Oriented Development Plan
- Naperville, Martin Mitchell Campus Master Plan
- Oakbrook Terrace, Unit 5 Area Master Plan
- Winfield, Downtown Winfield Marketing & Capacity Study
- Dunwoody, Village Master Plan
- Dunwoody, Georgetown/North Shallowford Road Master Plan
- Tulsa, OK Sector Plans

Special Projects

- NAVTEQ Chicago Landmarks & Districts Study
- IDOT Tools for Balanced Growth
- Healthy Chicago 2.0
- Chicago Neighborhoods Now

Strategic Planning

3 Strategic Plans, including:

- Oak Brook
- Palos Park
- Warrenville



Daniel T. Gardner

Principal

Dan Gardner has over twenty years of experience in planning, development, and real estate, with experience in both the private and public sectors. Prior to joining Houseal Lavigne Associates in 2007, Dan was the Director of Consulting Services for a prominent Chicago based real estate advisory firm where he directed numerous complex municipal projects related to fiscal, economic, and market analysis. Dan was also a Senior Manager with the Chicago office of Economics Research Associates (ERA), an international economic and real estate consulting firm where he was responsible for business development and overseeing both national and international projects.

His professional experience has involved projects ranging from the revitalization of large urban areas in Chicago, Milwaukee, and Omaha to small rural communities throughout the Midwest. His past projects include: analyzing market potential for residential, retail, office, entertainment and industrial development; instituting economic development programs and incentives; preparing grant applications for state and federal funds; facilitating community outreach; preparing developer requests for proposals and a range of related assignments.

In addition to his professional experience, Dan has served on several elected and appointed boards, commissions and advisory committees. His combination of professional and government experience gives him a unique perspective that is beneficial to clients. He understands and can relate to issues and concerns facing both private developers and public officials.

Dan was an elected Trustee for the Village of Glen Ellyn, Illinois (population 27,000) from 2003 to 2007, and prior to that served as the Chairman of the Village's Plan Commission. He currently serves on a Process Improvement Team to improve the business and economic climate in the Village. Throughout his tenure the Village maintained a balanced budget and significant cash reserves. From 2007 to 2012 he was a member of the Executive Committee of the Du Page County Community Development Commission and the Du Page County HOME Advisory Group, preparing policy recommendations and overseeing the allocation of millions of dollars in CDBG and HUD funds.

Dan has a Masters Degree in Public Administration (MPA) from the Illinois Institute of Technology (IIT) and a Bachelors of Science from Loyola University Chicago. In 2007 he was inducted into Lambda Alpha International, an organization recognizing career accomplishments in land economics. He is a member of the Urban Land Institute (ULI) where he formerly served on the Chicago Policy Committee and he is an active member of Illinois City/County Management Association (ILCMA) and the Illinois Development Council (IDC).

He is well versed in public speaking and meeting facilitation, having conducted hundreds of meetings throughout his professional and civic career. He routinely presents to professional organizations and serves as a guest speaker on a variety of topics related to planning and development issues. He has also authored or coauthored articles for professional publications and journals.

Education

Bachelor of Science, Loyola University

Masters of Public Administration,
Illinois Institute of Technology

Boards and Commissions

Served on Executive Committee
Du Page County Community Development
Commission

Du Page County HOME
Advisory Group

Village of Glen Ellyn Board of Trustees

Village of Glen Ellyn Plan Commission

Memberships

Urban Land Institute

Illinois City/County
Management Association

Illinois Development Council

Lambda Alpha International

Publications

"The Importance of Intergovernmental
Relationships " for ILCMA August 2008

"Incorporating Technology into Community
Outreach" for ILCMA October 2009

Daniel T. Gardner

Project Experience

Comprehensive Plans

- Benton Harbor, MI
- Brownsburg, IN
- Marion, IA
- Downers Grove
- Freeport
- Mundelein
- Highwood
- Glen Ellyn
- Jackson, MO
- Kenilworth
- Machesney Park
- Muskogee, OK
- Palos Heights
- Palos Park
- St. Charles

Downtown Planning

- Clarendon Hills
- Franklin Park
- Geneva
- Huntley
- Morton
- Round Lake
- Shorewood, WI
- Skokie
- Winfield

Zoning & Regulatory

Zoning and Regulatory Studies including:

- River Forest
Zoning Ordinance Updates

Strategic Planning

- Oak Brook
- Lombard

Special Area Planning (TOD, Neighborhoods, Special District)

- Oak Brook, Oak Brook
Commercial Areas Master Plan
- South Chicago Heights,
Station Area Plan
- Marengo, TOD & Western
Corridor Planning Area
- Lincolnwood Business Park
- Lake Barrington Business Park
- Bartlett Town Center

Corridor Planning

- City of Bellevue, NE
- Bellwood, Manheim Road
Corridor
- City of Chicago, Lincoln Square
- City of Chicago, Commercial
Avenue
- Freeport, West Galena Avenue
- Kane and McHenry Counties,
Illinois Route 47
- Lockport, I-355 Corridor
Master Plan
- Milwaukee, WI, 27th Street
- Naperville, 75th Street Market
Study
- Oak Brook, 22nd Street
Corridor Plan
- Omaha, NE, Maple Street
- River Forest, Village
Corridors Plan
- Traverse City, MI (Study of 5
corridors)
- Rolling Meadows, Golf Road

Fiscal & Economic Impact Analysis

- Du Page County, Impact of
O'Hare Airport expansion
- Village of Channahon
- City of Chicago
- Village of Glenview
- Village of Hoffman Estates
- Village of West Dundee
- Village of Plainfield
- City of Naperville
- Village of North Barrington

Special Projects

- Du Page County, Impact of
Airport expansion
- Lombard, Downtown Vision
- New Urbanism Analysis of mall
redevelopment sites
- IL Housing Dev. Auth. (IHDA)
Tax Credit Studies
- Commonwealth Edison
Valuation for easements

Market & Demographic Analysis

- Chicago
- Clarendon Hills
- Du Page County
- IL Housing Dev. Auth. (IHDA)
- Jackson, MO
- Kane County
- Marion, IA
- McHenry County
- Milwaukee, WI
- Mount Prospect
- Naperville
- North Barrington
- Oak Brook
- Omaha, NE
- Oklahoma City, OK
- Park Forest
- Skokie
- Mundelein
- Lockport
- South Chicago Heights
- Benton Harbor, MI
- Madison, AL
- Downers Grove
- Highwood
- Lombard
- Huntley
- River Forest
- Freeport
- Jackson, MO
- Marion, IA
- Macomb
- Peoria
- Bellevue, NE
- Carpentersville
- Cleveland, OH
- Colorado Springs, CO
- Coppell, TX
- Council Bluffs, IA
- Denver, CO
- Dubuque, IA
- East Dubuque
- Grayslake
- International development
in Asia
- Indianapolis, IN

Market & Demographic Analysis Continued

- Channahon
- Flint, MI
- Johnsbury
- Kalamazoo, MI
- Lake Barrington
- Mount Prospect
- Nassau County, NY
- Palos Heights
- Palos Park
- Park Ridge
- Philadelphia, PA
- Rockford
- Round Lake
- Savanna
- Shorewood, WI
- Skokie
- Troy, OH
- West Dundee

Development Services

Assessment of development potential and review of developer proformas for municipal and private sector clients in several municipalities including:

- Chicago
- Milwaukee, WI
- Omaha, NE
- Wheaton
- Hoffman Estates
- Prairie Grove
- Naperville
- River Forest

Department of Defense Projects

Base Redevelopment and Closure (BRAC) and United States Air Force base feasibility studies in:

- Alaska
- Texas
- Georgia
- Texas
- Florida
- Washington D.C.
- Idaho



Nikolas Davis, ASLA

Principal

Nik brings more than 10 years of professional design and planning experience to Houseal Lavigne Associates and as a Principal manages much of the firm's versatile studio work, as well as hones skill specializations in urban design, landscape architecture, site plan development, streetscape design, and sustainability planning, from the individual lot level up to the regional scale. He provides the connection between the planmaking process and document creation, focusing on concept and site design, graphics, document layout, geographic information and cartographic renderings, and urban-form 3D modeling, using a breadth of software tools and drafting techniques.

Nik has extensive experience in landscape and planting design which includes conducting site visits and creating inventory and analysis maps, developing project bases, drafting general development and preliminary plans, producing hand and computer rendered sketches and plans, and submitting construction documents, specifications, plant list schedules, and cost estimates for review and installation. Nik has a diverse background in urban planning and design with experience in the preparation of research and inventory materials, site analysis maps, framework plans, preparation of conceptual development plans for a full range of residential, commercial, mixed-use, office and industrial park developments, and commercial corridors.

Prior to joining Houseal Lavigne Associates, Nik worked for consulting firms specializing in landscape architecture, streetscape design, urban design, zoning, and development planning. Nik has a Bachelor of Science in Landscape Architecture from Purdue University. He is a member of the American Society of Landscape Architects (ASLA), and some of his past work has been awarded recognition in sustainability and environmental stewardship.

Education

Bachelor of Science in Landscape Architecture, Purdue University

Memberships

American Society of Landscape Architects

ASLA Positions

ILASLA Allied Professionals Liaison

ILASLA Legacy Project Co-Chair

Past ILASLA Public Awareness Chair

Past ILASLA External Communications Officer

Presentations

A Pedestrian's PedPeeves

Fast and Funny Planning Presentation

2015 National APA Planning Conference

New Tools for Zoning & Development Visualization

2013 National APA Planning Conference

Putting Zoning on the Map

APA-CMS January, 2012

Integrating Sustainability

Into Development Regulations

October 2011, APA-IL State Conference

Awards

2014 APA-MI Public Outreach Award
Imagine Flint Master Plan

Winnebago County 2030 Land Resource Management Plan, Honor Award for Environmental Stewardship, Illinois American Society of Landscape Architects, 2009

Project Experience

Comprehensive Plans

- Aurora, CO
- Bentonville, AR
- Bristol, TN
- Buffalo, NY
- Cary
- Council Bluffs, IA
- Elgin
- Flint Master Plan, MI
- Hudson, OH
- Lynwood
- Maywood, IL
- Pingree Grove
- St. Charles, IL
- St. Cloud, MN
- Windsor, CO

Corridors

- Ames, IA
- Bentonville, AR
- Des Plaines
- Elmhurst
- Island Lake
- Homer Glen
- Kenilworth, IL
- New Lenox
- Park Ridge
- Peoria Heights
- Portage, IN
- Rolling Meadows, IL
- Traverse City, MI

Downtown/TOD Plans

- Carbondale
- Carson City
- Elmhurst
- Fort Dodge, IA
- Geneva, IL
- Hopkinsville, KY
- Hudson, OH
- Rolling Meadows

Streetscape Designs

- Bourbonnais
- Bradely - Broadway Street
- Chicago - 87th & Stony, Lake Street, Uptown-Broadway Avenue, Auburn Gresham-79th Street
- Des Plaines
- Elmhurst - North York
- Glen Ellyn
- Grayslake
- Huntley
- New Buffalo, MI
- Richton Park

Design Guidelines & Standards

- Chicago - Archer & Halsted
- Council Bluffs, IA
- Fort Dodge, IA
- Mundelein
- Pace TOD Guidelines Manual

Zoning/Form-Based Codes

- Baltimore, MD
- Bentonville, AR
- Buffalo, NY
- Cleveland Heights, OH
- Council Bluffs, IA
- Dunwoody, GA
- Flint, MI
- Fort Dodge, IA
- Hinsdale
- Mundelein
- Muskogee, OK
- New Orleans, LA
- Park Ridge
- Riverside
- Wilmette
- Winnebago County

Design Development & Concept Designs

- Bensenville
- Chicago
- Crystal Lake
- Deerfield
- Grayslake
- Lincolnwood
- Mokena
- New Lenox
- Richton Park
- St. Cloud, MN
- Olympia Fields
- Oswego - Prairie Market



Andrew Vesselinovitch, AICP, AIA

Senior Associate

Andrew is a Senior Associate at Houseal Lavigne Associates and brings more than 20 years of experience in community improvement through parks creation, bicycle promotion, and the planning and design of public spaces and facilities. Having worked in San Francisco, New York City, and Chicago, he is committed to making cities healthier and more socially engaging. Highlights include: producing of the framework plan for the Bloomingdale Trail (now known as the 606), a \$95 million 2.7 mile-long elevated rail-to-park and trail conversion in Chicago; preparing the schematic design for the more than \$100 million Chicago Riverwalk; leading a 20% increase in cycling in New York; and creating a new state park in Mendocino County, California. An American Institute of Certified Planners member, Andrew is actively involved in the American Planning Association's national leadership, where he currently chairs the urban design and preservation division. He is an active member of the American Institute of Architects, Chicago chapter, regional and urban design knowledge community, and volunteers at the Art Institute of Chicago and other community organizations.

Andrew has master degrees in architecture (Illinois Institute of Technology), urban design (City College of New York), and city and regional planning (University of California, Berkeley). He has a juris doctor from the University of California Hastings College of the Law and a bachelor of arts in history from Haverford College.

Education

Illinois Institute of Technology, Master of Architecture
City College of New York, Master of Urban Design
University of California - Berkeley, Master of City and Regional Planning
University of California - Hastings College of Law, Juris Doctor
Haverford College, Bachelor of History

Memberships

American Planning Association
American Institute of Certified Planners
American Institute of Architects
Illinois registered architect, 2016

Awards

American Planning Association
2016 National Planning Excellence Award for Urban Design
AIA Chicago Design Excellence
Divine Detail Award 2015

Teaching/Media

NewCity, Contributor
Illinois Institute of Technology, College of Architecture, Adjunct professor of urban design
Archeworks, Facilitator

Project Experience

Active Transportation & Design Projects

- Bloomingdale Trail (The 606) Framework Plan, Chicago, IL
- Chicago Riverwalk, Chicago, IL
- Chicago Transit Authority Blue Line Visioning, Chicago, Oak Park, and Forest Park, IL

- Chicago Transit Authority Cermak-McCormick Place Station, Chicago, IL
- Reedley Parkway Rail-to-Trail Conversion, Reedley, CA
- Bicycle Network, New York, NY
- Pier Design Competition, St. Petersburg, FL

Public Land Planning Projects

- Caspar Headlands State Park, Mendocino County, CA
- Mystic Lake, Lakeview, CA



Mohit Maheshwari

Senior Associate

Mohit Maheshwari is a Senior Associate at Houseal Lavigne Associates and manages Parks and Recreation, Comprehensive Plans, and Urban Design projects for the firm. Mohit has successfully managed federal planning, city planning, facility planning, and landscape architecture design and construction projects for both domestic and international markets.

Education

Master of Landscape Architecture,
University of Minnesota, Minneapolis

Bachelor of Architecture, Lucknow
University, India

Certification and License

Registered Landscape Architect, State of
Missouri

LEED, AP, USGBC

Master Gardner, Missouri Botanical Garden

Mohit brings over 15 years of global professional experience in multi-disciplinary project environments with expertise in project management, urban design, landscape architecture, community planning, and industrial master planning. He has extensive knowledge in collecting, analyzing, interpreting and presenting planning data through effective field investigations, surveys and research skills. Mohit possesses strong interpersonal skills to effectively develop relationships with municipalities, community stakeholders, regulatory bodies, commissions, local governments, contractors, and citizens.

Prior to joining Houseal Lavigne Associates, Mohit worked for multinational consulting firm specializing in project management, community and industrial master planning, urban design, landscape architecture, and land use planning and zoning. Mohit has a Master of Landscape Architecture from the University of Minnesota in Minneapolis and Bachelor of Architecture from the Lucknow University in India. He is a Licensed Landscape Architect and LEED Accredited Professional.

Project Experience

Parks and Recreation Master Plan

- Galesburg, IL
- Kirkwood, MO*
- Jackson TN
- St. Cloud MN
- Camp Wyman, Wildwood MO*
- Millennium Park, Creve Coeur MO*
- Buder Park, St. Louis County*

Master Planning

- Yanbu Industrial City Master Plan, KSA*
- Oak Brook Commercial Revitalization Plan, IL
- Choteau Island, IL*
- TEDA Leisure Golf Resort, China*
- Camp Wyman Master Plan, Wildwood MO*
- St. Peters Lakeside Office Park*
- North Central Missouri College, Trenton MO*
- Airlift Training Campus Master Plan, Little Rock Air Force Base, AK*
- Central East Side Neighborhood Revitalization Plan*
- McCully Barracks Germany*
- Hainerberg Housing Area Development Plan Germany*

Comprehensive/Real Property Master Plan

- Brentwood, MO
- Fort Lupton, CO
- Aurora, CO
- Yuma Proving Ground, Yuma AZ*
- USAG Kaiserslautern, Germany*
- USAG Grafenwoehr, Germany*
- USAG Hoenfels, Germany*
- Fort Benning Real Property Master Plan*
- NAS Corpus Christi Plan*
- MCAS Cherry Point Plan*

Design and Construction

- Palo Verde Housing, Edwards Air Force, CA*
- River Des Peres Beautification and Greenway, MO*
- Royal Commission Headquarters Site Development and Landscape, KSA*
- Air Force Housing, Incirlik Air Force Base, Turkey*
- Microsoft Technology Center, Creve Coeur MO*

Urban Design Guide

- Fort Knox, KY*
- Fort Bragg, NC*
- Federal Law Enforcement Training Center, GA*
- Military Ocean Terminal, Sunny point, NC*
- USAG Benelux, Belgium*
- USAG Baumholder, Germany*
- Fort AP Hill, VA*
- Navy Operational Support Center Design Guide, PA and NY*

Facility Planning

- Net Zero Energy Installation Plan Plan, Sembach Germany*
- Net Zero Energy Installation Plan, Miesau Army Depot, Germany*
- Energy Condition Optimization Plan, JBER AK*
- Facility Use Study, Yuma AZ*
- Facility Use Study, Baumholder, Germany*
- Facility Use Study, Sembach, Germany*

**Project experience at a previous firm*



Ted Yelton, PE

Project Engineer

Ted has a variety of education and experience in the field of transportation. He has created construction plans and designed elements of projects at the city, county, and state level. Ted's studies at the BS and MS level have included the fields of transportation, traffic, structural engineering, and construction. He has project and design experience in the areas of roadway alignments and profiles, traffic and traffic signals, structural design, and drainage.

Education

BS, Civil Engineering, University of Illinois
at Urbana-Champaign

MS, Civil Engineering, University of Illinois

Registration/License

Professional Engineer, IL
062068830

Specialized Training & Certifications

PTV VISSIM Introduction Training

PTV VISSIM Advanced: Specialized
Applications

PTV VISSIM Advanced: Signal Control and
VAP

PTV VISSIM Advanced: Transit Operations

Project Experience

McCullom Lake Road Improvements - City of McHenry, IL

The project is located along McCullom Lake Road from Illinois Route 31 to West Lakeshore Drive at the City's boundary with the Village of McCullom Lake. The approximate length of the project is 6,400 feet. The improvement will consist of new sidewalk construction along the south side of McCullom Lake Road from West Lakeshore Drive to Peterson Park Road, construction of a left turn lane for northbound McCullom Lake Road into Peterson Park, traffic signal updates at the intersection with Blake Boulevard, and the resurfacing of the existing asphalt roadway. The work will include Phase I engineering tasks required for a Categorical Exclusion Group I with Report and preparation of roadway plans, drainage plans, erosion control plans, traffic signal plans, and all other related work necessary to complete the Phase II contract plans. Ted assisted with the design and preparation of construction plans for the project. He created horizontal and vertical alignments per IDOT standards, designed traffic signal equipment, designed drainage elements such as ditches and culverts, and ensured sidewalks met ADA standards.

IL 19 at Wood Dale - City of Wood Dale, IL

The City of Wood Dale needed to evaluate the best way to increase the capacity of their two WWTPs to process current flows and projected increased flows created by development along the Thorndale Avenue / Elgin – O'Hare corridor. HR Green contracted with the City of Wood Dale, IL to develop design documents for upgrading the North Wastewater Treatment Facility (WWTF) located on Irving Park Road in the City of Wood Dale. HR Green provided construction services for the Wood Dale North Wastewater Treatment Plant Upgrades. The major components of this project consist of a new raw sewage pump station, preliminary treatment building, excess flow facility, aeration basin improvements, secondary clarifier, secondary control building, site work, and other ancillary equipment necessary to complete the work. Ted assisted with the design and preparation of construction plans for the project. He checked and designed traffic signal equipment, and calculated quantities for the engineer's cost estimate.

IL Rte 31 and Huntley Phase II - Village of Carpentersville, IL

The Village of Carpentersville proposes to improve the intersection of Illinois Route 31 at Huntley Road/Main Street by widening and reconstructing Illinois Route 31, Main Street and Huntley Road. The total combined length of improvements is approximately 5,450 feet or 1.03 miles. This project will include two modernized traffic signals at the intersection of Illinois Route 31 and Huntley Road/Main Street and Illinois Route 31 and Spruce Lane. The Main Street at Lincoln Avenue will continue to operate under a two-way stop condition.

Ted was responsible for designing several elements of the reconstruction of IL 31 and Huntley Rd, including horizontal and vertical alignment, traffic signals, and maintenance of traffic.

Phase II Bode Rd. Surface Transportation Program - Village of Hoffman Estates, IL

Improvements to Bode Road consisted of reconstructing the pavement with the north-south section of Bode Road remaining the same width and the east-west section being widened three feet. Included in the reconstruction was concrete curb and gutter, utility adjustments, storm sewer adjustments, roadway lighting, sidewalks, and curb ramps. The construction was completed under a detour for the north-south section of Bode Road and staged constructed for the east-west section of Bode Road. Ted was responsible for preparing the contract plans and quantities for the reconstruction of Bode Road. His duties included verifying and designing the roadway alignment, profile, and super elevation. He also designed roadside elements, including sidewalks, ADA accessible curb ramps, roadway signing, and landscaping.

151st at Parker - Phase II - Village of Homer Glen, IL

The Village of Homer Glen, in cooperation with the Homer Township Highway Department, hired HR Green to improve the 151st Street at Parker Road intersection. The project limits include: 151st Street from west of Arboretum Drive to west of Rosarie Drive, a length of 1,600 feet and Parker Road, 800' north and south of 151st Street, length of 1,600 feet. The total combined length of improvements is approximately 3,200 feet, or 0.60 miles. The improvements consist of widening and resurfacing the roadways to provide turn lanes and the installation of a traffic signal. Ted assisted with the design and preparation of construction plans for the project. He created cross sections, designed traffic signal equipment, designed ditch profiles, and calculated quantities for the engineer's cost estimate.

Gougar Rd at EJ&E Grade Separation Over CNRR Phase I - Village of New Lenox, IL

The Village of New Lenox received funding from the Canadian National Railroad to perform preliminary engineering analysis for a grade separation of Gougar Road located between W. Spencer Road and Laraway Road. Four alternatives were considered and evaluated. These were represented and discussed at multiple stakeholder meetings and a public information meeting.



Jonathan Wiegand, PE, PTOE

Transportation Engineer

Jon has over 10 years of experience in progressive transportation engineering throughout the Midwest, most recently focusing on traffic engineering and transportation planning. He has been involved in transportation projects from conceptual planning through construction engineering, including traffic operations analysis, corridor studies, planning and environmental studies, roadway and traffic signal design, contract administration, safety analysis, and transportation research. At HR Green, Jon has led the analysis and development of Master Transportation Plans, corridor and intersection studies, Traffic Impact Studies, Interchange Operations Reports (IOR), and Interchange Justification Reports (IJR) as well as leading the design of traffic signals and roadway lighting. He has also prepared and delivered project-specific public outreach plans for various stages of project development.

Education

MS, Civil Engineering, Iowa State University

BS, Civil Engineering, South Dakota

Registration/License

Professional Engineer, SD
11769

Professional Engineer, IA
21703

Professional Traffic Operations Engineer, SD
3502

Specialized Training & Certifications

Urban Streets Symposium, Chicago, IL

National Highway Institute (NHI) Pedestrian
Facility Design

NHI Public Involvement in Transportation
Decision Making Process

NHI Access Management, Location, and
Design

NHI Designing Pedestrian Facilities for
Accessibility

NHI Interchange Geometric Design

HWA Resource Center Operational Analysis

Project Experience

Davison County Master Transportation Plan - South Dakota Dept of Transportation

The goal of a community's transportation system is to provide safe, efficient, and convenient facilities and mode choices appropriate for transportation users of all ages and abilities. The transportation system should be well coordinated with existing and future land use planning to allow efficient coordination for future planned growth. The plan should identify deficiencies in the current systems, identify future needs, and prioritize the resulting recommended improvements in a coordinated schedule of improvements (short, medium, and long-range). The Davison County Master Transportation Plan will be a document prepared to assist the County in attaining these attributes and achieving these fundamental goals. Jon's responsibilities included documenting existing conditions and identifying future needs, leading to the development of a Major Roads Plan and identification of recommended projects. The study includes a significant public involvement component through public information, stakeholder, study advisory team, and County Commission meetings.

McCook County Master Transportation Plan - South Dakota Dept of Transportation

McCook County has taken a proactive approach to their transportation network, evident by their well-managed grid network of roadways throughout the County. From maintaining an internal pavement condition rating system, investigating the appropriate use of roadway surfacing or removal of a bridge, to the network of over 120 miles of paved roadway, it is evident that McCook County continually strives to provide a high quality transportation network for their residents. However, providing and maintaining a quality transportation network that users have grown accustomed to comes at a cost. McCook County is no different than other counties; facing funding challenges with continually rising construction costs and stagnant funding sources. To help balance and prioritize needs with available funding, McCook County has requested the development of a Master Transportation Plan (MTP) to provide a robust, documented baseline for existing conditions and help them plan for the next 20 years. Jon was responsible for leading the McCook County Master Transportation Plan (MTP). The MTP will formalize issues and needs for all modes of travel identified through a public and stakeholder involvement process as part of the baseline conditions analysis. From there, Jon will guide the study team in the development of such items as a Major Roads Plan, Bridge Plan, Funding Plan for operations and maintenance, and a list of projects for implementation over the next 20+ years.

Kingshighway Signalization Improvements - City of St. Charles, MO

This federally funded CMAQ project was aimed at improving traffic flow and pedestrian facilities on Kingshighway Street at five signalized intersection between W. Clay to Elm/ Monroe Street. Initially, the project included a traffic study to evaluate of existing capacity and signal timing /phasing and the development of new coordinated signal timing plans for the five intersections. The project also consisted of Conceptual plans, Preliminary plans, and Contract plans. Design services included, right of way plans, surveying, geotechnical investigations, public involvement, environmental and historic preservation services/ permits, contract documents, assisting with the bidding process, construction support/construction inspection, utility coordination/permits and traffic controls including the preparation of PS&E and final documents. Jon was the lead traffic analyst of a proposed four-lane to three-lane roadway conversion. He performed the traffic operational analysis of existing and future traffic conditions for proposed alternatives. He provided recommendations to potential alternative refinement and subsequently recommended a preferred alternative design concept. He documented the analysis and findings through an alternatives analysis report.

Highway 2 Improvements Project - City of Fort Madison, IA

Jurisdiction of Highway 2 was transferred to the City of Fort Madison from the Iowa Department of Transportation. The City selected HR Green, Inc. to complete a Concept Study of the Corridor beginning just west of the Highway 2 and 270th Street intersection, and ending just south of the Highway 2 and Avenue G intersection (the Corridor). Services included HR Green's effort to evaluate potential rehabilitation/reconstruction methods throughout four distinct segments of the Corridor, transitioning the existing four-lane roadway section to a three-lane section, the possible elimination of the one-way pair between 20th Street and 18th Street, a potential roundabout at the 18th Street and Avenue H intersection, a potential roundabout at Highway 2 and the Toll Bridge Ramp intersection, aesthetic improvements to the Corridor, and stormwater management/quality opportunities.



Timothy Thoreen, PMP

Transportation Planner

Tim brings over 16 years of experience in project management, environmental documentation, and regulatory agency coordination for state and local government clients in the Upper Midwest. He has extensive background in local environmental planning and permitting for programs and projects, including for municipal, watershed district, transit authorities, and State Departments of Transportation. Tim specializes in public involvement and proactive stakeholder management as an integral part of project decision-making. Tim's history includes managing development of a legislatively mandated report for Minnesota DOT to assess opportunities for improving how the state can work with small businesses to minimize and mitigate impacts of highway construction. The report led to the development of new best practices for business outreach by MnDOT and the creation of new legislation requiring the use of a "Business Liaison".

Project Experience

ILLIANA - Parsons Brinckerhoff, Inc. - Planning Team Member

IDOT and the Indiana Department of Transportation (INDOT), along with the Federal Highway Administration were the joint lead agencies for the evaluation of a potential transportation corridor connecting I-55 in Illinois to I-65 in Indiana. The Illiana Corridor evaluation was a tiered Environmental Impact Statement (EIS). The Tier One EIS evaluated potential corridors to determine the alternative that overall has the best balance of avoiding social and environmental impacts, providing transportation benefits and incorporating community goals. Beginning in 2011, over 100 alternative concepts were developed for the Illiana study. Through stakeholder involvement, resource agency coordination and project evaluations, the number of alternatives was reduced to three (3) Build Alternatives, in addition to the No-Action Alternative. The Build Alternatives ranged in length from 47 miles to 51 miles and were compared to each other based on several key evaluation factors. HR Green served as a subconsultant to Parsons Brinckerhoff, Inc. for both the Tier One and Tier Two EIS. The four main roles served by HR Green during Tier One and Tier Two included data collection, conceptual level design and cost analysis, public involvement and environmental analysis. The Tier One cost analysis included estimation of construction and program costs for various build alternatives based on the conceptual level design. The cost analysis also included a detailed comparison of pay items and unit costs for the Illinois Department of Transportation and the Indiana Department of Transportation in order to assess procurement differences between the two (2) states. Additional HR Green responsibilities during Tier Two include Interchange Type Studies, Interchange Design Studies, Location Drainage Study and the development of functional plans. The Interchange Type Studies included a variety of different alternatives at the Illiana and I-57 interchange. Tim analyzed GIS data for parcels and project right-of-way to conduct an analysis of impacts by alternative.

I-29 Council Bluffs - HNTB Corporation - Iowa DOT - Environmental Lead

The Iowa Department of Transportation's Office of Location and Environment, in coordination with District 4, hired HR Green in partnership with another Consulting firm to complete the interchange justification, environmental documentation and preliminary engineering to support a Tier 2 Location Study for Segment 4 of the Council Bluffs Interstate System (CBIS) project. Segment 4 includes the area of I-29 from just north of the UPRR crossing to just south of 25th Street and includes the I-29/I-480 System Interchange and a series of collector-distributor roadways. HR Green is currently providing preliminary design for certain I-29 bridges and local system roadway connectors. In addition to serving as HR Green's project manager as a major subconsultant to HNTB, Tim is serving as the primary author for the Section 4(f) evaluation of impacts. Multiple Section 4(f) resources exist within the study area, and impacts are anticipated. Tim is leading development of the Section 4(f).

I-35/I-80/IA 141 Interchange IJR & NEPA - Iowa DOT - Task Lead

HR Green completed an Interchange Justification Report and NEPA environmental assessment for the proposed reconfiguration of the I-35/I-80/IA 141 interchange, locally known as Rider Corner. The existing interchange is a partial cloverleaf with an exit loop ramp from northbound I-35/I-80 to Iowa 141 and an entrance ramp from northbound IA 141 to southbound I-35/I-80. The northbound exit loop ramp experiences vehicle queues extending onto mainline I-35/I-80 on a daily basis during the PM peak hour. The approved concept included the removing both loop ramps from the interchange and replacing these access points with a northbound I-35/I-80 to northbound IA 141 flyover ramp as well as a northbound I-35/I-80 exit ramp to Meredith Drive and a southbound I-35/I-80 entrance ramp from Meredith Drive. Additional I-35/I-80 access is planned at the NW 100th Street overpass along with a collector-distributor roadway system providing the ability to distribute local trips more equitably to the Interstate System. Tim contributed to development of the Environmental Assessment for this project, including assessment of right-of-way, economic and cumulative impacts.

CSAH 14/CSAH 24 Intersection and Pavement Improvements Design - Washington County, MN - Pursuit Leader

Washington County hired HR Green for assistance in the development of a preliminary geometric layout and final construction plans for improvements on Olinda Boulevard North/47th Street North (CSAH 14) and Osgood Avenue North (CSAH 24) in Baytown Township. Modifications to the rail crossing made by Union Pacific Rail created a safety hazard near the busy intersection of CSAH 14 and CSAH 24. This project will create a safer intersection and corridor by constructing a new pavement surface that meets County and CSAH standards.

Education

MA, Public Affairs, University of MN

BA, Environmental Studies, Gustavus
Adolphus College

Registration/License

Project Management Professional, MN
1321936

Specialized Training & Certifications

Project Management Professional
(#1321936)

Project Management Institute



Sean LaDieu, PE

Environmental Engineer

Mr. LaDieu brings over 25 years of transportation and environmental experience to HR Green's environmental practice. As a pre-qualified Environmental Lead with the Illinois Department of Transportation (IDOT), Mr. LaDieu has managed the environmental portions of multiple roadway and rail projects. As environmental lead, he oversaw the projects' environmental evaluation, including resources such as socio-economic, agricultural, air quality, biological, cultural, noise, special waste, vegetation, water quality, special lands, and wetlands. His involvement in the environmental aspects of the project included participation in the public involvement process, including being part of Context Sensitive Solutions (CSS). He also served as project manager for the IDOT Statewide Noise Contract from 2003 to 2011.

Education

BS, Civil Engineering, Purdue University

Registration/License

Professional Engineer, IL
062-052024

Specialized Training & Certifications

40-Hour Hazardous Waste Site Training
Highway Noise Analysis Seminar, University of Louisville
Project Development and Environmental Documentation, National Highway Institute
National Transit Institute Noise and Vibration Impact Assessment
Traffic Noise Model – (TNM) Training Seminar, University of Louisville
Microscale Air Quality Analysis, University of Central Florida
NEPA and the Transportation Decision Making Process
Managing the Environmental Process
GIS Tools and Community Watershed Planning
Context Sensitive Solutions Approach Class
NHI Highway Traffic Noise
Group Facilitation Methods – The Institute of Cultural Affairs
Tire Pavement Noise 101
WIRED Green Workforce Generalists
The Leadership Wheel: Five Steps for Achieving Individual and Organizational Greatness

Project Experience

IL Route 137 Multi-Use Path - Lake County Div. of Transportation – Task Lead

This project includes preparation of Phase I engineering and environmental studies (Phase I Study) for a new bike path connecting the Des Plaines River Trail in Independence Grove Forest Preserve (LCFPD) to the Robert McClory Bike Path in North Chicago, a distance of approximately 5.5 miles. The bike path is proposed to be located generally along the IL Route 137 corridor. However, the final preferred alignment for the bike path may include sections within or just outside the IL Route 137 right-of-way (ROW) connected with sections along nearby local routes. In order to ensure the project is eligible for potential future federal funding, the Phase I Study will follow federal project development procedures and will be coordinated through the Illinois Department of Transportation (IDOT) Bureau of Local Roads (BLR) for review and approval. Sean is serving as the Environmental Lead for the project, coordinating the environmental evaluation of the alternatives analysis. The environmental evaluation will be part of the process to determine a preferred corridor for the bike path. Once the alternative has been selected, the impact analysis will be conducted to determine the preferred alignment.

ILLIANA - Parsons Brinckerhoff, Inc. – Assistant Project Manager

IDOT and the Indiana Department of Transportation (INDOT), along with the Federal Highway Administration were the joint lead agencies for the evaluation of a potential transportation corridor connecting I-55 in Illinois to I-65 in Indiana. The Illiana Corridor evaluation was a tiered Environmental Impact Statement (EIS). The Tier One EIS evaluated potential corridors to determine the alternative that overall has the best balance of avoiding social and environmental impacts, providing transportation benefits and incorporating community goals. Beginning in 2011, over 100 alternative concepts were developed for the Illiana study. Through stakeholder involvement, resource agency coordination and project evaluations, the number of alternatives was reduced to three (3) Build Alternatives, in addition to the No-Action Alternative. The Build Alternatives ranged in length from 47 miles to 51 miles and were compared to each other based on several key evaluation factors.

Richmond Bypass - Village of Richmond, IL – Project Manager

The Richmond Bypass project is a Phase I Engineering Study to evaluate alternatives to alleviate traffic through the downtown area of Richmond, Illinois. As the lead agency, the Village of Richmond is coordinating the evaluation with both the Illinois Department of Transportation and the McHenry County Department of Transportation. While right-of-way historically purchased by IDOT is an alternative being evaluated, the requirements of NEPA have necessitated the need for the evaluation of additional alternatives, including options on both the west and east side of Richmond, as well as, through the downtown area. The Richmond Bypass is being evaluated as an Environmental Assessment and coordinated through the NEPA Merger Process. Environmental constraints include high quality wetlands, high quality water resources, historic resources and T & E Species. The Richmond, Illinois area has proven to be an area of particular importance to both federal and state regulatory agencies as well as local resource management groups. Sean has assumed the role of Project Manager with managing the environmental process, evaluation, and documentation along with the alternatives analysis. The project is being processed as an Environmental Assessment (EA) and being coordinated through the NEPA 404 Merger Process. This also includes managing the public involvement process.

Various Tollway Work Orders - Christopher Burke Eng. Ltd. – Project Manager

HR Green has served as a subconsultant to Christopher B. Burke Engineering (CBBEL) for an Environmental Studies Upon Request contract since 2012. Main roles served under this contract include review of erosion control plans for the Elgin O'Hare-West Bypass (EOWB) in addition to conducting periodic erosion control inspections. Additionally HR Green has conducted traffic noise analyses for the Tollway based on community complaints received by the Tollway. Sean is assisting to coordinate the Tollway environmental contract for the Tollway. This is an overall environmental contract operated on a work-order basis when the Tollway requires environmental services.



Stephen Bicking, PE, CFM, D.WRE

Water Resources Engineer

Steve has earned an outstanding reputation in drainage and stormwater management throughout northeast Illinois. He specializes in hydrologic and hydraulic analysis and conformance with floodplain and stormwater regulations. Steve is a Certified Stormwater Engineer Review Specialist for Kane County and an Enforcement Officer in Lake County. He is Chairman of the McHenry County Stormwater Technical Advisory Committee (TAC) and was on the Kendall County Stormwater TAC. Steve is well versed in the use of all drainage computer-modeling programs. He has extensive experience with more detailed studies including floodplain delineation studies, storm sewer/detention pond design, regional stormwater facility planning, bridge/culvert hydraulic analysis, compensatory storage calculations/design, and hydraulic/hydrologic modeling of streams and rivers.

Education

MBA, Management, Northern Illinois University

BS, General Engineering, University of Illinois-Urbana

Registration/License

PE, IL
062-050013

Specialized Training & Certifications

Certified Floodplain Manager, 2002

Diplomate, Water Resources Engineer, 2007

Project Experience

IL Route 137 Multi-Use Path - Lake County Division of Transportation

This project includes preparation of Phase I engineering and environmental studies (Phase I Study) for a new bike path connecting the Des Plaines River Trail in Independence Grove Forest Preserve (LCFPD) to the Robert McClory Bike Path in North Chicago, a distance of approximately 5.5 miles. The bike path is proposed to be located generally along the IL Route 137 corridor. However, the final preferred alignment for the bike path may include sections within or just outside the IL Route 137 right-of-way (ROW) connected with sections along nearby local routes. In order to ensure the project is eligible for potential future federal funding, the Phase I Study will follow federal project development procedures and will be coordinated through the Illinois Department of Transportation (IDOT) Bureau of Local Roads (BLR) for review and approval. HR Green Hydraulics Lead QC/QA, sub CBBEL is Task Lead

ILLIANA - Parsons Brinckerhoff, Inc.

IDOT and the Indiana Department of Transportation (INDOT), along with the Federal Highway Administration were the joint lead agencies for the evaluation of a potential transportation corridor connecting I-55 in Illinois to I-65 in Indiana. The Illiana Corridor evaluation was a tiered Environmental Impact Statement (EIS). The Tier One EIS evaluated potential corridors to determine the alternative that overall has the best balance of avoiding social and environmental impacts, providing transportation benefits and incorporating community goals. Beginning in 2011, over 100 alternative concepts were developed for the Illiana study. Through stakeholder involvement, resource agency coordination and project evaluations, the number of alternatives was reduced to three (3) Build Alternatives, in addition to the No-Action Alternative. The Build Alternatives ranged in length from 47 miles to 51 miles and were compared to each other based on several key evaluation factors. HR Green served as a subconsultant to Parsons Brinckerhoff, Inc. for both the Tier One and Tier Two EIS. The four main roles served by HR Green during Tier One and Tier Two included data collection, conceptual level design and cost analysis, public involvement and environmental analysis. The Tier One cost analysis included estimation of construction and program costs for various build alternatives based on the conceptual level design. The cost analysis also included a detailed comparison of pay items and unit costs for the Illinois Department of Transportation and the Indiana Department of Transportation in order to assess procurement differences between the two (2) states. Additional HR Green responsibilities during Tier Two include Interchange Type Studies, Interchange Design Studies, Location Drainage Study and the development of functional plans. The Interchange Type Studies included a variety of different alternatives at the Illiana and I-57 interchange. Steve was responsible for completing ten hydraulic reports, the drainage design for two segments and 3 depressional area reports. Existing and Proposed Drainage plans were developed, as well as the Location Drainage Study narrative. All hydraulic reports were completed using HEC-RAS for hydraulics. Hydrology was completed with HEC-HMS and USGS regression equations. Detention, water quality and compensatory storage area volumes were calculated and shown on the drainage plans. Ditches were checked to ensure the right-of-way provided was adequate.

Anderson Rd. Extension - Kane County Division of Transportation

HR Green was responsible for the Phase I, Phase II and Phase III engineering services for the extension of Anderson Road. The Anderson Road project provided a new, two (2) lane (expandable to four (4) lanes in the future) roadway that links IL 38 to Keslinger Road in the Village of Elburn, Illinois. Anderson Road previously terminated one (1) block south of IL 38, at Prairie Valley Street. The extension consisted of approximately 1.6 miles of new and reconstructed roadway. The project included over ¾ mile of associated improvements to Keslinger Road, Hicks Drive and Prairie Valley Street as well as the realignment of the existing access roadway to the Elburn Metra commuter station. The project also included the construction of a grade separation structure to carry Anderson Road over the Union Pacific Railroad. New traffic signals were installed at the intersection of Anderson Road and Keslinger Road. The vehicle detection equipment for the traffic signals included both video camera and microwave sensor technology. The project provided a key north-south transportation link for vehicular access to the Metra commuter station, while also relieving congestion along IL 47 by providing a grade separation option over the railroad tracks. HR Green completed the Phase I Project Development Report (PDR), which was processed as a Categorical Exclusion Group II and included an Environmental Class of Action Determination. HR Green prepared the Phase II contract plans, specifications and estimates for the project. HR Green also performed Phase III Resident Engineering and inspection for the entire project. Steve managed the drainage-related portions of the project.



Ajay Jain, PE, CFM

Water Resources Engineer

Mr. Jain manages multiple projects and is responsible to provide technical and project management training and oversight to deliver successful projects to clients. In his 20+ years of experience, Mr. Jain has managed wide variety of water resource and drainage projects involving floodplain studies and mapping including preparing Letter of Map Revisions (LOMR), flood control design of earthen and structural levee systems; location drainage studies (LDS) and hydraulic reports (HR), comprehensive watershed master plans and low impact sustainable design including green infrastructure and best management practices.

Education

BS, Civil Engineering, Kamla Nehru Institute
of Technology

MS, Civil Engineering, Southern Illinois
University - Edwardsville

Registration/License

Professional Engineer, MO
2000150023

Professional Engineer, IL
062-059796

Certified Floodplain Manager, IL
00381

Project Experience

7th Avenue Creek Improvements - City of St. Charles, IL – Pursuit Leader

HR Green is the Prime Consultant on the 7th Avenue Creek Stream Bank Stabilization Project Concept Phase and has entered into a written contract with the City of St. Charles, IL along with Inter-Fluve, Inc. (IFI) and Houseal Lavigne Associates, Inc. (HLA) as identified subconsultants to HR Green. The project will aim to develop a concept master plan depicting structural and aesthetic improvements for both the 7th Avenue Creek and the Northern Tributary Creek from Tyler Road to the Fox River, and evaluating the potential revitalization of a portion of the respective residential area. The scope will include gathering of both public and the City of St. Charles, IL staff comments for the preparation of a conceptual design. The plan incorporates floodplain modeling, developing concepts to reduce flooding while improving water quality, and assessing recreational and funding opportunities. The final deliverable shall include color renderings depicting the final concepts of the stream corridors to include any proposed walkways, bridges, cross sections of creeks, or special landscaping features. As the pursuit leader and project manager, Ajay worked with the City to prepare a concept master plan for the 7th Avenue Creek that has experienced extensive flooding within the watershed in recent years.

Elgin, IL - Bluff City Blvd Basin - City Of Elgin, IL – Project Manager

HR Green performed Phase I, II, & III engineering of the City of Elgin - Bluff City Basin sewer separation project. As part of the City of Elgin's Long Term Control Plan (LTCP) implementation, the City requested HR Green to develop a comprehensive combined sewer basin separation strategy to meet its Combined Sewer Overflow (CSO) objective for the Bluff City Basin. The objective of the Phase I and II engineering was to provide the City with a hydraulic study and overall basin separation strategy, identify cost efficiencies, prepare a phasing plan and provide design plans and specifications, bidding and construction administration and inspection for the complete separation of the combined sewer systems for the area identified in the study for Phase I. Phase III engineering included full time construction engineering and inspection services. This locally funded project was let through the City of Elgin for \$7.8 Million and required full time Phase III inspection and documentation. All quantities were recorded in the Illinois State quantity tracking software, ICORS. Ajay is responsible for the overall project management and delivery including monitoring the scope, schedule and budgets, regulatory permitting coordination and coordinating work activities with multiple team and quality control.

Carpenter Creek Improvements - Village of Carpentersville, IL – Project Manager

Approximately 1,800 linear feet of Carpenter Creek was identified as having highly-eroded stream banks that contribute substantial amounts of sediment loads and sediment-bound nutrients to the downstream river. To address the stream bank erosion, the proposed improvements to Carpenter Creek will consist of approximately 9,200 linear feet of bank stabilization (both sides along the proposed 4,600 linear feet of the stream restoration length). The bank stabilization will minimize critical erosion of the stream banks and improve water quality by minimizing sediment and sediment-bound nutrient loading downstream. In lieu of reconstructing the existing trapezoidal channel section, a two-stage floodplain channel was proposed and the low flow channel was meandered to the extent practical. This mimics natural channel behavior and prevents further erosion and channel migration due to erosive forces along the stream. Total combined annual load reductions from the streambank stabilization, the basin retrofit and the rain gardens/bio swales equal 1,009 lbs. of Phosphorus, 3,385 lbs. of Nitrogen, and 777 tons of sediment. Ajay is responsible for the overall project management and delivery including monitoring the scope, schedule and budgets and quality control. He led the project for HR Green including obtaining funding for the project through EPA Section 319 grant and all design-related items including managing the design/build contract.

Woodlands Infrastructure Improvements - Village of Hinsdale, IL – Design Engineer

HR Green developed design strategies to minimize the costs associated with the proposed infrastructure improvements by minimizing the amount of storm water pipe where feasible. The environmental benefits include reduction in storm water pollutants, increase in storm water infiltration and preservation of existing trees. The design included watershed delineation, rain garden, bio swales, storm sewer design and surface and underground storm water storage to promote infiltration and reduce the total runoff from the watershed. The peak runoff leaving the storm sewer systems is expected to be reduced by approximately 50%. This project is a recipient of Project of the Year Award, Sustainability Practices Award and Special Achievement Award through APWA and ACEC. Ajay led the design of the best management practices including hydrologic and hydraulic modeling for the project.



Jeremy Kaemmer, AICP

Staff Planner

Jeremy Kaemmer is a transportation engineer at HR Green with a diverse background of transportation engineering and design experience. Jeremy has roadway, recreational trails, stormwater drainage, urban planning, modeling, data analysis, and technical writing experience. His responsibilities include highway and roadway, design and assessment, development of alignments, profiles, geometrics, drainage, storm sewer layout, pavement and grading cross-sections, and quantity computations.

Education

BS, Civil Engineering, University of Iowa

MS, Urban and Regional Planning,
University of Iowa

Registration/License

Engineering Intern, IA
18764

American Institute of Certified Planners, IA
29402

Specialized Training & Certifications

Certificate of Graduate Study in
Transportation

Environmental Impact Analysis

Public Transit Operations/Planning

Land Use Law and Practice

Transportation Demand Analysis

Financing Local Government

Transportation Planning Process

Modeling Dynamic Systems

Land Development Process

Grant Writing

Modeling Dynamic Systems

Individual Study: Transportation Modeling

Jeremy consistently supports Project Manager duties, creates fee estimates for all disciplines, and leads technical writing efforts for proposals and scope documents. He is experienced with budgeting, scheduling, creating change orders, reviewing shop drawings, construction observation in the field, and responding to contractor Requests for Information (RFI's). Through his educational development at the University of Iowa, Jeremy consistently provided peer leadership in the study of engineering.

Project Experience

Mt. Vernon Road Corridor Action Plan – Confluence

The City of Cedar Rapids has established this contract for professional services to develop a Corridor Action Plan (CAP) for Mt. Vernon Road SE from 10th Street SE to 44th Street SE in Cedar Rapids, Iowa. The corridor contains a mix of land use such as residential, retail, service, restaurants, medical, and office. It is served by public transit and is one of the top ten most traveled roads in the City. This corridor is a gateway to the City from the east and improvements to its appearance and design shall help welcome visitors, accommodate all modes of transportation, improve quality of life for residents, and encourage quality development and redevelopment. Jeremy prepared a technical memorandum for potential transportation improvements for the safety and efficiency of the Mount Vernon Rd corridor including noting sidewalk deficiencies, emphasizing multimodal connectivity, identifying access management issues, providing guidance on problematic intersections, as well as giving recommendations on roadway geometrics and potential streetscaping opportunities.

McCook County Master Transportation Plan - South Dakota Dept of Transportation

McCook County has taken a proactive approach to their transportation network, evident by their well-managed grid network of roadways throughout the County. From maintaining an internal pavement condition rating system, investigating the appropriate use of roadway surfacing or removal of a bridge, to the network of over 120 miles of paved roadway, it is evident that McCook County continually strives to provide a high quality transportation network for their residents. However, providing and maintaining a quality transportation network that users have grown accustomed to comes at a cost. McCook County is no different than other counties; facing funding challenges with continually rising construction costs and stagnant funding sources. To help balance and prioritize needs with available funding, McCook County has requested the development of a Master Transportation Plan (MTP) to provide a robust, documented baseline for existing conditions and help them plan for the next 20 years. Jeremy assisted in the development of descriptive figures for the plan, data analysis, as well as drafting the Major Roads Plan and Bike Master plan portions.

CCR Landfill Consulting/Engineering Services - Grain Processing Corporation

HR Green has provided nearly all consulting engineering services for Grain Processing Corporation's (GPC) coal combustion residue (CCR) landfill since 1992. The landfill site dates back to the mid-20th century and was permitted for CCR disposal in the early 1990's by the Iowa Department of Natural Resources (IDNR). HR Green completed a comprehensive plan, hydrogeologic investigation and monitoring system plan, leachate control plan, and development plans as part of the permitting requirements and subsequent permit renewal. We have continued to perform annual routine monitoring services and general environmental tasks as needed. HR Green designed the proposed expansion that also incorporated final cover to the existing filled areas. The final cover contours and storm water management system are designed to manage runoff during active operations, phased closure, and throughout the post closure period. Storm water runoff from the landfill is channeled by ditches, mid-slope berms, and let-down structures to a storm water detention basin at the base of the approximately 800 foot long slope. There, runoff is treated by settling of particulates and the water is discharged in a controlled manner to an existing ditch that leads to a tributary of the Mississippi River. Jeremy helped develop a partial cover landfill design, calculated earthwork quantities, produced digital grading surface files, tabulated bid and cost estimates, and aided in designing temporary sediment control and retention solutions.

Paving for Progress Capital Improvement 10 Year Plan - City of Cedar Rapids, IA

The "Paving for Progress" initiative specifically addresses the need for maintenance, repair, construction, and reconstruction of public streets in Cedar Rapids, Iowa. The initiative included development of a 10yr pavement management plan by prioritizing potential projects using dTIMS software to optimize the budget and maximize network condition. The project included utilizing pavement management methodology to gather data, assess conditions and provide improvement strategies. The plan has since been updated each subsequent year, with new data and revised prioritization of projects. Jeremy was involved with applying pavement management techniques, technology, and modelling research as well as programming dTIMS. He also provided most of the data analysis and was involved in the technical steering committee meetings.

SECTION 3

RELEVANT EXPERIENCE

SECTION 3

RELEVANT EXPERIENCE

Project Experience

Houseal Lavigne Associates is an award winning consulting firm specializing in all areas of community planning, urban design, and economic development, with expertise in comprehensive planning, downtown planning, parks and open space, trails master planning, transportation planning, design guidelines, corridor planning, neighborhood planning, zoning, market analysis, project implementation and financing, and citizen engagement. We strive for a true collaboration of disciplines and talents, infusing all of our projects with creativity, national best practices, market reality, and community insight and understanding.

Houseal Lavigne Associates has worked with more than 250 communities throughout the country. Since the firm's inception, we have directed more than 70 comprehensive plans, 90 corridor plans, 35 downtown and TOD plans, 40 special area plans, 25 zoning and design guidelines assignments, and much more. Our national experience includes planning, design, economic, and zoning assignments in Illinois, Indiana, Michigan, Iowa, Wisconsin, Alabama, Arkansas, Colorado, Connecticut, Georgia, Kansas, Kentucky, Minnesota, Missouri, Nebraska, Nevada, Ohio, Oklahoma, Tennessee, and Virginia.

Comprehensive Plan Experience

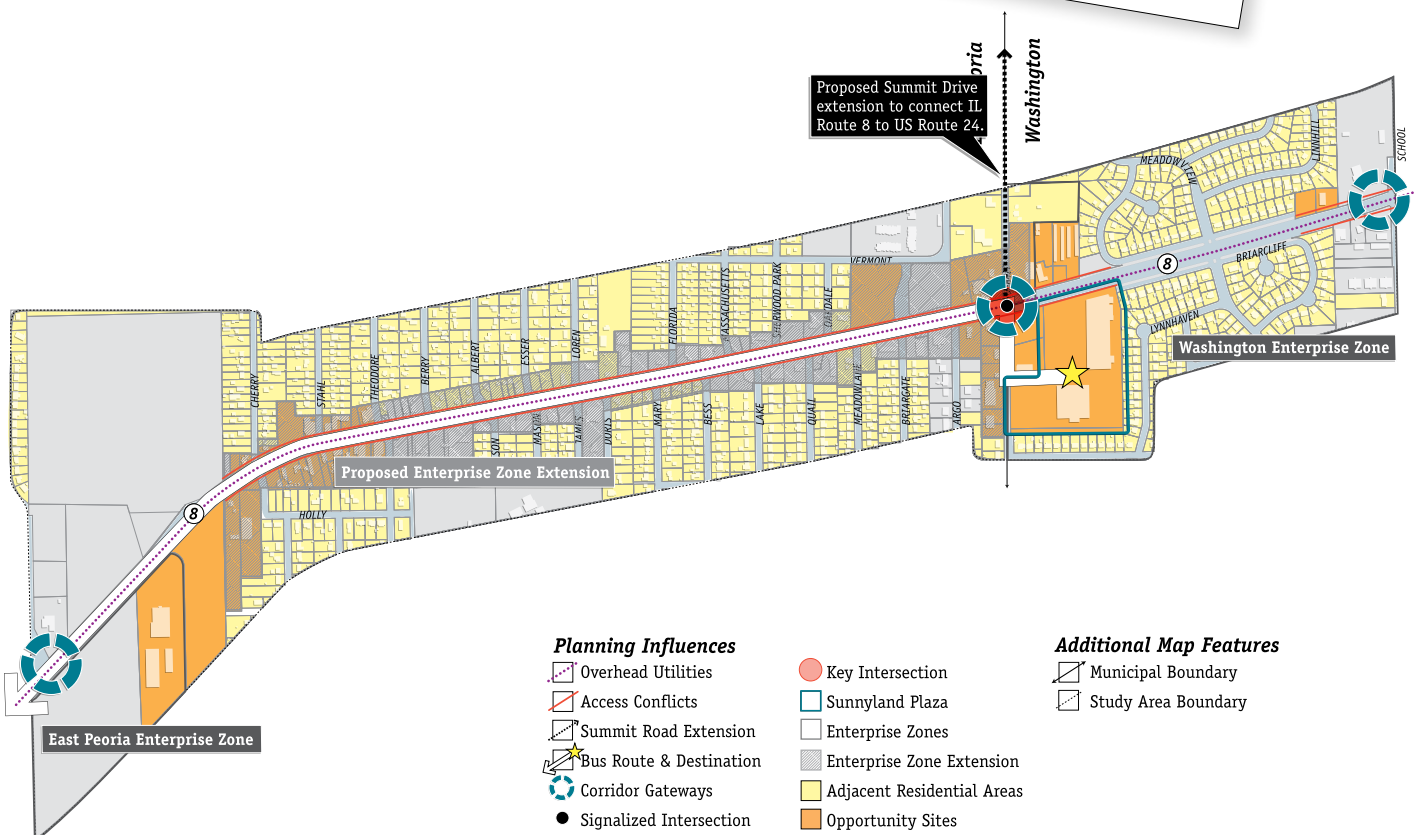
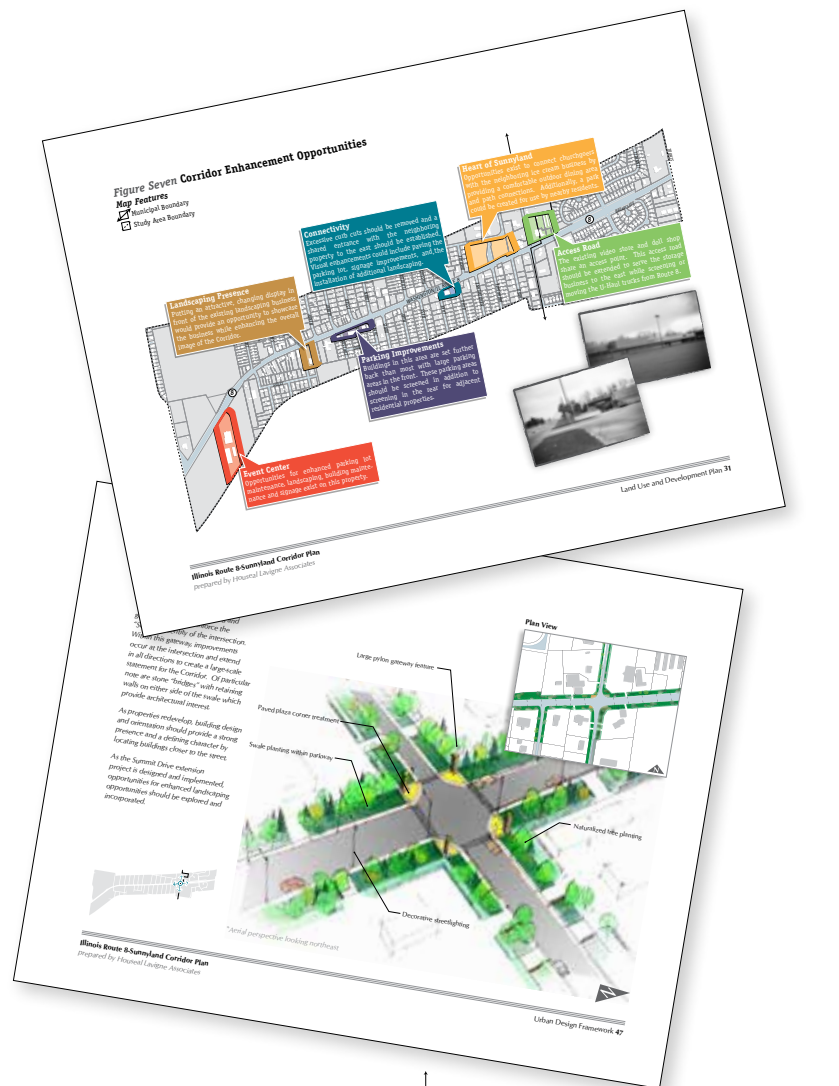
The list below outlines our experience updating Comprehensive Plans. Communities for which we have prepared Comprehensive Plans include:

- Benton Harbor, MI
- Brownsburg, IN
- Bristol, VA
- Carpentersville, IL
- Coralville, IA
- Countryside, IL
- Council Bluffs, IA
- Crest Hill, IL
- Crothersville, IN
- Culver, IN
- Downers Grove, IL
- Edinburgh, IN
- Fairview Heights, IL
- Flint, MI
- Forest Park, IL
- Frederick, CO
- Geneva, IL
- Glen Ellyn, IL
- Greater Bridgeport Region, CT
- Grundy County, IL
- Harwood Heights, IL
- Hawthorn Woods, IL
- Hudson, OH
- Itasca, IL
- Jackson, MO
- Jackson, TN
- Kenilworth, IL
- Lansing, IL
- Lincolnwood, IL
- Lynwood, IL
- Machesney Park, IL
- Marion, IA
- McHenry County, IL
- Melrose Park, IL
- Montgomery, IL
- Morton Grove, IL
- Mundelein, IL
- Muskogee, OK
- Niles, IL
- Northbrook, IL
- Oakbrook Terrace, IL
- Oak Park, IL
- Palos Heights, IL
- Palos Park, IL
- Pleasant Hill, IA
- Plainfield, IN
- Richton Park, IL
- River Forest, IL
- South Chicago Heights, IL
- Springfield-Sangamon County, IL
- St. Charles, IL
- South Beloit, IL
- Streamwood, IL
- St. Cloud, MN
- Sugar Grove, IL
- Tipton County, IN
- Tipton, IN
- Westmont, IL
- Wilmette, IL
- Windsor, CO

City of East Peoria & City of Washington Illinois Route 8-Sunnyland Corridor Plan

The Sunnyland portion of Route 8 is an important link between the City of East Peoria and the City of Washington. The Corridor Plan, created by **Houseal Lavigne Associates**, outlined the Cities' long-range plan for improvement, redevelopment, beautification, and overall revitalization of the corridor.

Alongside traditional land use recommendations, the Plan identified the major planning issues that were facing the corridor and the opportunities that existed for improving its appearance, function, and economic viability. This included illustrative maps and detailed, 3D renderings of potential site redevelopments. A chapter dedicated to beautification was broken into three key components - streetscape improvements, gateways, and wayfinding - with each concept explained by suggestive and engaging sketches. An implementation chapter outlined the regulatory actions and funding sources that could make the Plan's recommendations a reality.



City of St. Charles, Illinois Comprehensive Plan

The City of St. Charles, which straddles the picturesque Fox River, is a community with a rich history, an engaged citizenry, historic architecture, and strong sense of community pride. Adopted in September 2013, **Houseal Lavigne Associates** worked with the community to create a new plan that sets a course to guide land use decisions to improve upon its legacy with an eye toward the future. Historically, St. Charles has experienced much of its growth through annexation. However with limited opportunities for outward growth, the Plan's emphasis was placed on improving the City's existing neighborhoods and commercial centers, providing policies and recommendations to address infill development and revitalization. In addition to a Land Use Plan, plans and policies for the City's residential and commercial areas were prepared, along with detailed subarea plans for Randall Road, Main Street/IL Route 64, Kirk Road/IL Route 25, and Downtown.



Village of Cary, Illinois Cary Comprehensive Plan

With the closing of a large school site in the heart of the community's downtown, the Village contracted with **Houseal Lavigne Associates** to create a Comprehensive Plan that would capitalize on this once-in-a-generation opportunity, as well as provide a new vision and direction for the entire community. The new Plan focuses on community-wide growth and reinvestment that will better position Cary to compete with neighboring communities for jobs and tax dollars. The Plan identifies strategies for revitalizing Cary's aging auto-oriented commercial corridor and better defining Downtown Cary as a unique mixed use district. Reinvestment strategies are also complemented by detailed concepts that showcase large opportunity sites the Village has invested in clearing and prepping for redevelopment.

Cary's setting along the Fox River is highlighted in the Plan, outlining best practices that will enable the Village to attract new families and visitors to its unique recreation and natural area amenities.

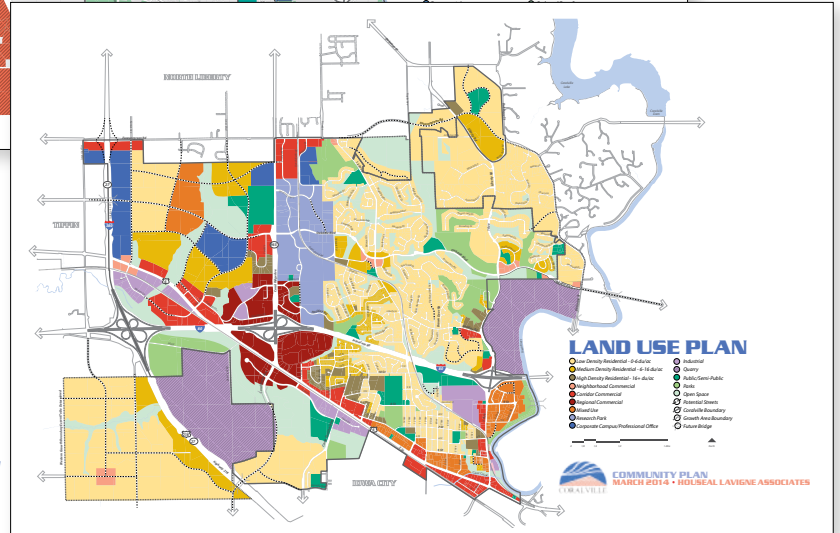
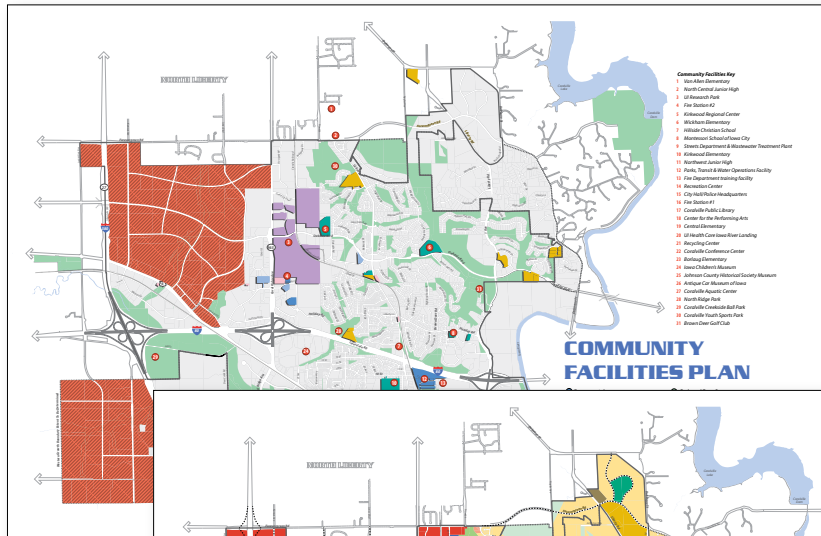


City of Coralville Coralville Community Plan

Propelled by a burgeoning tech, research, and medical community, Coralville is a rapidly growing City in eastern Iowa. **Houseal Lavigne Associates** directed the update of the City's Community Plan, which provides guidance on future growth and development, with a focus on creating diverse residential areas, improving retail areas, establishing mixed-use areas, strengthening connections to the University of Iowa campus, and supporting R&D and technology-based industries. The Community Plan provides a growth plan that encourages the expansion of the University of Iowa Research Park, a STEM community college, and the University of Iowa Medical Center, while balancing the need for retail and residential diversity.



SUBAREA FRAMEWORK PLAN SOUTHEAST COMMERCIAL



With a vibrant Downtown along the Mississippi River, a thriving local economy, and home to a major university, St. Cloud is a community that has strong foundation upon which to plan for its future. The City's new comprehensive plan, directed by **Houseal Lavigne Associates**, focuses on revitalizing the core neighborhoods, guiding investment in the commercial corridors and employment areas, enhancing multi-modal connectivity, and establishing a strong economic development strategy. Rich in graphics and illustrations, the Plan includes a detailed Downtown Plan and Division Street Corridor Plan that enhances urban design, sense of place, and overall functionality. The Plan also identifies development opportunity catalyst sites and provides a development program and development visualization for market viable concepts.

[illegible]

City of Carbondale, Illinois Downtown Carbondale Master Plan

Despite recent events that have contributed to the decline of the general area, Downtown Carbondale has seen renewed interest in development and investment. Building on recent momentum, the City contracted **Houseal Lavigne Associates** to create a Master Plan to guide the future of the Downtown that serves as the regional center of southern Illinois and is home to Southern Illinois University and Southern Illinois Healthcare's Memorial Hospital.

The Downtown Carbondale Master Plan presents a community vision for Downtown over the next 10 years, outlining specific recommendations and strategies to help achieve the vision established by the community and the Downtown Advisory Committee (DAC). The Master Plan process included extensive public outreach that engaged nearly 500 members of the community, including residents, business owners, stakeholders, DAC members, students, and more. By utilizing detailed maps, 3D models, perspective renderings, and targeted photography of preferred development types, the Plan provides a visual "playbook" for Land Use and Development; Art, Entertainment and Retail; Parking and Transportation; Pedestrian Mobility and Connectivity; and Streetscape, Beautification and Signage. Plan Implementation includes a Downtown Branding and Promotion Strategy and an Implementation Strategy that identifies key actions to be undertaken by the City and key private and public sector stakeholders to achieve the Plan's vision for Downtown.



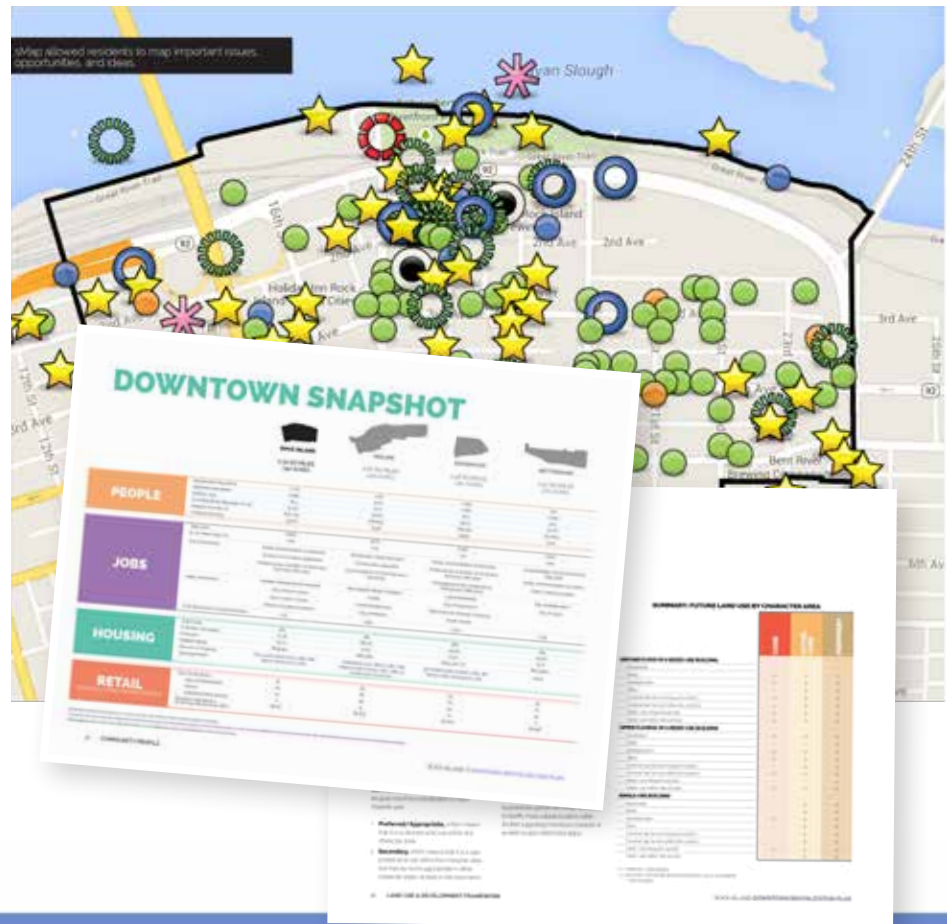
Peoria Heights, Illinois Commercial Corridors Master Plan

The Peoria Heights Commercial Corridors Master Plan, completed by **Houseal Lavigne Associates**, outlines the Village's vision and presents strategies to improve, redevelop, and beautify Peoria Heights' three commercial corridors: Prospect Road, War Memorial Drive, and Glen Avenue. Each corridor has unique challenges: Prospect Road primarily serves as a "Main Street," War Memorial Drive as the Village's major arterial thoroughfare, and Glen Avenue acting as a transitional roadway between commercial and residential neighborhoods. The plan provides land use and streetscape recommendations catered to the unique uses and contexts of each corridor. It also proposes several redevelopment concepts for two sites that would help spur future development and enhance the identity of the Village.



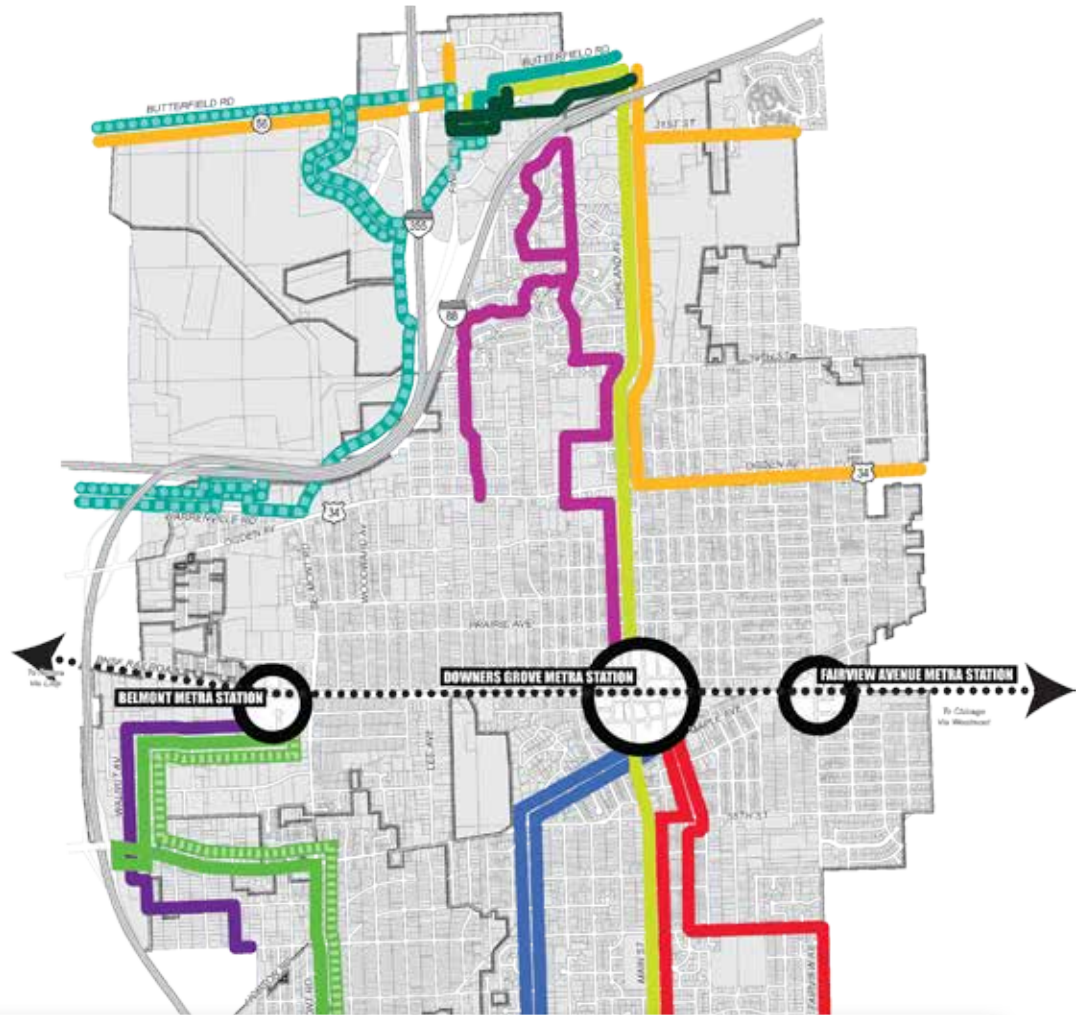
City of Rock Island, Illinois Downtown Revitalization Plan

Downtown Rock Island is a historic Mississippi Riverfront downtown located in on the Illinois and Iowa border. As with most legacy downtowns, Downtown Rock Island lost its luster with suburbanization and growth in neighboring downtowns. The Downtown Revitalization Plan established a planning and policy framework to stimulate private investment, leverage public investment, and obtain a critical mass of activity. **Houseal Lavigne Associates** was hired to develop key planning recommendations that included a new coordinated and flexible parking system, establishing a Theatre District, and transforming Second Avenue into a Woonerf, or a living street that balances the needs of vehicles, pedestrians, and cyclists. Implementation is underway with an overhaul of existing parking regulations, updating of the zoning code, and pursuing of state funding for development of the Woonerf.

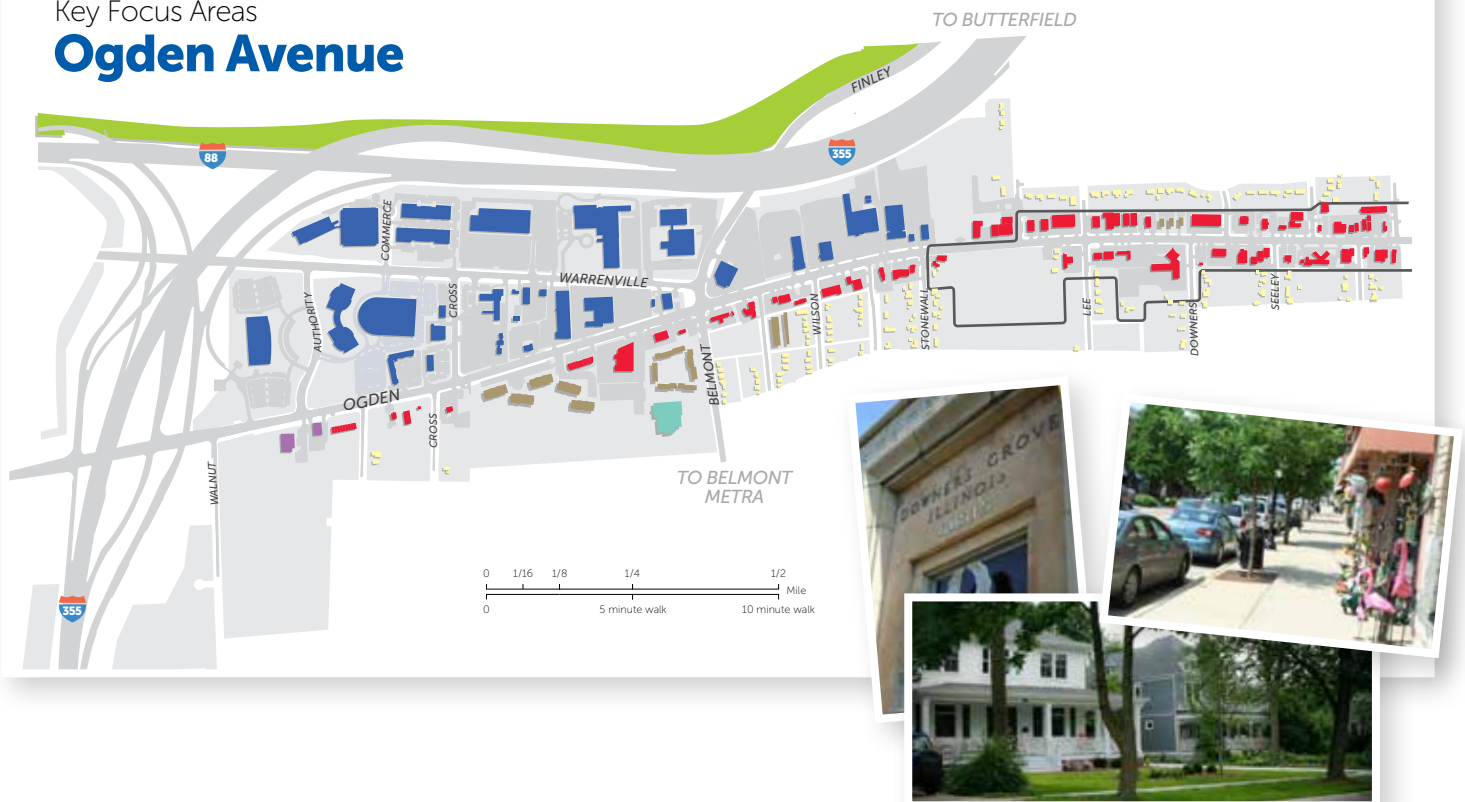


Village of Downers Grove, Illinois Comprehensive Plan Update

Houseal Lavigne Associates directed the new Downers Grove Comprehensive Plan, Ogden Avenue Corridor Plan, and Downtown/Station Area Plan and Zoning, as well as several other sub-area plans. The Plans provide detailed recommendations for the Village and several of its key areas. The Downtown Plan includes a completely new district approach including a core, edge, and transitional districts, including the historic downtown and Metra station area and extending out to include the edge of the surrounding traditional neighborhoods. Houseal Lavigne Associates then created downtown zoning districts and standards to implement the plan's recommendations for new infill mixed-use development, pedestrian orientation, traditional historic core, and increased residential density near the heart of the community.



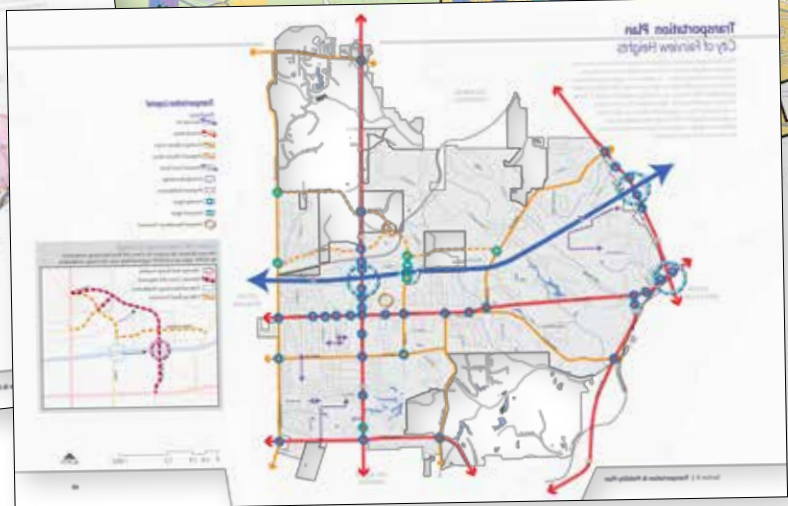
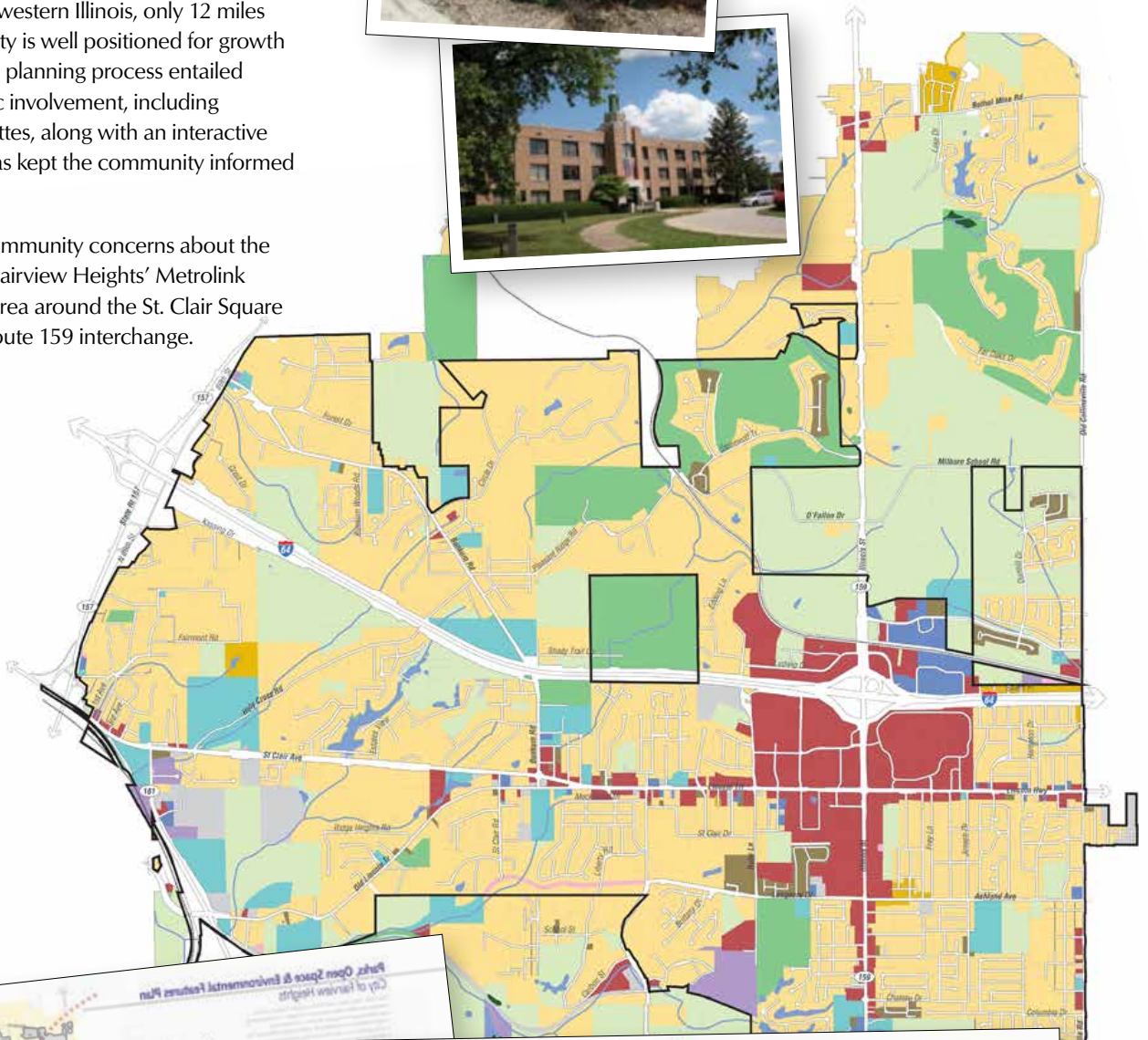
Key Focus Areas Ogden Avenue



City of Fairview Heights, Illinois Comprehensive Plan & Zoning Ordinance

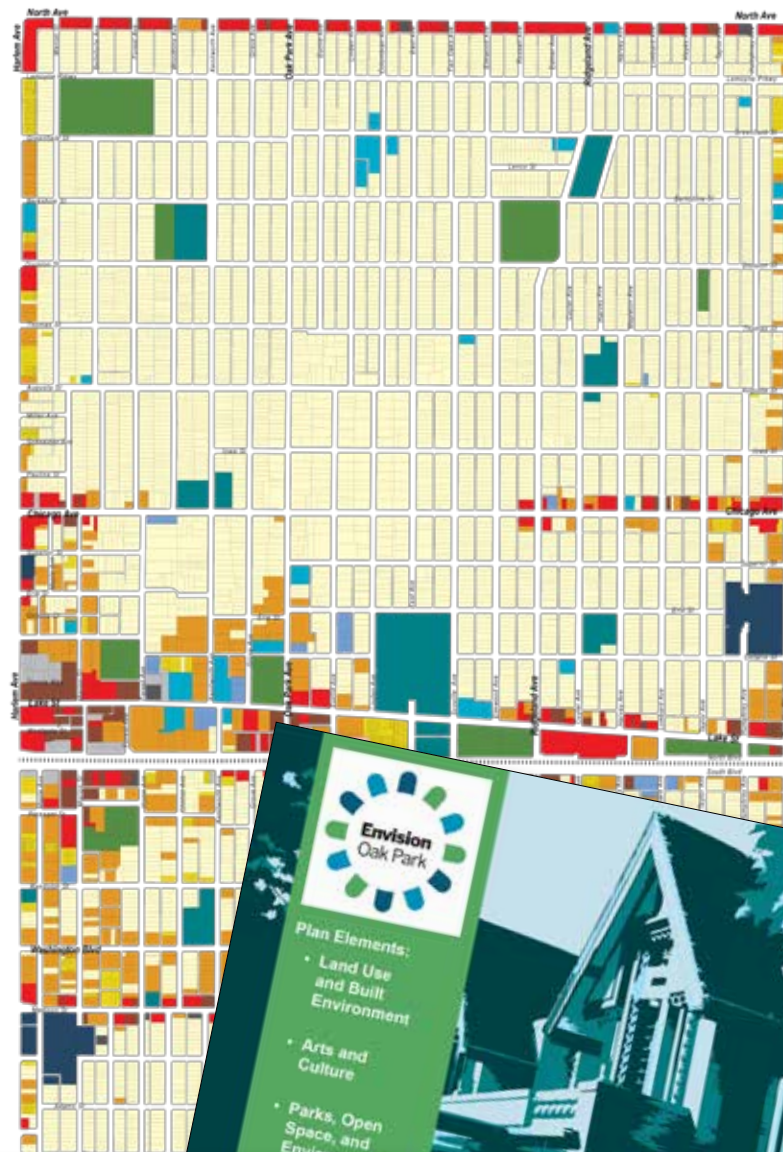
Houseal Lavigne Associates was hired by the City of Fairview Heights to update of their Comprehensive Plan. Situated in southwestern Illinois, only 12 miles east of St. Louis, the City is well positioned for growth and development. The planning process entailed a high-degree of public involvement, including workshops and charrettes, along with an interactive project website that has kept the community informed and engaged.

The Plan addressed community concerns about the area surrounding the Fairview Heights' Metrolink Station as well as the area around the St. Clair Square Mall and the I-64/IL Route 159 interchange.



Village of Oak Park, Illinois Envision Oak Park

Envision Oak Park is the Village's new Comprehensive Plan. Built upon a foundation of four core principals – 1) urban sustainability; 2) diversity, 3) cooperation and coordination, and 4) respecting Oak Park's Heritage, the Plan is directly evolving from intense public engagement and resident involvement. In addition to more common elements such as land use and transportation, the plan includes elements ranging from education and community life and engagement, to governmental excellence and arts and culture. Additional, benchmarks and community score cards are being developed to measure the Village's implementation success over time.



Village of Oak Park Land Use

- Single Family
- Single Family Attached
- Multi-family
- Commercial
- Mixed-use
- Community Facility
- School
- Medical
- Place of Worship
- Park
- Light Industrial
- Industrial

**BE PART OF
PLANNING
OAK PARK'S
FUTURE.**

**NEIGHBORHOOD
WORKSHOP SERIES**

Envision Oak Park is a community-based process and plan for the future of Oak Park. Get together with your neighbors. Let your voice be heard as we talk about issues important to you...neighborhoods, economy, environment, diversity, education, and so much more.

www.envisionoakpark.com

Envision Oak Park

What is Envision Oak Park?

Envision Oak Park is the name of the process, and ultimate product, to create a Comprehensive Plan for the Village of Oak Park. The Plan will address a wide number of issues related to local quality of life.

About the Planning Process

The 18-month process completed by the end of 2013 to date, process has included:

- Community workshops that engaged residents, business managers, students, elected and appointed officials, and others
- One-on-one interviews with local not-for-profits, agencies, and stakeholders
- Interactive project website envisionoakpark.com
- Technical analysis of existing conditions
- Several months will include a series of workshops designed to develop goals and objectives, and an action plan for various issues.

How can I get involved?

- Village will be hosting a Work Group Series that will include three workshops
- The public is invited to participate in the workshops and offer input regarding any of the 11 plan elements
- All workshops will be held at Oak Park-River Forest High School, from 7:00-9:30 p.m., on the following dates:
 - April 23: Vision and "Importance and Understanding" Narrative
 - May 14: Goals and Objectives
 - June 5: Metrics and Benchmarks of Success

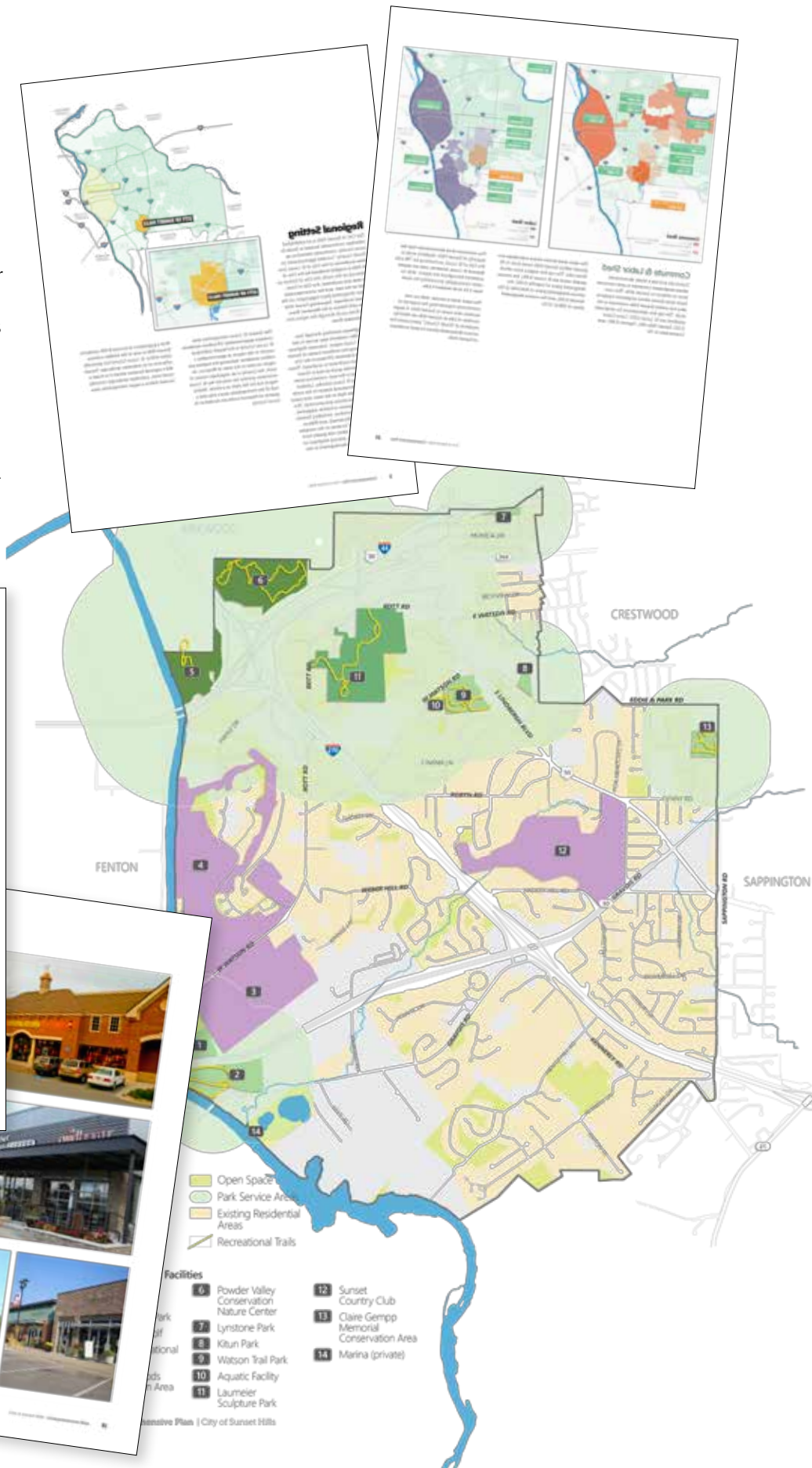
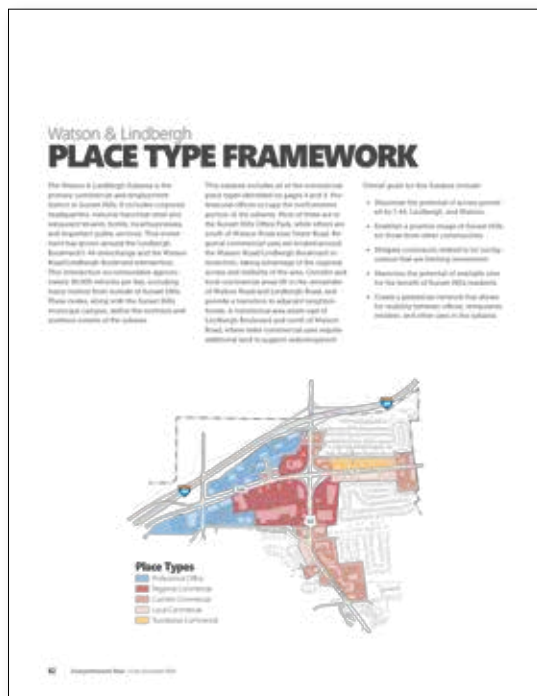
How can I stay informed?

- Check out envisionoakpark.com for ways you can stay informed, provide input, and review documents.
- Other inquiries can be made to Craig Falor, Village Planner, at (708) 358-5418, or tfalor@oak-park.us.

Sunset Hills, Missouri Comprehensive Plan & Zoning Ordinance

Houseal Lavigne Associates prepared a comprehensive plan that included detailed subarea plans for the City's three major corridors, Watson Road, Lindbergh Boulevard and Gravois Road. The planning process included extensive community outreach including separate meeting for each of the corridors. In that there was ongoing development pressure within each of the corridor study areas, including proposed transportation improvements, the subarea planning process was expedited. This allowed the City to proceed with planning and review of pending development.

Following plan adoption, Houseal Lavigne began working on revising the City's zoning ordinance. The City has also engaged the firm to prepare development concepts for potential redevelopment sites within the Lindbergh and Watson corridors.



City of St. Charles, Illinois 7th Avenue Creek Flood Control & Stormwater Master Plan

HR Green is the prime consultant for the 7th Avenue Creek Flood Control and Stormwater Master Plan. Approximately 118 properties are located in the floodplain of the 7th Avenue Creek with 55 residential structures and 13 commercial structures impacted. Several residential structures are also located in the floodway. The City hired HR Green to develop a master plan that will mitigate the flooding impacts and help remove properties from the floodplain.

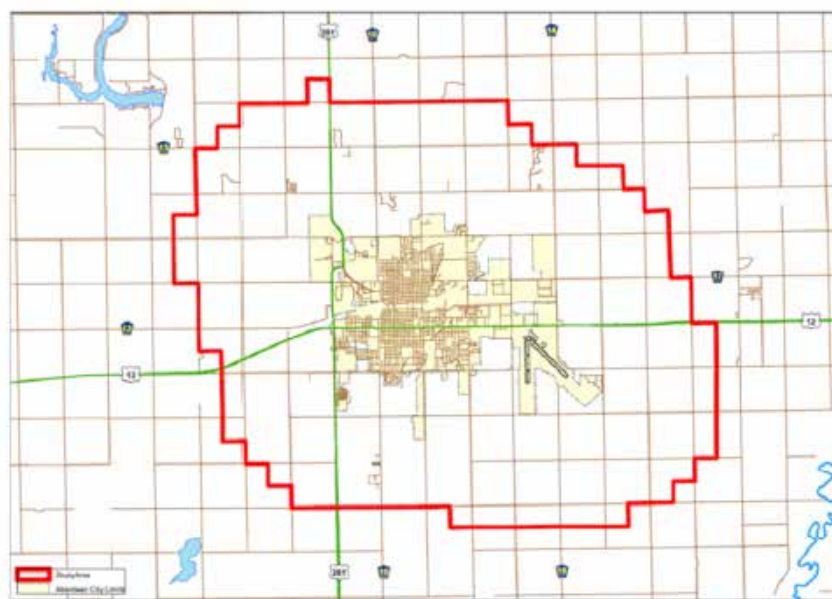
The concepts for the greenway corridor were developed to create sustainable flood control improvement while adding aesthetic appeal and create an amenity in an urban corridor using the 7th Avenue Creek as a backdrop. Using green infrastructure will also allow the City to utilize funding opportunities supporting green infrastructure projects. The total costs of project using the green corridor option is \$17M.



South Dakota Department of Transportation Aberdeen Area Master Transportation Plan

The City of Aberdeen in conjunction with the South Dakota Department of Transportation (SDDOT) and the Federal Highway Administration (FHWA) initiated the development of a Master Transportation Planning Study of the Aberdeen area designed to “promote a livable community” and “enhance the economic and social well-being of Aberdeen area residents”. **HR Green** completed a list of transportation issues and needs facing the Aberdeen area, develop a list of feasible solutions to address the current and projected needs and create guidance to implement the recommended improvements.

The study was guided by a Study Advisory Team consisting of federal, state, and local officials. A public information and involvement plan was developed which included regular meetings with stakeholders, the public and City Council. A website was also developed to provide information to the public regarding the project’s status, scheduled meetings, presentations, meetings, and reports. The final report developed a list of transportation issues and needs and feasible solutions. The final report identified projects that will address identified deficiencies, estimated the year of need for the solution, and provided an opinion of cost for the recommended improvements.



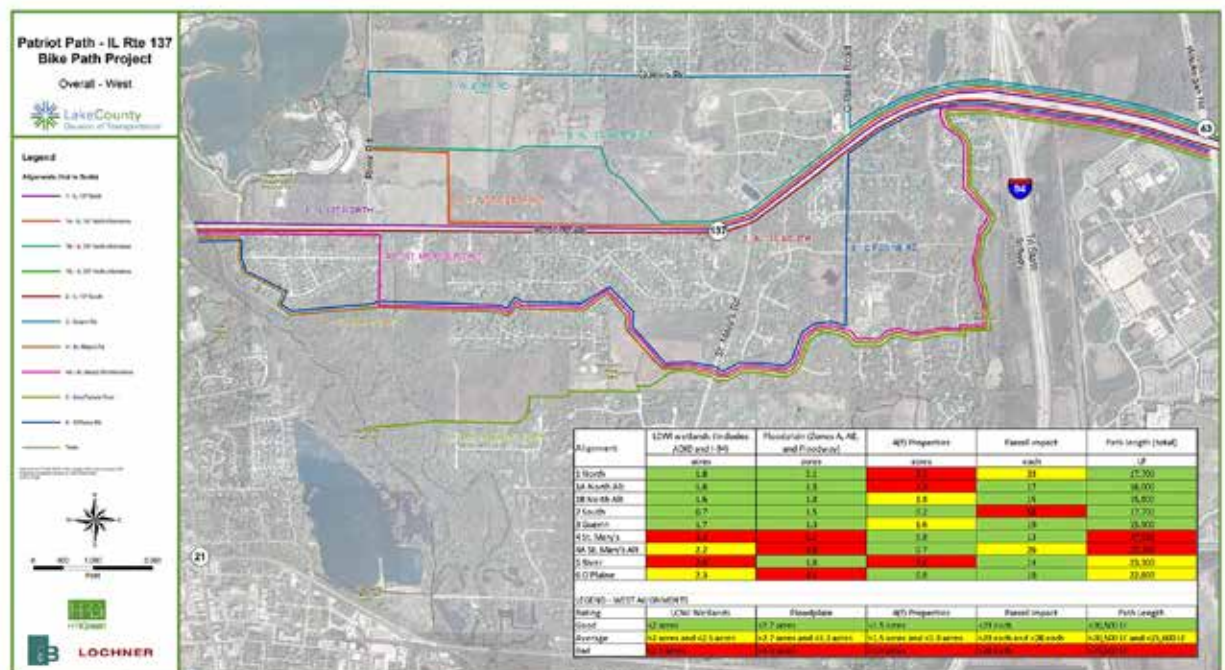
Lake County Division of Transportation (LCDOT) IL Route 137 (Patriot Path) Multi-Use Path

Led by **HR Green**, this project includes preparation of Phase I engineering and environmental studies for a new multi-use path connecting the Des Plaines River Trail in Independence Grove Forest Preserve (LCFPD) to the Robert McClory Bike Path in North Chicago, a distance of approximately 5.5 miles. The multi-use path is proposed to be along the IL Route 137 corridor. In order to ensure the project is eligible for potential future federal funding for its construction, the Phase I Study will follow federal project development procedures, adhere to the federal NEPA process, and will be coordinated through the Illinois Department of Transportation (IDOT) Bureau of Local Roads (BLR) for review and approval.

Based on the number of potential alignment alternatives to make the connection, the Phase I Study will be completed in two parts. Part 1 will include a feasibility analysis that will consider a full range of potential alignment alternatives that are identified in coordination with project stakeholders. Based on the larger potential study area, the Part 1 Feasibility Analysis will include only concept plan development of alternatives (no profiles or detailed cross section studies) with a comparative analysis based on available database information (contour mapping, wetlands, floodplains, land use, etc.). The goal of the Part 1 Feasibility Analysis is to work with project stakeholders to identify a full range of reasonable alternatives and to complete a GIS based comparative analysis, as well as analyze the alternatives versus meeting purpose and need, and factoring in stakeholders' input. The full range of alternatives will be narrowed to the finalist alternative for more detailed design development and comparative analysis during Part 2.

The objective of the Part 2 Detailed Analysis is to provide a thorough analysis of the finalist alternative for completion of the Phase I Study. The Part 2 Detailed Analysis for the finalist alternative will include topographic field surveys and environmental field surveys, investigation into existing structures and potential need for new ones (bridges, culverts, and retaining walls), as well as preparation of preliminary plans, profiles, and cross sections, identification of additional ROW required to implement the path, and all other work required to complete the Phase I Study.

All documentation of this process will be captured in the Project Development Report (PDR), which is anticipated to be a Categorical Exclusion State Report (BLR 22210) based on the expectation that some ROW acquisition will be required for this project. All work will be performed according to the LCDOT and IDOT standards and guidelines. A Stakeholder Involvement Plan (SIP) will be developed and initiated during Part 1. The LCDOT expects that stakeholder involvement will occur throughout the course of the project. However, a more robust stakeholder/agency involvement will occur in the second part of the project.



City of St. Charles, Illinois State Street Creek Stormwater Master Plan

The State Street Creek Stormwater Master Plan Project, led by **HR Green**, is a study of approximately 388-acres of urbanized watershed that has experienced flooding as a result of an inadequate stormwater management system. Much of the flood prone area is located along an old creek that was buried and conveyed by storm sewers through private property. Four (4) alternatives were evaluated that included the following conceptual approach:

Alternative 1 – Included stormwater conveyance and minimal storage to enlarge storm sewers and convey the stormwater flows from the flooded area downstream. This alternate addressed the level of service but was cost-prohibitive, posed constructability issues with large diameter pipe installation in developed areas and required downstream improvements to manage increased peak flows and volumes in the creek.

Alternative 2 and 3 – Included stormwater conveyance (along two possible different routes) with underground in-line and above ground surface storage as well as green infrastructure, where possible, within the flood impacted area such that the release rate at the downstream limits of the property was maintained to preexisting conditions. This alternate met the design requirements and level of service and provided the best scenario from the standpoint of constructability, operation and maintenance, cost-effectiveness and downstream impacts.

Alternative 4 – Included stormwater conveyance with no storage but keeping the pipes smaller for constructability purposes. This alternate failed to meet the design requirements and level of service. While effective in reducing the flood impacts, the alternate did not address the flooding to meet the design requirements and level of service.

All alternates included selective property acquisitions to remove bends from existing storm sewer systems and re-route pipes to provide better hydraulic performance and reduce flood impacts to structure. The City selected Alternative 2 as a preferred option at a budgetary cost of approximately \$9.2M. The cost of alternates ranged from \$9.2M to \$12.5M.



City of Ladue, Missouri City-Wide Stormwater Needs Assessment & Master Plan

Funded by a ½ cent sales tax, the City of Ladue's Storm Water Management Program (SMP) is a long-term, comprehensive, three-phased initiative to alleviate stormwater concerns in the community. **HR Green** started with problem identification citywide, and proceeding through master planning and final design and construction of projects over a period of several years.

Prior to 2015, Ladue did not have a city-wide SMP that could be used for capital improvement planning to address stormwater problems and to support continued compliance with Missouri Department of Natural Resources Municipal Separate Storm Sewer System (MDNR MS4) regulations.

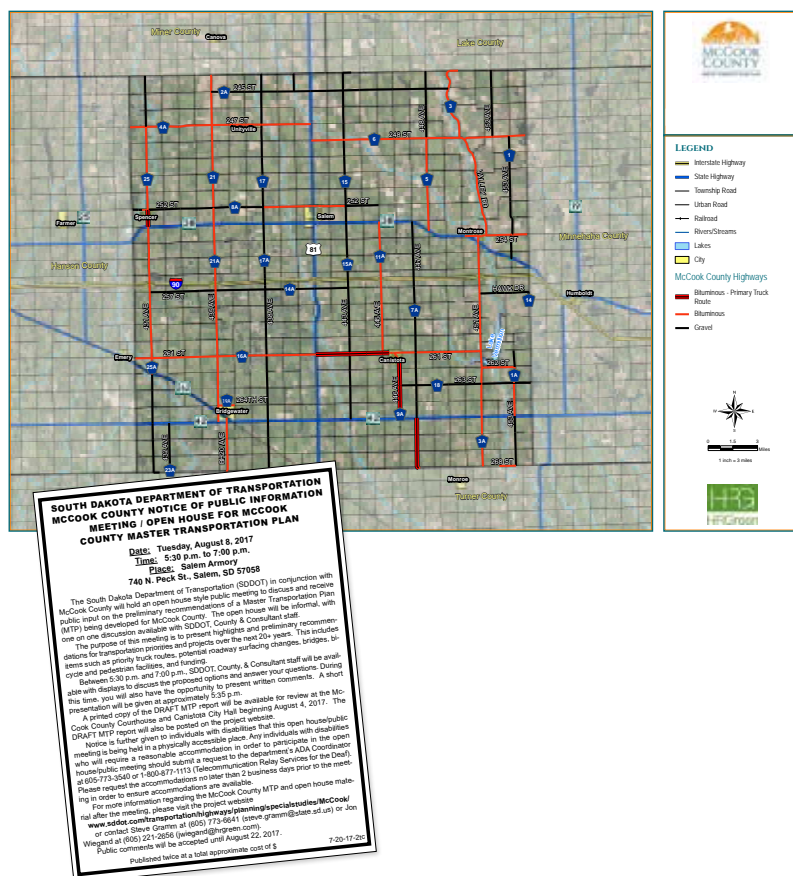
Phase III projects recommended to the City Council are ranked with the highest priority given to those with the highest benefit to cost ratio. Annual updates will be made as new projects are identified, and the Stormwater Master Plan will be presented to the City Council in the form of a rolling five-year implementation and budgeting plan. To date, the Stormwater Master Plan includes over 50 projects estimated to cost over \$100 million.



South Dakota Department of Transportation McCook County Master Transportation Plan

HR Green worked together with McCook County on their Master Transportation plan. McCook County has taken a proactive approach to their transportation network, evident by their well-managed grid network of roadways throughout the County. From maintaining an internal pavement condition rating system, investigating the appropriate use of roadway surfacing or removal of a bridge, to the network of over 120 miles of paved roadway, it is evident that McCook County continually strives to provide a high quality transportation network for their residents.

However, providing and maintaining a quality transportation network that users have grown accustomed to comes at a cost. McCook County is no different than other counties; facing funding challenges with continually rising construction costs and stagnant funding sources. To help balance and prioritize needs with available funding, McCook County has requested the development of a Master Transportation Plan (MTP) to provide a robust, documented baseline for existing conditions and help them plan for the next 20 years.



SECTION 4

PROJECT UNDERSTANDING & APPROACH

SECTION 4

PROJECT UNDERSTANDING & APPROACH

Understanding

The City of East Peoria has experienced a tremendous amount of new development and investment over the past decade. The City's juxtaposition to Peoria provides synergies for both communities with shopping, hotels, conference center and the Par-a-Dice casino in East Peoria with the Downtown Peoria just a short ride over the bridge. Destination retailers such as the Bass Pro Shop and Costco are significant revenue and activity generators. In addition, the new municipal complex and library are tremendous community assets that are further augmented by the river front and parks.

While development has and continues to take place, there are still large tracts of available land including locations proximate to the Library and municipal complex and adjacent to and within the Levee and Riverside shopping areas. In contrast, there are other areas of the city that are in need of additional investment in terms of both infrastructure and development. It is important, however, that redevelopment is in keeping with the city and residents vision for the area. The Richland neighborhood, for example, will be the subject of a more detailed subarea plan. Understanding that the area has lower household incomes and lower housing prices and a higher percentage of rental properties in comparison to the rest of City, it will be important that initiatives balance revitalization with the needs of existing residents. Our planning process proposes examining one to two additional areas for a subarea plan.

With the river and Peoria to the east, the City of East Peoria is balanced on the west by the City of Washington. Downtown Washington is a short drive down Illinois Route 8 providing an attractive, historic town square. The synergies provided by the variety of uses and options available to residents and visitors benefits both communities. That is why the joint transportation initiative is important. While each city has localized traffic/transportation issues that are unique to the respective communities, the regional connections and networks, including mass transit.

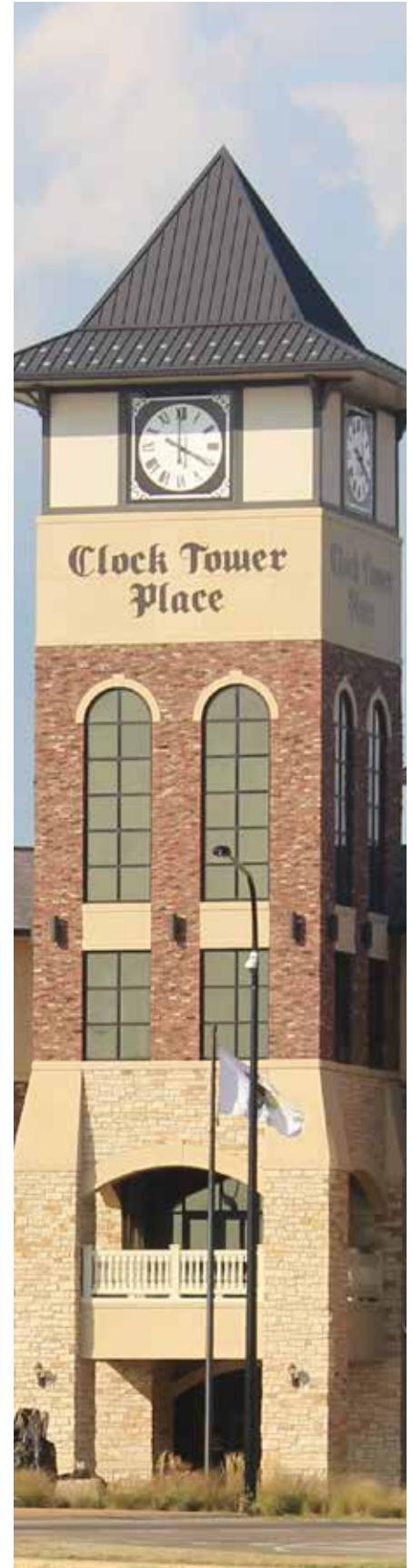
Approach

Our approach is designed to ensure that the planning process continually evaluates the importance of regional strengths and competitiveness.

We have divided our scope of work into two separate components. First, is the approach to the East Peoria Comprehensive Plan. This allows for a separate review by both East Peoria and Washington of the approach to the transportation study.

City of East Peoria Comprehensive Plan

We propose a nine-step planning process for preparing the East Peoria Comprehensive Plan. This program entails analyzing existing conditions to provide a concise and accurate assessment of strengths, weaknesses, issues and opportunities; establishing a vision for the community as a foundation for future planning efforts; formulating goals and





objectives; developing and evaluating alternative plans and policies; preparing sub-area plans; and preparing final Comprehensive Plan recommendations and implementation tools and strategies that are measurable and specific.

Our approach to comprehensive planning emphasizes community participation. We recognize the importance of using the planning process to establish community consensus and foster a stewardship for the Plan. Our approach requires that residents, business persons, and City officials get involved in every step of the planning process and be active participants, helping to define issues, establish a vision, formulate ideas, and shape solutions. Our approach casts a wide net of engagement by providing an assortment of both traditional and innovative web-based approaches.

We suggest that the Comprehensive Plan emphasize the use of maps and graphics. We believe that this graphic approach conveys planning and development data more clearly and more concisely, and is more easily understood by most business persons, residents, and public officials. It is essential that the Plan be attractive, easy to use, provides a good “web presence”, and has the ability to be used as part of the City’s overall marketing materials.

We believe our proposed work program will produce a meaningful and responsive Comprehensive Plan for East Peoria. Should the City favor our basic approach, we will work closely with staff and officials to further refine this process to meet specific local needs and requirements.

On the following pages, each task of our proposed Scope of Work is presented in detail. At the end of this section, our proposed Scope of Work and timeline are summarized and graphically depicted.

Step 1: Project Initiation

Community outreach and citizen participation should serve as a cornerstone of any successful planning process since the best plans are the result of community input. East Peoria’s Comprehensive Plan provides a great opportunity for residents to communicate what they believe to be the strengths and weaknesses of their community, and to prioritize what issues are most important for the City to address. Our planning process is designed to promote community involvement and encourage citizen participation early and often.

We typically recommend the formation of a Comprehensive Plan Advisory Committee (CPAC) to serve as a sounding board and help vet plan recommendations and deliverables. In some communities, an existing board such as the Pan Commission, may serve in that capacity. We can assist with determining the appropriate structure for the East Peoria planning process. If requested, we can also work with staff and officials in determining the appropriate individuals to serve on the committee. For purposes of this proposal and scope of work, we will assume that a CPAC is used. The scope can be amended accordingly if necessary.

1a: Kick-off Meeting

Prior to our first meeting with the Advisory Committee, key members of the Consultant Team will meet with City staff. This first meeting will allow the Project Director for the Consultant Team to review and discuss matters with the City at the onset of the assignment. Regular and “as needed” meetings with City staff will be held throughout the planning process to ensure an open communication and exchange of ideas.

1b: Project Initiation Workshop – Comprehensive Plan Advisory Committee

Before actual work begins, a project initiation meeting will be held to set the foundation for the planning program and review and discuss the overall direction and policy issues facing the community. Participants in the project initiation meeting would include City staff, key personnel from the Consultant Team, and members of the Comprehensive Plan Advisory Committee. The purposes of this meeting will be to: (a) review overall project objectives; (b) review and discuss the work program for the project; (c) establish and discuss project roles and responsibilities; and, (d) establish an overall schedule for the project and upcoming events. The project initiation meeting will conclude with a Project Initiation Workshop. The workshop is intended to solicit the views of the Advisory Committee and staff regarding their concerns and aspirations for the City of East Peoria.

1c: Elected Officials/Community Representatives “Roundtable” Workshop

As part of “kicking off” the comprehensive planning process, a “Roundtable” workshop will be conducted with elected officials and community representatives. As the community’s policy makers, it is important that these leaders have a chance to communicate and discuss their issues and concerns with each other and the Consultant Team at the very on-set of the process. This initial dialogue will inform the Consultant Team and ensure that issues important to City officials are identified early. This workshop will help to direct the process as well as educate officials about the upcoming community planning process.

Step 2: Community Outreach(traditional and web-based)

Community outreach and citizen participation are the cornerstones of our proposed planning process. Anticipating high levels of participation from an active and engaged community, our proposed outreach process includes both traditional (face-to-face) and web-based activities to obtain the broadest levels of participation in preparing the Comprehensive Plan for the City of East Peoria. Community outreach is included throughout the entire planning process, with this step providing the initial participation efforts and laying the foundation for the remaining steps. Collectively, our planning process includes:

- Press Releases & Newsletter Articles
- Community Workshops
- Business Workshop
- Key Person Interviews
- Focus Groups
- Interactive Project Website
- Map.social – interactive mapping tool
- RSS news feeds
- Facebook/Twitter social networking integration
- Resident Questionnaire
- Business Questionnaire
- Staff Meetings & Conference Calls
- Comprehensive Plan Advisory Committee Meetings
- Public Open House
- Planning Commission (Public Hearing)
- City Council Meeting



“Traditional” Outreach

2a: Press Releases, Notices, and Newsletter Articles

We will work with City staff to prepare special articles at key points in the planning process for the interactive website that we will create for the project, the City’s website, local newsletters, and local media outlets. We suggest an initial article to describe the purpose and objectives of the Comprehensive Plan, as well as regular updates during the process.

2b: Community Workshop

This community workshop is the first of many face-to-face community outreach events scheduled throughout the planning process. The purpose of this first workshop is to allow residents to provide input before any plans or recommendations are formulated. The workshop will: (a) review the purpose of the Comprehensive Plan, the planning process to be undertaken, and the schedule for the project; and (b) secure local views on concerns, issues, and potentials within the community.

2c: Business Workshop

This workshop will be targeted specifically to business owners and managers and East Peoria’s corporate citizens as an important stakeholder group. The purpose is to establish a dialogue and obtain feedback from those members of the business community that have a unique insight and perspective and whose assistance and involvement is crucial to the Plan’s ultimate success.

2d: Key Person Interviews & Focus Group Discussions

Key Person Interviews and Focus Group Discussions allow us to obtain first-hand insight into the community from a diverse array of perspectives. Approximately 10 to 20 confidential interviews/focus group discussions will be conducted to obtain additional information regarding local issues and potentials. The Project Team will work with City staff and the CPAC to identify those individuals and groups to be interviewed. We recommend a broad sampling of interviewees who may possess unique perspectives or special insights into the community. Interviewees could include members of civic and community organizations, selected property owners, new or lifelong residents, builders and developers, local business leaders, and representatives from other government and quasi-governmental bodies.

Web-based Outreach

2e: Interactive Project Website

We will design and host an interactive Project Website that is linked to the City’s website. We are committed to utilizing the internet to maximize the participation and communication between the City, the CPAC, and residents as it relates to the new Comprehensive Plan for the duration of the planning process and beyond.

This website can be used to post project schedules and meeting dates; display graphics, maps, and draft documents; address frequently asked questions; host a community discussion forum; contain on-line community surveys; and provide a variety of other features. The website will be the “one place” to go to for information regarding the updated Comprehensive Plan.

2f: Social Media

Social networking tools can help increase awareness of the Comprehensive Plan and process and assist in increasing the number of people participating in all outreach exercises, including traditional face-to-face meetings. We can work with the City and other organizations to utilize social media to help promote the planning process.

2g: map.social (On-Line Community Issues Mapping)

We will feature map.social, a web-based community issues mapping tool on the interactive Project Website. This award-winning tool, developed by Houseal Lavigne Associates, allows website visitors to identify, map, and

comment on areas of concern and valued community assets. It simplifies the mapping process and familiarizes residents with all areas of the community in a fun, interactive, and effective manner. Input from residents allows us to create a composite map of community issues to assist with the identification and establishment of community goals and objectives.

2h: On-line Community Questionnaires for Residents & Businesses

To provide another means for community participation, we will prepare (1) a web-based questionnaire for residents of East Peoria to solicit community-wide opinion on a range of topics and issues, and (2) a web-based questionnaire for business owners designed to gather information on those issues and concerns most important to the City's business community. These online surveys will be posted on the project website. At the close of the survey response period, we will review and summarize results as a gauge of community priorities and issues.

Step 3: Market Analysis

It is imperative that land use plans are developed in concert with the demographic, market and economic analysis. The market analysis will serve to provide the foundation for land use decisions and further inform the planning process.

A firm understanding of the existing market and the City of East Peoria's position within the context of the competitive environment will help to establish the foundation for land use planning and development decision-making. The market overview and analysis will determine the trends, supply, demand, and potential for residential, commercial, and industrial/business park related uses. We will analyze and identify the issues the community is facing and will likely face, and create a foundation to assist with future land use designation and planning objectives.

3a: Demographic Analysis

Using U.S. Census data and ESRI, a nationally recognized provider of demographic data, an analysis of existing conditions and trends within the City of East Peoria and the larger market area will be conducted. This analysis will quantify socioeconomic data including but not limited to households by age and income, race and ethnicity, shifts in population and households, consumer expenditure data, and labor/employment. Information will be provided on existing conditions as well as future projections. Demographic data will serve to inform the assessment of short, mid, and long-term development potentials.

3b: Residential/Housing Needs Analysis

Demographic trends and projections will be used to identify anticipated housing needs including market-rate, affordable, and senior housing. Additional information will be gathered relating to the existing housing stock and residential development activity in the City and surrounding area. The residential market assessment will identify areas of opportunity for future development, including vacant and underutilized sites.

3c: Retail/Restaurant/Office Analysis

This analysis will combine demographic trends with an analysis of supply and demand trends, including a retail gap analysis. We will conduct an inventory of existing uses and any proposed development in the greater market area to better quantify the competitive environment. This analysis will not just consider the resident population, but also the juxtaposition to the City of Peoria and other activity generators.

3d: Industrial/Business Park

The market assessment will include an examination of trends in vacancy, rents, and absorption data for light industrial and related uses. Potential influences on demand for additional space will be identified including but not limited to: access to major roadways, condition of required infrastructure, utilities, accessibility to labor pool, and other related information.

3e: Developer Meetings

We will arrange and facilitate a meeting with representatives of the development community to discuss the challenges and opportunities related to a mix of development types. We will reconcile data and analysis with developer input to ensure that recommendations are vetted with respect to development realities.

Step 4: Existing Conditions Analysis

This step will include the analysis of existing conditions and future potentials within the community. It will be based on information provided by the City, as well as feedback from community service providers and reconnaissance, surveys, inventories, and analyses undertaken by the Consultant. The emphasis will be on the identification of existing conditions that will be taken into consideration during the formulation of goals, objectives, and planning recommendations.

4a: Past City Studies, Plans, and Reports

The City's previously prepared plans and studies with an influence on the new Comprehensive Plan will be assembled and reviewed. This review of documents will determine: (a) recently adopted policies which need to be reflected in the new Comprehensive Plan; (b) changes within the community that have taken place since the previous plans were prepared; (c) inconsistencies between plans and reports; (d) the relevance of previously collected data; and, (e) gaps in data which must be corrected as part of this planning process.

4b: Zoning and Development Controls

All of the City's regulatory controls, including the Zoning Ordinance and map, subdivision regulations, boundary agreements, and annexation agreements will be assessed to identify strengths and weaknesses, and to determine how these controls may influence land use and opportunities for new development or redevelopment.

4c: Existing Land-Use and Development

An Existing Land-Use Map will be prepared that inventories all parcels in the City and its planning jurisdiction. The map will then be analyzed to identify functional land-use areas, compatible and incompatible land-use arrangements, and other issues related to land-use and existing development conditions. This inventory and assessment will include detailed examination of residential neighborhoods, commercial areas, industrial/employment areas, and more.

4d: Annexation and Growth Areas

An analysis of the areas that exist for possible annexation and future growth will be examined to determine opportunities, constraints, and obstacles that may exist. This analysis will take into consideration existing land uses and development, neighboring communities' plans and influences, availability of infrastructure, and more. This analysis will serve as a foundation of understanding for the development of a detailed Growth and Annexation Strategy later in the planning process.

4e: Community Facilities and Infrastructure

We will conduct an inventory and analysis of community service and infrastructure providers and owners. Facilities and services will be evaluated with respect to age, condition, capacity, demand, and the need for future improvement. We will prepare a





facilities survey questionnaire to be sent to all service and facility providers within the community. The Project Team will use the results of the survey, together with fieldwork and other research, to prepare a report detailing and mapping existing community facilities.

4f: Transportation and Mobility

As a component of the concurrent transportation planning study being prepared, an analysis of the City's existing transportation conditions will be undertaken. This will encompass the existing street system, bike and pedestrian facilities, and public transportation. Problems, concerns, and opportunities for improvement will be identified. The analysis will assist with the development of recommendations that would improve access and control, linkages and connectivity, and overall safety and efficiency. Our analysis will include discussions and consideration of other jurisdictional transportation efforts including state, regional county, and other planning levels.

4g: Environmental Features and Open Space

This step will include the review, inventory, and analysis of the City's open space and environmental features, including parks and trails, the Fon du Lac Park District and areas of natural environment.

4h: Existing Conditions Analysis Report & Presentation

The results of the community outreach activities and the preceding works steps will be outlined in a presentation to the Comprehensive Plan Advisory Committee detailing issues, opportunities, potentials, existing conditions, and trends to be addressed in the new Comprehensive Plan. The Existing Conditions analysis will answer the questions "Where are we now?" and "Where are we headed?" This will serve as a foundation for the future steps in the planning process.

Step 5: Community Vision, Goals, and Objectives

The purpose of this step will be to establish an overall "vision" for the future of the City of East Peoria that can provide focus and direction for subsequent planning activities and serve as the "cornerstone" of the consensus building process. Based on the Vision and previous steps in the planning process, preliminary Goals and Objectives will also be prepared.

5a: Community Visioning Session/Charrette

The Community Visioning Session is open to everyone and will involve the Consultant Team, City Staff, the Comprehensive Plan Advisory Committee, elected officials, business owners, residents, and other and members of the community. The session will include both large group and small group working sessions to review and discuss conditions and potentials.

5b: Vision Statement

Following the visioning session, the Consultant will summarize the results of the group discussions, and will prepare a preliminary Vision Statement for the City. The preliminary Vision Statement will be based on the Vision Session, feedback from the community outreach activities, and observations from the Consultant Team.

5c: Goals and Objectives

Based on previous steps in the planning process, preliminary Goals and Objectives will be prepared which will provide more specific focus and direction for planning recommendations. Possible categories could include, but should not be limited to:

- Land Use & Development
- Environmental Areas & Sustainability
- Parks & Recreation
- Public Participation
- Community Character
- Housing & Neighborhoods
- Transportation
- Commercial Corridors
- Public Facilities
- Historic Preservation
- Economic Development
- Public Safety
- Education
- Public Health
- Arts & Culture

Step 6: Draft Sub-Area Plans

This step will entail the preparation of preliminary sub-areas plans for up to three key areas of the City. Understanding that the Richland Neighborhood has already been stated as a desired subarea, we will work with City staff to identify up to two additional areas.

6a: Preliminary Sub-Area Plans

This step will entail the development of the preliminary sub-area plans. The plans will address land use and development, priority development opportunity sites, transportation and mobility, urban design components, and other elements necessary to provide a more detailed (building-by-building/site-by-site) planning analysis of these identified areas. Illustrations, 3D renderings, development visualizations, and more will be utilized to provide the detail necessary to effectively communicate planning and development concepts and recommendations.

6b: Steering Committee Meeting

A meeting will be conducted with the Steering Committee to review and reach agreement on the preliminary Sub-Area Plans. Based on review and discussion by the Committee, appropriate revisions will be made to the draft Sub-Area Plans.

Step 7: Community-Wide Plans and Policies

This step will entail the preparation of future plans for growth and annexation, land use, transportation and mobility, open space and environmental features, parks and recreation, community facilities and infrastructure, urban design and community character, and community sustainability. These future plans will provide the “core” for the Comprehensive Plan and will reflect community input and the City’s Goals and Objectives. As needed or desired, additional planning elements can be added, as directed by the City.

7a: Land Use and Development Plan

Based on the Goals and Objectives and work activities in Steps 1 through 6, a Land Use and Development Plan will be prepared for the City and its planning areas. The Land Use Plan will include recommendations and policies for all land use areas in the City, including residential neighborhoods and uses, commercial areas, industrial land uses, and more. The Land Use and Development Plan will utilize text and highly illustrative maps and graphics to

communicate planning concepts and principles.

7b: Residential, Commercial, and Industrial Framework Plans

In addition to a City-Wide Land Use Plan and Map, the Land Use Plan will also include more specific framework plans and policies for each of the three major land use divisions, including: (1) Residential Areas/Neighborhoods Plan & Policies; (2) Commercial Areas Plan & Policies (including corridors); and, (3) an Industrial Areas/Business Parks & Policies.

7c: Transportation and Mobility Plan

The transportation plan being developed concurrently to this process will serve as the transportation component of the comprehensive plan. There will be additional items relating specifically to plan recommendations that will augment the transportation plan. As an overview, the transportation and mobility plan will focus on the coordination and optimization of all modes of travel within the City, including vehicular, bicycle, walking, and transit services. The Transportation and Mobility Plan will include specific recommendations for motorized and non-motorized travel, parking, circulation, and linkages between key areas of the City.

7d: Open Space, Recreation, and Environmental Features Plan

The Plan will identify linkages, open space and parkland, and unique and sensitive natural resources. The Comprehensive Plan will recognize the importance of the City's parks, open space and environmental features, and seek ways to work cooperatively to enhance these features as vital community amenities.

7e: Community Facilities and Infrastructure Plan

Based on work activities in Steps 1 through 6, the preliminary Community Facilities and Infrastructure Plan will be prepared. The Plan will identify and inventory all community facilities in the City and include recommendations and policies for municipal facilities and services, infrastructure, intergovernmental coordination and cooperation, and more. The Community Facilities and Infrastructure Plan will utilize text and highly illustrative maps and graphics to communicate planning concepts and principles.

7f: Image, Identity, and Community Character Framework Plan

A preliminary Image, Identity, and Community Character Framework Plan will be prepared that provides a framework of recommendations for improving the overall identity, appearance, and character of the City and its different areas. The Plan will seek to improve the overall image and attractiveness of the City through urban design, landscaping, pedestrian amenities, entry features, signage improvements, and more.

Step 8: Implementation Strategies and Action Plan

An Implementation strategy and "toolbox" will be prepared which will describe the specific actions required to carry out the new Comprehensive Plan, including recommendations regarding zoning and other regulations, CIP priority improvement projects, public/private partnership opportunities, redevelopment sites, potential funding sources and implementation techniques, and general administration and follow-up to the Plan. The section will be structured to allow for regular and as needed updates by City staff.

8a: Regulatory Strategy Framework

Zoning is not planning, but rather a powerful tool that should be used to achieve planning objectives. This step will include the preparation of a Regulatory Strategy that dovetails with the Comprehensive Plan and serves to provide the fair certainty, guidance, and regulatory controls necessary to achieve the community's goals and objectives related to land use and development. The Regulatory Strategy will identify specific components of the Plan that will need or that could benefit from amendments to the City's current zoning and development regulations.



The proposed Regulatory Strategy will respond to both existing conditions and new opportunities, while creating balanced transitions where needed, as opposed to laying the foundation for an unwieldy set of nonconforming buildings and uses. The Regulatory Strategy will develop a series of recommendations for revisions to the existing development codes, including zoning, subdivision, signage, landscaping, and any other ordinances directly affecting use and development of property.

8b: Priority Capital Improvement Projects and Actions

Based on the assessment of existing conditions and priorities identified during the planning process, we will identify CIP projects and strategies to focus infrastructure improvements to support Comprehensive Plan recommendations. The CIP Strategy Framework will seek to support the existing population and non-residential users, as well as ensure new development and redevelopment can be supported. Key CIP projects and initiatives will be identified so that the City can begin to better integrate the Comprehensive Plan recommendations into other facets of the City's planning and budgeting priorities. CIP strategies will be an important part of the City's long-term implementation of the Comprehensive Plan. Priorities for infrastructure improvements will be developed that focus on the areas with the most pressing issues related to utility service, age of facilities, or ability to support their coverage area.

8c: Potential Funding Sources

This step will include a review and summary of funding sources and economic development tools typically available to municipalities in Illinois. We will evaluate the potential applicability of a wide range of mechanisms as well as various State and Federal grants to attract development, enhance commercial and employment districts, and implement public improvements. Plan recommendations and projects will be related back to the tools and funding sources identified in this step.

8d: City Staff Review

The Draft Implementation Strategy and Action Plan will be submitted to City Staff for review and comment. Appropriate revisions will be made based on feedback.

Step 9: Plan Documents and Adoption

Based on the previous steps in the planning process, the draft and final versions of the Comprehensive Plan document will be prepared for local review and consideration, including the required public hearing and the presentation to and adoption by the City Council.

9a: Draft Comprehensive Plan Document

Based on the results of previous steps, a draft Comprehensive Plan document will be prepared for local review and consideration.

9b: Staff Review

Prior to presenting the Draft Comprehensive Plan to the CPAC, the Plan will be submitted to City staff for review. The Plans will be modified based on staff review before presentation to the CPAC.

9c: Comprehensive Plan Advisory Committee Meeting

A meeting will be conducted with the CPAC to review and reach agreement on the draft Comprehensive Plan before proceeding to the community open house and public hearing.

9d: Community Open House

Prior to the Public Hearing, a community open house will be held to allow residents to “drop in” and review preliminary plans and ask questions of the members of the Consultant Team. The Open House format provides an opportunity to see and learn about the City’s new Comprehensive Plan before the adoption process begins.

9e: Final Plan Report Planning Commission (Public Hearing/Presentation)

The Final Comprehensive Plan Report will be presented to the Planning Commission for public hearing. The Public Hearing provides an opportunity for residents and the community at-large to comment on the Plan and its recommendations prior to its adoption. Based on review and discussion, and based on public feedback during the public hearing, a revised Comprehensive Plan will be prepared for recommendation to the City Council.

9f: Final Plan Adoption

The Final Comprehensive Plan Report will be presented to the City Council for consideration and adoption. At the conclusion of the project, all of the background data and information compiled by the Consultant during the course of the study will be made available to the City.

City of East Peoria and City of Washington Transportation Plan

The transportation plan developed as part of this project will leverage the comprehensive plan process to efficiently create a coordinated approach to transportation issues in East Peoria and Washington. In the case of East Peoria, the transportation plan will be directly linked to the existing and future plans developed for the city. As for Washington, this transportation plan will include enough information to stand alone until a future date when it can be incorporated into an updated comprehensive plan. Our approach will leverage the activities of the comprehensive plan process to achieve these objectives.

Step One: Project Initiation

A kick-off meeting will be conducted with representatives from both communities to better understand specific technical, regulatory, and community concerns related to the local and regional transportation system. At that meeting we will present methods and assumptions for the project going forward: the data we anticipate evaluating, the studies we will refer to, how each community will be utilized to gather data for the project, and anticipated plan outcomes

Step Two: Data Collection and Transportation Workshop

By the time a Transportation Plan Workshop is held, many sources of data will have been compiled to establish a current baseline conditions analysis. Data regarding current standards, traffic volumes, crash history, capital improvement and related plans (e.g. the MPO’s HOI Long Range Transportation Plan), land development practices, and an inventory of existing road, bicycle/pedestrian, airport, and freight systems will be compiled by the consultant team. At the workshop, this initial baseline will be supplemented by data and interviews for presentation and group evaluation.

This workshop will be separate from the East Peoria comprehensive plan community



outreach and will be conducted at a location mutually agreed upon by representatives from East Peoria and Washington.

Step Three: Existing Transportation System Analysis

Following the completion of steps one and two, a formal existing conditions and future needs analysis will be prepared to cover several transportation plan topics, including:

- **Motorized transportation** – existing and future deficiencies in system capacity, geometry, and right-of-way along key routes will be reflected, with projects identified to address the deficiencies. Topics such as the rise in use of autonomous vehicles will also be identified as emerging issues.
- **Non-motorized transportation and mass transit** – bicycle, pedestrian, transit, aviation, and freight modes of transportation are important components to a livable community and share inter-related issues. For example, pieces of these systems may play different parts in the “first-mile, last-mile” challenge in completing transit trips and eliminating barriers to a more efficient system. The prioritization of recommended projects will include factoring of potential such synergies.
- **Green infrastructure** – new opportunities for creating and defining a more sustainable transportation network are available. Existing capacity for electric vehicles, use of pervious stormwater systems, or even the identification of “Greenroads” targets and standards for future projects are potential topics of discussion.
- **Mutual benefits of joint planning** – efficiencies or new opportunities that may arise from the process of creating a transportation plan simultaneously for East Peoria and Washington will be weighed as part of project recommendations and priorities.

Step Four: Draft and Final Transportation Plan

Leveraging joint public involvement activities as well as those associated with the comprehensive plan process, a Draft and Final Transportation Plan will be prepared for review and completion by June 30, 2018. The plan will help to define current deficiencies, identify future needs, and prioritize the actions to be taken by both communities. Findings from the Transportation Plan will dovetail with the ongoing comprehensive plan effort for East Peoria, providing supporting material for the completion of that plan.

Step Five: Public Presentation

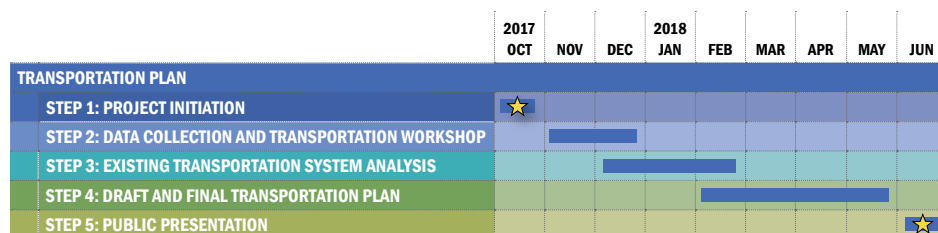
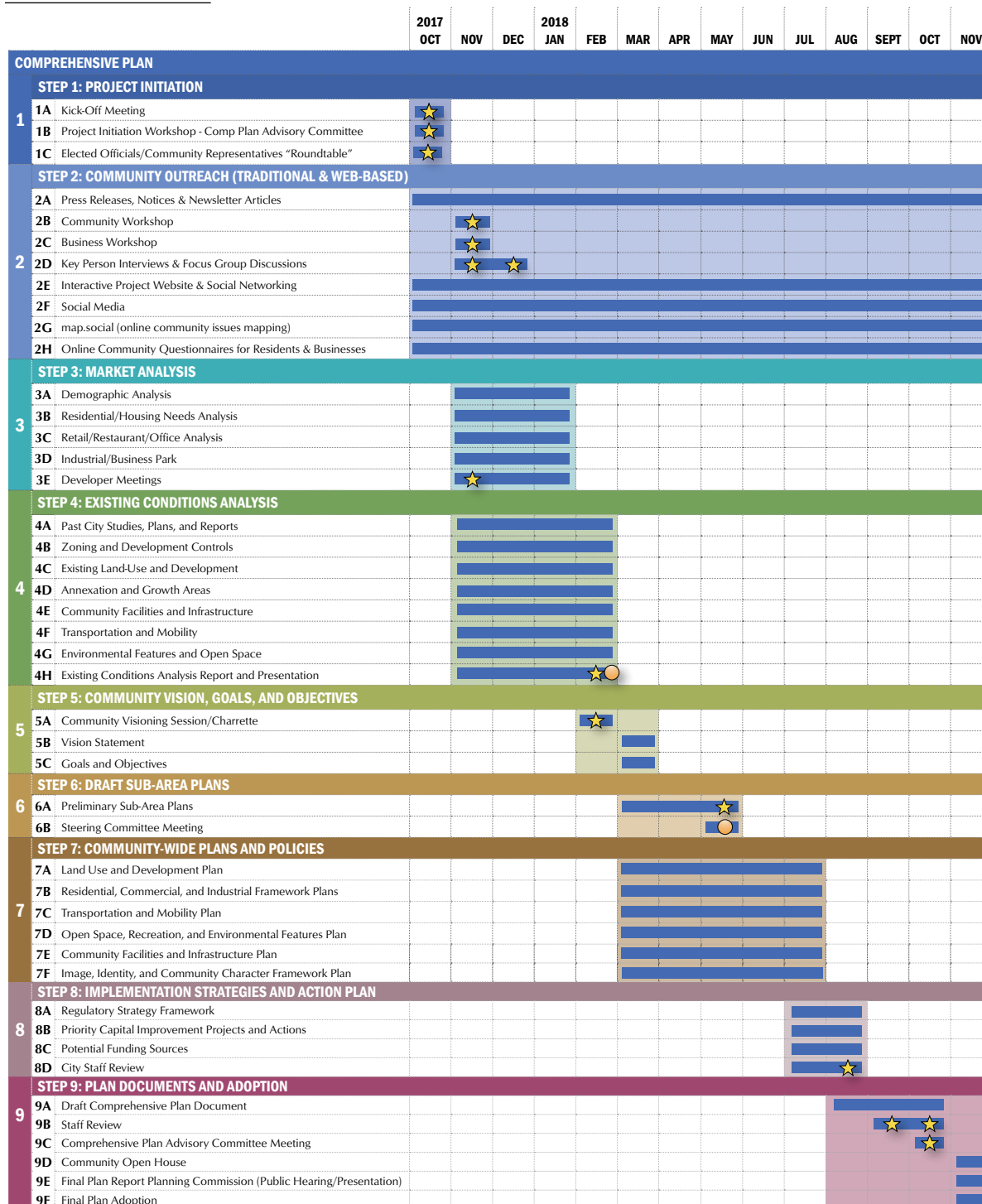
If desired, a public presentation or open house on the transportation plan can be facilitated. In East Peoria, this could be incorporated into the ongoing outreach related to the comprehensive plan. However, if City of Washington officials would like to hold a meeting specifically for Washington residents, we will conduct that meeting at no additional charge.

SECTION 5

TIMELINE

SECTION 5

TIMELINE



Legend for Diagram:

■ Denotes the estimated timeline for each individual task. ● Denotes meetings to be conducted by Project Team. ★ Denotes products to be delivered by Project Team.

SECTION 6

COST ESTIMATE

SECTION 6

COST ESTIMATE

The following represents our proposed budget for the City of East Peoria Comprehensive Plan and The City of East Peoria and City of Washington Transportation Plan assignment based on the scope outlined in Section 4 of this document.

COMPREHENSIVE PLAN	HLA Principal \$193	HLA Sr. Associate \$140	HLA Associate \$110	HR Green Sr. Professional \$205	HR Green Professional \$125	HR Green Jr. Professional \$125	Total Hours	Total Fee
Step 1: Project Initiation	4	4					8	\$1,330
Step 2: Community Outreach	8	40	48				96	\$12,420
Step 3: Market Analysis	8	16	40				64	\$8,180
Step 4: Existing Conditions Analysis	16	64	100	2	4	8	194	\$24,910
Step 5: Community Vision, Goals, and Objectives	6	16	24				46	\$6,035
Step 6: Draft Sub-Area Plans	16	60	80	2	4	4	166	\$21,670
Step 7: Community-Wide Plans and Policies	16	84	120	2	4	8	234	\$29,910
Step 8: Implementation Strategies and Action Plan	8	12	32	2	2	2	58	\$7,640
Step 9: Plan Documents and Adoption	16	24	40				80	\$10,840
Comprehensive Plan Total Hours	98	320	484	8	14	22	946	\$122,935
Comprehensive Plan Total Fees by Staff Member	\$18,865	\$44,800	\$53,240	\$1,640	\$1,750	\$2,640		
Project Related Expenses (5%)								\$6,147
Comprehensive Plan Fee (Including Expenses)								\$129,082
TRANSPORTATION PLAN	HLA Principal \$193	HLA Sr. Associate \$140	HLA Associate \$110	HR Green Sr. Professional \$205	HR Green Professional \$125	HR Green Jr. Professional \$125	Total Hours	Total Fee
Step 1: Project Initiation	2	2		4	4		12	\$1,985
Step 2: Data Collection & Transportation Workshop	2	2		8	16	16	44	\$6,225
Step 3: Existing Transportation System Analysis	2	2	8	8	24	24	68	\$9,065
Step 4: Draft and Final Transportation Plan	2	4	8	4	32	36	86	\$10,965
Step 5: Public Presentation	2	2		4	4		12	\$1,985
Transportation Plan Total Hours	10	12	16	28	80	76	222	\$20,225
Transportation Plan Total Fees by Staff Member	\$1,925	\$1,680	\$1,760	\$5,740	\$10,000	\$7,120		
Project Related Expenses (5%)								\$1,511
Transportation Plan Fee (Including Expenses)								\$31,736
Comprehensive Plan + Transportation Plan (Including Expenses)								\$160,818

SECTION 7

REFERENCES

SECTION 7

REFERENCES

At **Houseal Lavigne Associates**, we are proud of our work and the long-term relationships we maintain with clients. Each comparable project included in this section includes client contact information. We believe each of these references demonstrate our ability to satisfy clients through an approach that meets the technical and financial needs of client communities.

The following references include clients who have worked with Houseal Lavigne Associates to complete work similar to the City of East Peoria Comprehensive Plan and City of East Peoria and City of Washington Transportation Plan project.

Project	Client	Contact Name	Phone	Email
Comprehensive Plan	City of St. Charles, Illinois	Rita Tungare, <i>Director of Community Development</i>	(630) 443-3676	rtungare@stcharlesil.gov
Comprehensive Plan	Village of Downers Grove, Illinois	Mike Baker, <i>Deputy Village Manager</i>	(630) 434-5500	mbaker@downers.us
Comprehensive Plan	Village of Oak Park, Illinois	Craig Failor, <i>Village Planner</i>	(708) 358-5418	failor@oak-park.us
Comprehensive Plan	Village of Cary, Illinois	Chris Clark, <i>Village Administrator</i>	(847) 639-0003	cclark@caryillinois.com



Proposal for the

Comprehensive Plan for the City Of East Peoria + Transportation Plans for East Peoria And Washington

SEPTEMBER 29, 2017

TABLE OF CONTENTS

COVER LETTER

1: PROJECT APPROACH..... 1

2: PROJECT SCOPE A: COMPREHENSIVE PLAN.....3

PROJECT SCOPE B: TRANSPORTATION PLANS 17

3: TEAM DESCRIPTION & EXPERIENCE..... 19

5: REFERENCES..... 50

4: TIMELINE & BUDGET..... 51



September 29, 2017

Ty Livingston, Director
Planning & Community Development
City of East Peoria
401 West Washington
East Peoria, IL 61611

Jon Oliphant, AICP, Director
Planning & Community Development
City of Washington
301 Walnut
Washington, IL 61571

Dear Mr. Livingston and Mr. Oliphant:

Our team is enthusiastic about the opportunity to prepare the update to the Comprehensive Plan for the City of East Peoria, and Transportation Plans for both East Peoria and The City of Washington. Our team is uniquely qualified to assist both communities in this important planning effort based on our extensive expertise, knowledge of the Peoria area and northern Illinois region, and work for many other similar communities. Teska's work for numerous communities in the northern Illinois region over the 40+ year history of the firm, combined with the expertise and local experience of the Innis Consulting Group, has given us a unique perspective on local trends and understanding of the issues facing both communities.

Our team provides the following services:

Teska Associates, Inc. (TAI) Comprehensive planning, community engagement, site planning, urban design, market analysis and economic revitalization strategies

Innis Consulting Group (ICG) Multi-modal transportation planning

Teska Associates, Inc. will act as the lead consultant with primary responsibility for preparation of the comprehensive plan, and Kon Savoy will serve as the principal-in-charge and project manager. ICG will provide expertise in transportation planning and multi-modal opportunities to increase non-vehicular trips. The Teska team is uniquely qualified to assist both communities in this important planning effort based on our:

Experience with Local Communities

We bring a unique understanding of the issues and opportunities facing the City. The Teska Team has maintained a unique understanding and familiarity of the area through recent and past projects in the Peoria area. Our most recent work includes the preparation of fiscal impact models for the Tri-County communities, and economic development marketing studies for many of the same communities through the regional Economic Development Corporation of Central Illinois.

Other relationships with many local communities include comprehensive plans for Geneseo, Princeton, Streator, Galesburg, neighborhood plans for Bloomington, and downtown plans, design guidelines and streetscape plans for Canton, and a TIF district for Peoria. Teska is currently preparing the City of Bourbonnais zoning ordinance update, and recently assisted the City of Champaign in the preparation of new zoning standards for their downtown. ICG has prepared transportation plans for Champaign/Urbana, E. Peoria/Washington, and Decatur.

Creative Problem Solving Approach

Teska does not bring a "one-size-fits-all" solution to its clients. Teska prides itself on developing innovative and comprehensive solutions that are suited to the special circumstances of each client community. For example, a detailed special area plan prepared by Teska for a 300-acre site in the City of Deer Park IL, as part of a comprehensive plan update, has given the City a clear vision that was instrumental in discouraging several unattractive commercial projects that were deemed "inconsistent" with overall planning and design guidelines established in the Plan. Deer Park's commitment to maintaining high quality guidelines has resulted in one of the most successful, pedestrian oriented shopping centers in the country - Deer Park Town Center, which connects it to an extensive, interconnected system of wetlands, lakes and open spaces. Teska also revised the planned unit development standards for the City, and created a new planned development district that includes a system of floor area ratio standards that reward developers who assemble larger parcels and avoid problems with piece-meal development.

We welcome the opportunity to discuss with you and the selection committee how the Teska team can best serve the City of East Peoria. If you have any questions, please call me. (Additional information on the firm and relevant projects can be obtained from visiting our website at www.TeskaAssociates.com)

Sincerely,



Konstantine T. Savoy, AICP
Principal
Project Manager



PROJECT APPROACH

PART A COMPREHENSIVE PLAN ELEMENT

The Comprehensive Plan needs to be an articulate guide that takes the long view; more timeless and less trendy, more policy-driven, more about building places and less about building sites.

Understanding Place

East Peoria's unique location, history, and recent policies and practices that make the community a successful place to live and work is the foundation of Teska's approach to comprehensive community planning. We first spend time learning about the community conversations with a variety of stakeholders, community leaders, business owners and citizens in panels, forums and one-on-one discussions that permit us to listen and probe, and better understand the community's strengths, weaknesses, opportunities and the challenges it faces.

All politics may be local, but all planning is not. What drives the success of businesses and institutions in East Peoria, and what will make the neighborhoods, business districts and local community activities sustainable is not entirely independent of regional and national conditions. We will build on our collective experience in the Peoria area to evaluate and apply a highly practical understanding of local development trends and practices nationally. This foundation will form a plan to enhance the community's ability to celebrate what is unique and local, while capitalizing on regional connections.

Engaged

Community engagement is the foundation to Teska's award winning approach (Recipient of the 2016 Iowa Chapter of the APA - Public Engagement Award for the City of Dubuque Plan), and will be critical to making this Comprehensive Plan reflective of community aspirations and achieving the buy-in required to implement plan recommendations. Our community engagement strategy is robust, with multiple channels designed to reach everyone from school age children to seniors, from tech savvy millennials to college kids.

Realistic

A true understanding of what development is feasible and appropriate comes from several perspectives. The first is sound land planning. Land use planning and community development, even at a large scale, must consider the practicalities of development and operations. The Teska approach includes a greater level of detailed planning for several subareas of the community, such as the Richland Neighborhood, to provide specific, creative solutions to areas requiring revitalization. To overlook details is to miscalculate the type, character and how much development can be expected given site and market conditions. With extensive serving private sector clients in designing and building developments, our team understands these realities well.

The second "reality check" for a comprehensive plan is even more important. It asks the question, what type of development will the marketplace support? We look beyond readily available data sources to secure insights from local developers, businesses and residents. Their understanding of custom markets and unique business district conditions is a key element to bring unique, place-based solutions to East Peoria.

The third check is fiscal balance. Drawing on our extensive experience creating a fiscal model for Tri-County RPC as part of their comprehensive plan update, Teska brings extensive experience of the Peoria area. This model will be used to evaluate potential land use scenarios, and will be based on the specific financial characteristics and level of services desired in East Peoria. The model will provide on-going value for future use by the City to evaluate specific development proposals.

Measurable and Directed

Proactive plan implementation is an essential component of a useful comprehensive plan. However, it can't just be a long laundry list of high priority items to be accomplished by staff in the 0 to 3-year time frame. It must be understood that implementation tasks are conducted based on realistic budgets and resources. Our team strives to provide implementation actions that are aspirational in objective, but both measurable and practical in how they can be achieved. This includes recommendations for key locations in the community that can help spur other actions, identification of specific next steps, and options to be considered as plan implementation continues.

Actively Managed

We will ensure the project stays on-time and within budget by:

■ LISTENING EARLY AND OFTEN

We want to build off of your ideas. Sure, we will share some thoughts and expertise on what has worked elsewhere, but we find that often the best and most realistic ideas come from the community. We will take these ideas, evaluate and shape based on market and other realities, and work with you to develop a truly community-driven plan.

■ MULTIPLE FEEDBACK LOOPS

Our approach includes many check-points with staff and city officials where we will be in East Peoria to present preliminary findings and recommendations. We typically find that the final plan needs little tweaking because we have sought and achieved buy-in at each step of the planning process.

■ ACCESSIBILITY

You have questions; we have answers – now. While we can't promise to always be available when you call, we will do our absolute best to get back to you the same day when you call or e-mail. Kon Savoy will serve as project manager and key point of contact for the East Peoria Comprehensive Plan.



SCOPE OF SERVICES

The Scope of Services outlined below is built to provide the City of East Peoria with a functional, and engaging, graphically oriented plan that both residents and landowners/developers will be able to navigate easily, using high quality images, info-graphics and maps that clearly portray recommendations.

SCOPE PART A OVERVIEW

Community Engagement Highlights

- Approach
- Communications Plan
- Project Identity
- Outreach Tool Box
- Project Website
- Quick Polls
- Marketing Mediums
- Stakeholder Focus Groups
- Plan Commission / Staff Meetings
- Workshops + Open Houses
- Mindmapping
- Idea Board
- Video

Phase 1 | Project Initiation

Phase 2 | Community Assessment - Planning Framework

Phase 3 | Vision Formation

Phase 4 | Subarea Plans

Phase 5 | Final Plan Preparation + Adoption

Community Engagement Highlights

■ APPROACH

To be successful, the plan must be built from the community, by the community. Emphasis will be placed on creatively engaging all residents and stakeholders to gather local insights, measurable metrics, and themes regarding opportunities and issues, needs and desires. Not only will the Teska Team present a diversity of ways for interested residents to participate, we will also seek out members of less-represented stakeholder groups and community partners to ensure the comprehensive plan is reflective of the full community.

East Peoria is a family centric City with younger households that are likely tech-savvy. As a result, it is important to meet people where they're at thereby removing some of the travel and logistics that make it difficult for families and busy individuals to attend evening meetings and workshops. Working with East Peoria through e-newsletters, promotional cards, displays, and other publications, we will encourage residents to participate in online and in-person activities. Teska will also participate in direct outreach by setting up a booth at a public event and will provide materials for City staff to use at additional meetings, focus groups, and events.

Key Ingredients to Outreach Success

- ✓ Increase knowledge + understanding
- ✓ Encourage collaboration + co-creation
- ✓ Provide choice
- ✓ Instill transparency + trust
- ✓ Maintain momentum
- ✓ More fun, more done

Showcase the Real Value of Outreach

We don't engage the public just for the sake of it, outreach is extremely valuable and necessary in guiding and shaping a successful plan. It is extremely important to demonstrate the value outreach provides such that residents understand their input does in fact make a difference.

Educate Residents, Make it Fun

The Comprehensive Plan is also an opportunity to educate East Peoria residents on what a comprehensive plan is, what the process will entail, and how it will impact their lives and the lives of future generations. Many individuals will have taken part in varied planning related activities already so it is important to set this plan apart from others, while recognizing how plans relate to each other.

Tools + Transparency

Providing transparency via steady updates and serving up a diversity of tools and ways to share (whether it be online, in-person, or at an event) is integral to ensuring representative feedback and plan success. Showcasing the results of feedback steadily along the way is streamline throughout our engagement process.

Leverage Past Plans

Our outreach plan starts with a careful and thorough review of all that's been done to date in East Peoria and the Richland Neighborhood. Our first plan of action will be to meet with the City, leadership teams and community partners to introduce the Comprehensive Plan and highlight how on-going and past outreach efforts and plan initiatives will be applied to the Comprehensive Plan and how the two efforts will work in combination and align with each other.



PRINT MARKETING

Project cards are a simple and effective way to inform residents and direct them to the project website to share ideas, attend events, and learn more about the plan. East Peoria's project cards would showcase the one-of-a-kind project brand and be furnished as part of the Outreach ToolBox. These little guys are great to leave at coffee-shops, the Chamber, Library, and at events.

Outreach Tools

Everyone has a different go-to method for sharing feedback, whether in-person or online, written or discussed, in the comfort of their own home or at an event... our menu of outreach options as showcased herein celebrates a diversity of creative approaches to ensure we are inspiring and gathering truly representative feedback.

■ Communications Plan

Prior to the projects initiation, a Communications Plan will be drawn up highlighting all outreach and engagement components that will be integrated as part of the East Peoria Comprehensive Plan effort. Every community is different -- some have online newsletters, while others utilize social media channels to engage. Our team takes a personal approach to engaging communities by connecting our expertise in outreach with the personality of the community. Together we will develop the ideal, East Peoria Tool Box for use by staff, and select components that will yield the most success. Working with the City up-front to solidify the communications plan ensures transparency in both outreach goals and the avenues by which we will successfully accomplish such. This method has been extremely successful and well received by all of our past clients.

Together we will develop the ideal, East Peoria Tool Box for use by staff, selecting those components that will yield the most success!

■ Project Identity

Teska will design a project logo to market the project and ensure successful and immediate recognition by the community. As the age-old saying goes, you eat with your eyes first – a compelling yet simple project logo can effectively brand the comprehensive plan and give it a personality residents will connect and identify with. Project branding will be integrated on the website, print marketing (project cards, brochures, event/workshop posters, etc.), meeting materials, letterhead and via the materials included in the Outreach Tool Box. A sprinkling of project brands designed by Teska are showcased below:



■ Outreach Tool Box

The best, most successful plans are ones that are also spearheaded and championed by staff. For this reason we are excited to see the opportunity within the RFP to furnish a set of tools for use by East Peoria Staff. Teska has a depth of experience in developing all sorts of fun, effective and interactive engagement tools. It is important to note that as plan outreach evolves so too shall the tool box. For example, new presentation materials may be warranted, printable copies of polls and image preference surveys will be provided. Engagement is not static, it is ever-evolving! Below is a sampling of elements of Teska's Outreach Tool Box may include:

- Graphically-Rich, Educational Project Presentation
- Printable Quick Polls / Survey
- Project Cards (marketing the website)
- Print Materials (posters, brochure, newsletters)
- Sign-Up Form to Follow the Website (great for events)
- Digital Copy of the Kick-Off Video

A graphically rich, digital presentation will be provided on a thumb-drive or via a file sharing app such as Dropbox to allow staff to quickly and effectively educate stakeholders on the “what” and “why” of the Comprehensive Plan. This presentation will showcase all the many ways folks can get involved and contribute to the plan. Components highlighted will include a graphic tutorial on project website, online idea sharing tools, a calendar of events including workshops and pop-up idea booths. Key dates will also be highlighted such as check-ins with City Council. The presentation will be filled with infographics, photographs, data and project branding.



FOCUS GROUP MATERIALS

The East Peoria Outreach Tool Box can also include printable files and reusable posters, such as the idea bubble posters showcased here. These materials are ideal for focus group events and outreach activities that ask participants to jot down and share ideas; for example, sessions with high schoolers, middle school students, as well as sessions with area partners and non-profits.

2 | PROJECT SCOPE

■ Project Website

Mobile-optimized, online presence is a must these days for all projects and community initiatives. Teska will set up and maintain a dynamic, project website at the onset of the planning process, providing the community with an online forum to share and opine on ideas, upload photos of places they love or would like to see improved, submit comments and questions, participate in online quick polls, and monitor the overall progress of the project (news updates, etc.). The website will integrate an email follow feature so that residents and stakeholders can opt-in to receive email alerts when new items, workshop highlights, documents, and information has been posted. The website will be optimized to be viewable on mobile devices.

■ Quick Polls

Using the Project Website, progressive quick polls (3-5 questions) will posted to the project website and marketed via news blasts and promotions, throughout the initial phases of the project. The quick polls will ask a series of questions to gather local perceptions, preferences and insights from residents about their community. The Quick Poll approach successfully maintains momentum and continually engages the community better than one traditional, long questionnaire. To ensure total engagement of the East Peoria community, in addition to the quick polls, all members of the East Peoria community will have the opportunity to participate in a single survey, made available on the project website and at workshops.

■ Potential Marketing Mediums

- ☐ Project Cards
- ☐ Idea Postcards
- ☐ Posters / Brochures
- ☐ Pop-Up Banners
- ☐ Transit Banners
- ☐ Utility Mailings
- ☐ Newsletters
- ☐ City Website
- ☐ Partner Websites
- ☐ Social Media
- ☐ Email Signatures
- ☐ City News
- ☐ Info-Murals in Empty Storefront

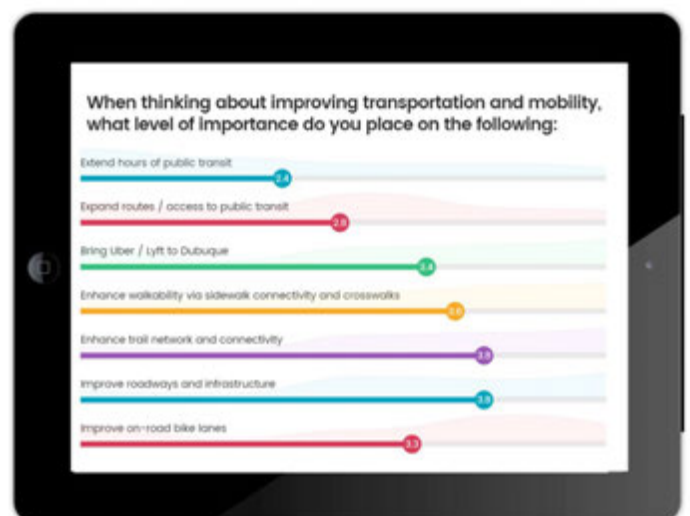


i The best, most effective marketing mediums and materials will be outlined within the Communications Plan.

■ Stakeholder Focus Group Interviews

The Teska Team will dedicate one day for conducting on-site focus group interviews with key public and private sector representatives who are considered by the City to have specialized knowledge or access to resources related to the planning process. Interviews with real estate brokers and developers will be held to identify market opportunities, assess strengths and weaknesses and identify market areas, supply competition, and sources of demand. Emphasis will be place on working with City staff to engage local, small business and property owners within the specific sub-areas described in Phase 5.

The project website will be interactive, educational, and mobile-optimized! The websites follow-feature allows residents to receive project news and quick poll announcements straight to their email inbox, making staying engaged and informed that much easier!



■ Meetings with Planning Commission + City Staff

The Teska team will attend regular meetings throughout the entire planning process with the Planning Commission and City Staff to present and gather information, and seek guidance on ideas and issues that arise. In particular, Teska will provide an interim Key Recommendations presentation to the City of East Peoria summarizing core community development concepts prior to finalizing plans and recommendations.

■ Workshops + Open Houses

In Phases 3 and 5, the Teska Team will facilitate an interactive and creative hands-on workshop and design charrette. These events are designed to encourage residents and City staff to work together in developing a common understanding of issues and opportunities, as well as create their own vision of the future for East Peoria. The visioning component will have a special, dedicated focus on key sub-areas, including the Richland Neighborhood and other areas of the community requiring special attention. Ideas on the exact nature of the workshops will be fine-tuned with the client.

■ Mindmapping

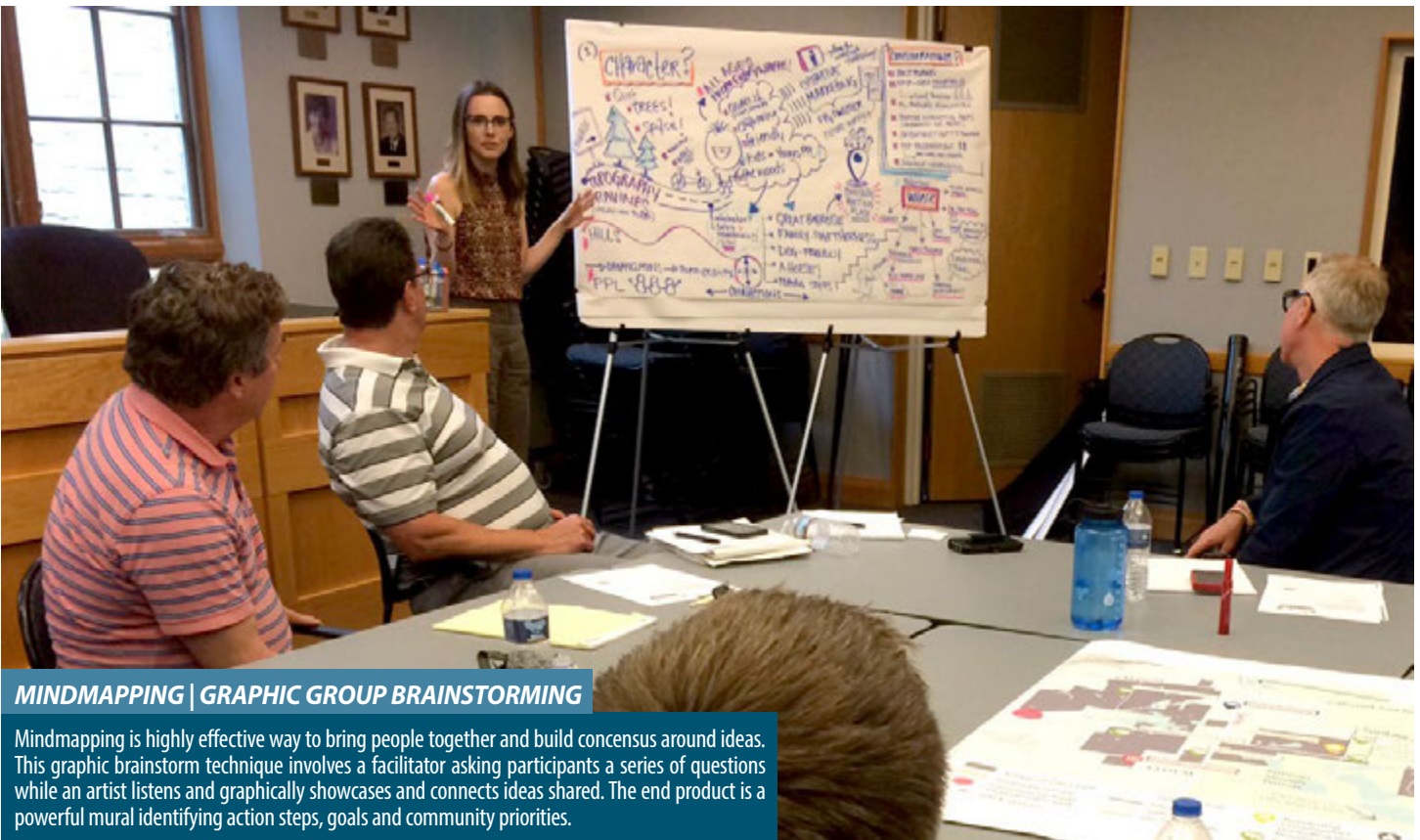
An interactive graphic technique used to inspire collaborative group brainstorming by connecting ideas, goals and priorities. A facilitator leads group discussion while an graphic artist relays the topics and connections on a white board. Teska has led over a dozen mindmapping workshops and has an in-house planner and engagement specialist that serves as the graphic artist.

■ Video: Kick-Off Outreach Snapshot Video (optional)

As part of the outreach process, a kick-off video will be created to ignite excitement and build awareness about plan efforts. The short-n-sweet kickoff video will be featured on the project website and other available media outlets to maximize visibility of the plan. Some of our more recent video work has featured local business profiles that can help to tell East Peoria's story and highlight plans for the future. Videos are a great way to further project momentum by highlighting plan actions and idea sharing by the community. Our videos celebrate and put the focus back the people, what they are sharing and how others can get involved; videos are both educational and inspirational.

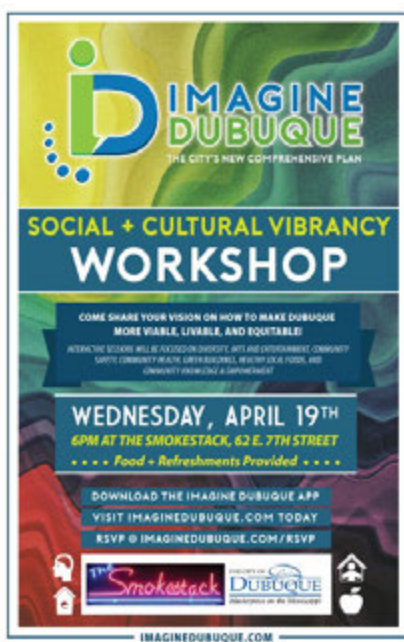
■ Idea Board (Optional)

People love sharing ideas via chalkboards. It is a simple and effective feedback method that Teska recognizes and has utilized on a variety of projects. To enhance even more feedback from varying audiences and residents, we suggest using a mobile idea chalkboard that can be brought to different businesses and setup at events to further representative feedback from all parts of the community. Teska would design the chalkboard and the City's public works department would build it to spec. The City would pay for the building and installation costs.



MINDMAPPING | GRAPHIC GROUP BRAINSTORMING

Mindmapping is highly effective way to bring people together and build consensus around ideas. This graphic brainstorm technique involves a facilitator asking participants a series of questions while an artist listens and graphically showcases and connects ideas shared. The end product is a powerful mural identifying action steps, goals and community priorities.



Celebrating Engagement Findings! At Dubuque's 'Treat-n-Greet' Open House, the findings of outreach and engagement were highlighted via a series of 90" x 30" banners. The banners showcased the project's major themes, findings and goals and were supported by quotes, idea metrics, and detailed engagement statistics. Residents loved seeing their input celebrated front-and-center, with many pointing to items and saying, "Hey, I said that!"

PHASE 1: PROJECT INITIATION

The Teska Team and the City staff will work together to establish the procedures for the project and begin assembling background information. To minimize redundancy and reduce costs, the Teska Team will incorporate and evaluate the results of plans, surveys and studies previously prepared for East Peoria, and data provided by the Tri-County RPC.

TASK 1.1 PROJECT INITIATION MEETING AND COMMUNICATION PLAN

The Teska Team will attend one meeting with City staff to review in detail the scope, schedule and responsibilities for all work, background data, studies, and communications protocol. Teska will provide a suggested outline and schedule of all engagement activities to reach all segments of the community.

Deliverables: Final work schedule, communications plan and list of information needs.

TASK 1.2 FIELD RECONNAISSANCE

The Teska Team will conduct a field reconnaissance of the City's planning area to gain familiarity with existing conditions, including its physical and visual character, and recently approved projects.

Deliverables: Maps, photographs, and other graphics describing general land uses, planning and development issues and opportunities, including the image and conditions of key subareas of the community.

TASK 1.3 KICK-OFF WORKSHOP WITH THE PLANNING COMMISSION

The Teska Team will meet with the Planning Commission to review the planning and public engagement process, project schedule, prior plans, and discuss the overall planning objectives. Teska will gather initial opinions and ideas from the Committee using a SWOT (Strengths, Weaknesses, Opportunities, and Threats) exercise, or similar technique to identify issues and opportunities to be addressed in the plan update.

The Teska Team will provide a vision statement worksheet to be used by members of the Planning Commission, in conjunction with the results of the SWOT analysis, to prepare a vision statement. The purpose of which will be to guide the comprehensive planning process and to establish a community ideal for East Peoria. This meeting will occur on the same day as the project initiation meeting in Task 1.1.

Deliverables: PowerPoint presentation and vision statement worksheets.

The Teska Team will facilitate interactive and creative hands-on workshops and design charrettes designed to encourage residents and City staff to work together in developing a common understanding of issues and opportunities, and in creating their own vision of the future for East Peoria.

PHASE 2: COMMUNITY ASSESSMENT – PLANNING FRAMEWORK

TASK 2.1 LAND USE, NATURAL RESOURCES & ZONING

The Teska Team will review and assess the existing land use pattern, past plans, zoning, natural resources and access to recreational areas, the regional development context in relation to major job centers, retail centers, and access to regional and interstate highways systems, as well as the land use plans in surrounding communities. This task will include an evaluation of the community image and identity expressed through its primary corridors, commercial districts, and neighborhood areas. In particular, the Teska Team will focus on development of subareas identified in the previous Plan.

Teska will use previous plans to gain an understanding of current and historical land use trends and assets, and will rely on GIS data provided by the City for existing land use and environmental/green infrastructure resources, floodplain and wetlands.

TASK 2.2 TRANSPORTATION

As described in Part B - Transportation Element of Comprehensive Plan for East Peoria and Washington, IL, the Innis Consulting Group will undertake an evaluation of the roadway, transit and multi-modal transportation facilities for both East Peoria and Washington.

TASK 2.3 DEMOGRAPHIC ANALYSIS/FORECASTS, HOUSING AND EDUCATION

Teska will review and update local and regional demographic trends and projections to understand the composition of its resident population, housing and education trends in order to identify programmatic needs, such as housing for elderly, youth programs and public facility needs.

TASK 2.4 INFRASTRUCTURE, COMMUNITY SERVICES AND TELECOMMUNICATIONS

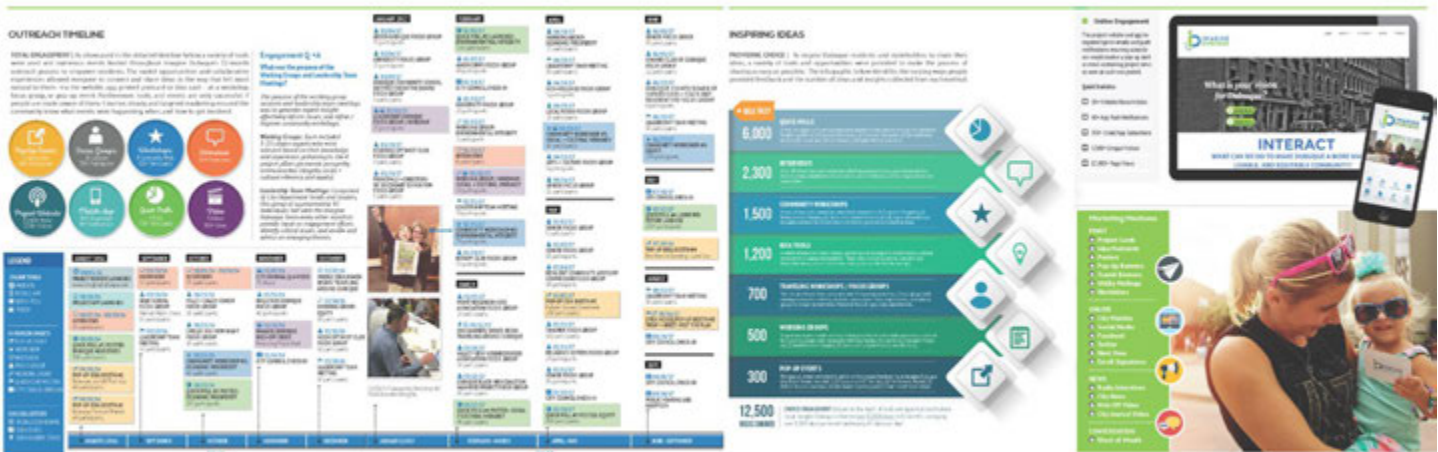
Utilities

The Teska Team will meet with the City Engineer or Public Works Director to obtain information on current plans or studies addressing water supply and distribution, wastewater collection and treatment, and storm water management to determine the impact, if any, by future growth and redevelopment.

Community Services

The Teska Team will review readily available information regarding existing and future public facility needs, and will interview representatives of agencies responsible for the schools, parks and recreation, library, fire protection, law enforcement, and other civic or cultural facilities to determine capacity deficiencies or surplus and ability to handle new growth.

CHAPTER 2 COMMUNITY ENGAGEMENT DRAFT



The Downtown Sub-Area plans for Zion's Comprehensive Plan showcased herein, display the graphic form of the community's "vision" as guided by residents via workshops and events. The Zion Comprehensive Plan won the 2016 APA-IL Daniel Burnham Comprehensive Plan Award.

2 | PROJECT SCOPE

Telecommunications

As a community grows, attracts new businesses, and adjusts to fast-evolving technology, an analysis of telecommunications infrastructure will help the City evaluate its readiness to meet the needs of its residents and businesses. The Teska Team will provide information on the capabilities of local telecommunication service providers to provide quality service to residents and businesses. The Teska Team will contact local internet service providers to assess their present and future capacities to deliver fiber optic and high-speed internet access. Similarly, the present and future capacities of cell phone service providers will also be provided.

TASK 2.5 Market Analysis

Teska will create a common set of facts that identify the market opportunities in East Peoria and the competitive region. All traditional areas of economic development will be reviewed including retail, commercial, office, residential and other specialty uses. Teska will use interviews with local stakeholders; interviews with the brokerage and developer community; interviews with elected and appointed officials; regional economic development entities and multiple data base sources to develop the analysis and the recommendations. This analysis will examine the opportunity for East Peoria to add uses that complete its local economy. Fostering entrepreneurship, finding opportunities for residents to move their businesses to East Peoria, adding businesses, and encouraging telecommuting will be examined as ways to increase East Peoria's business activity.

Teska will examine opportunities for East Peoria to provide housing choices that capitalize on catering to empty nesters, seniors, and new millennials forming families and moving to the suburbs. This analysis will use demographic projections, Census and data to identify the housing types necessary for East Peoria residents transitioning into senior lifestyles

and for residents who grew-up in East Peoria to return and find housing appropriate for them as they form families. Attention will be focused on aging housing that may be more appropriately redeveloped than rehabbed due to changing markets and the high cost of replacing systems at the end of their useful life.

The results of the market analysis will be summarized in the Community Assessment Presentation. This information about the market snapshots and realities will be part of the framework for preparation of land use and development recommendations in subsequent phases.

TASK 2.6 GREEN TECHNOLOGY AND SUSTAINABILITY

The Teska Team will conduct an analysis of local green technology and energy conservation programs and policies to explore what initiatives are currently underway in the City and to explore possible opportunities for new programs.

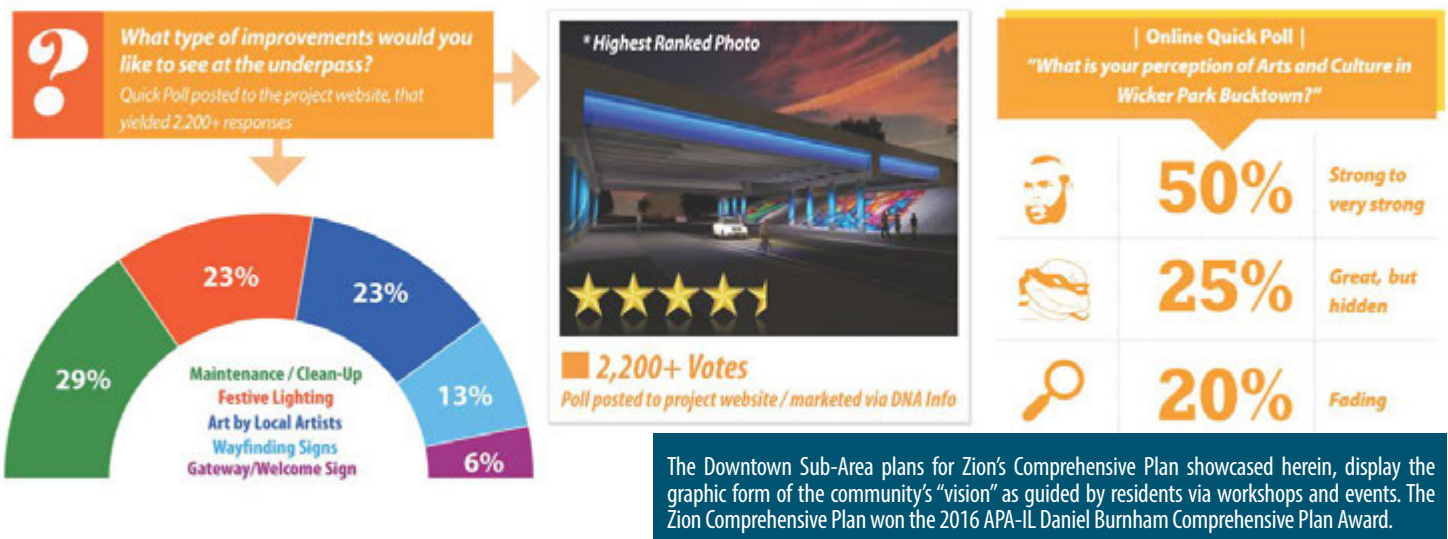
TASK 2.7 COMMUNITY ASSESSMENT SUMMARY PRESENTATION

The Teska Team will prepare a brief report synthesizing key issues and summarizing the findings made Phases 1, 2 and 3. This will be a graphically oriented PowerPoint presentation, using maps and images to describe issues and opportunities, patterns and trends affecting the City.

Deliverable: Digital copy of the PowerPoint presentation.

TASK 2.8 PLANNING COMMISSION MEETING

The Teska Team will attend one meeting of the Planning Commission to review the findings from the Community Assessment report to seek consensus on the key issues and opportunities to be addressed further and to be presented publically to the community in the next phase.





The Downtown Sub-Area plans for Zion's Comprehensive Plan showcased herein, display the graphic form of the community's "vision" as guided by residents via workshops and events. The Zion Comprehensive Plan won the 2016 APA-IL Daniel Burnham Comprehensive Plan Award.

PHASE 3: COMMUNITY VISION FORMATION

During this phase, the Teska Team will facilitate an interactive public workshop to engage citizens and other stakeholders in the establishment of a common vision for future growth and development in East Peoria. These workshops are intended to generate new ideas and to encourage ownership of the planning process.

TASK 3.1 PUBLIC FORUM #1: EAST PEORIA TODAY

Designed to be an interactive process, the Teska Team will involve citizens and stakeholders in developing consensus of the community as it exists today and opportunities for the future. This workshop is planned to occur early in the planning process. Serving as both an educational and feedback opportunity, the Teska Team will solicit public input and educate the community about demographic trends and forecasts, the changing nature of commercial and residential real estate markets, and other planning issues facing East Peoria.

Part A: Community Assessment Presentation

Findings from the Community Assessment in the previous phase will be presented to workshop participants for comment. The Community Assessment will be provided to workshop participants for review prior to the workshop on the project website.

- Interactive Big Picture Visioning: Present starter themes, highlight plan topics, and ask questions: What topic interests you most? What's missing? What needs more exploration and discussion?

Part B: Image Preference Survey

The image preference survey is intended to identify the architectural standards and other elements of building and site design that should be encouraged in the City for commercial, industrial and residential land uses. Using interactive smartphone polling, the Teska Team will lead workshop participants in an evaluation of images from both inside and outside the community by ranking them. Voting results will be instantly displayed. The results will be translated into design guidelines to establish a unified, high quality character for East Peoria.

- The project website will provide a portal for contribution of images from all community members, and will be supplemented by the Teska Team's vast library of images. Images from local and non-local projects are encouraged. The Teska Team will then synthesize the results into statements that reflect a consensus on the desired physical attributes of East Peoria's built environment.
- A web-based version (Optional) of the Image Preference Survey will also be provided to allow participation from community members that cannot attend the workshops, and to ensure the survey represents a broader cross-section of the community.

Part C: Community Mapping Exercise #1 – Issues and Opportunities

The “Community Mapping Exercise” is a consensus building technique that encourages hands-on activities using base maps of the City and a series of graphic planning tools, such as representative land use symbols or icons and colored markers. In small table groups, workshop participants will place the land use symbols onto a base map indicating development opportunities or land use issues to be explored as a way to physically express verbal ideas. With the assistance of a workshop facilitator from the Teska Team, each small group will create its own assessment of the issues and opportunities in East Peoria, and will present their findings to the larger group.

- Interactive, idea generation sessions and rotating topic stations will focus on setting forth desires, opportunities, and priorities as they relate to community character, design/wayfinding, development considerations, transportation considerations, circulation, infrastructure, housing, eco-health, public health, sustainability. What works? What doesn't? At the end of the session, a graphically-rich, group brainstorm will take place highlighting what topics residents felt most strongly about and what new ideas resonated with them. This graphic brainstorm helps further collaboration, creativity, and group consensus.

Deliverables: Summary memorandum of the workshop results.

TASK 3.2 PUBLIC FORUM #2 – ENVISION EAST PEORIA

The second workshop will build on the results of the first, and will ask participants to translate what they have learned about the various community issues and opportunities into conceptual or specific ideas about the future of East Peoria.

Part A: East Peoria Today Workshop Summary

A recap of the results of Public Forum #1 will be provided to serve as the framework for potential areas of focus in the development of future visions for East Peoria.

Part B: U-Pick Priorities

All of the outreach to date will be consolidated to showcase resonating community development themes. This interactive session will focus on refinement of community input to understand priorities to determine project goals, policies, and to help inform the implementation strategy. Results from all forms of outreach and engagement will be highlighted via graphic wall murals. Infographics displaying online outreach and participation will be paired with focus group data collected via the Outreach Tool Boxes. Workshop participants will rank all issues using an interactive smartphone app voting system. Results will be provided immediately for review by participants.

Part C: Community Mapping Exercise#2 – Building the Vision

Workshop participants will cooperatively work together to prepare plans – ‘their vision’ for the Richland Neighborhood and up to two other subareas identified by City. Teska will facilitate discussion groups using its hands-on “Build-the-Vision” planning exercise to provide all participants an opportunity to more specifically articulate the issues, desires, and opportunities to be considered and pursued during the planning and design process for each sub-area. Using base maps and “Plan-it-Toys”©, three-dimensional block models of various types of development, created by Teska, participants will use these mapping tools to communicate their preferred land use and urban design ideas more effectively in a visual form. Each discussion group will share idea(s) of plan or “vision” for each subarea. Results from the design charrette will be incorporated into development and design guidelines for each specific subarea.

Deliverables: Summary memorandum of the workshop results

TASK 3.3 COMMUNITY VISION STATEMENT COMMUNITY DESIGN/WAYFINDING GUIDELINES

The Teska Team will formulate a vision statement, community design and wayfinding guidelines to be incorporated into the City design standards and provide direction on a wayfinding approach. The results of the community assessment phase, and public workshops above will provide the source for these policy statements.

Deliverables: Draft vision statement, community design and wayfinding guidelines

TASK 3.4 KEY RECOMMENDATIONS PRESENTATION AND FRAMEWORK PLAN

The key recommendations and Framework Plan will describe the planning and development principles that form the basic organizational structure to guide future development in East Peoria. The Framework Plan will identify the general recommended land use composition proposed for the various types of development areas (commercial, residential, industrial), with attention to subarea plans. A summary of the expected key recommendations for all major plan elements as addressed in the Assessment Report will be provided in advance of meeting with the Planning Commission.

Deliverable: A PowerPoint presentation report format summarizing the overall conceptual land use framework, overall planning themes, and preliminary recommendations.

TASK 3.5 PLANNING COMMISSION MEETING

The Teska Team will attend one meeting of the Planning Commission to review the results of the community workshop

and key recommendations. The goal of this meeting is to establish consensus on the overall community development strategy that will guide the development of the policies and plan elements in the next phase.

PHASE 4: SUBAREA PLANS

The Teska Team recognizes that certain subareas within the community require a more focused effort to address specific development issues and opportunities, including land use, bike, pedestrian and traffic circulation, environmental characteristics, and market potential. In accordance with the City's RFP, the Teska Team will create a subarea plan for the Richland Neighborhood, and up to two additional subareas as identified by the City in the previous phases.

TASK 4.1 DESIGN CHARRETTE

The Teska Team will host a meeting at its offices with City Staff to cooperatively review and further development draft plans for each subarea prior to the submittal of the Special Subarea Plans to the Planning Commission. Using results of the second community workshop, together with the same workshop materials, the Teska Team and City staff will work together to develop a consensus on a conceptual land use and urban design plan.

TASK 4.2 SUBAREA PLANS

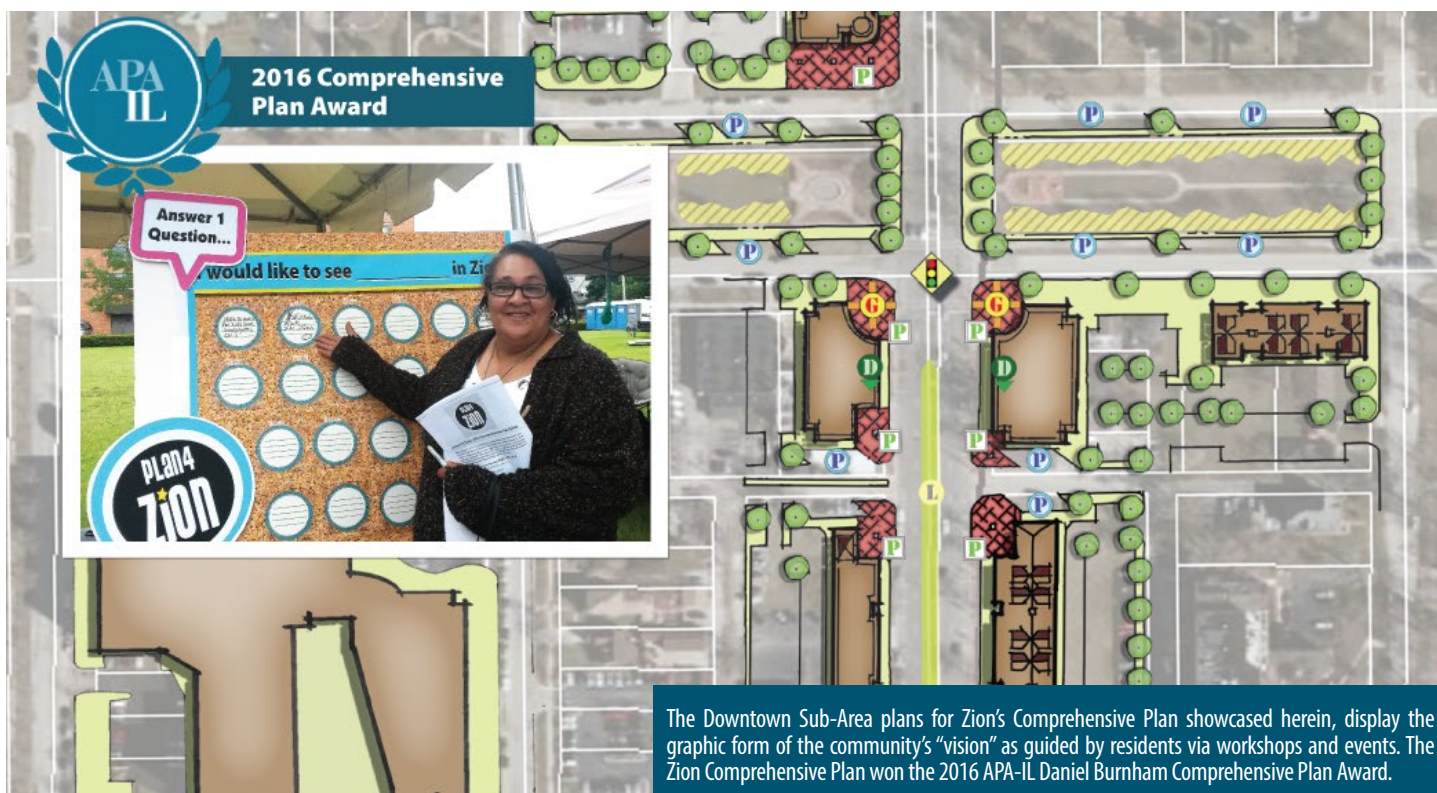
The Teska Team will undertake a comprehensive analysis and create land use and development concept plans for each subarea as previously identified above. Each subarea plan will incorporate the results of the design charrette, and will address transportation issues, economic development potential, and potential character and identity enhancements. These concept plans will serve as specific guides for the evaluation of development proposals and actions required by the City to encourage development, such as zoning changes

Deliverables: Subarea plan summary presentation with general site development plans, graphics and design guidelines for each Subarea.

TASK 4.3 PLANNING COMMISSION MEETINGS

The Teska Team will attend one meeting with the Planning Commission to present and discuss the specific subarea concept plans.

Teska will work to coordinate efforts to ensure that land use, subarea plans and the recommended transportation improvements for East Peoria present a consistent and unified vision for the future.



PHASE 5: FINAL PLAN PREPARATION AND ADOPTION

The products and information generated in each of the preceding phases are synthesized in this phase to formulate a sustainable development plan for the entire City. All major plan elements will include a detailed implementation strategy to address issues specific to each topic area.

TASK 5.1 FUTURE LAND USE & TRANSPORTATION PLAN

Land use and transportation planning will be integrated to ensure that land uses matches accessibility, are responsive to market demands, and focus on the creation of a sustainable future. The Future Land Use & Transportation Plan element will express the development opportunities and related transportation improvements to ensure a both neighborhoods and commercial areas can reach their potential. The future land use plan will be guided by the recommendations of the market assessment to link land use with economic realities.

Future Land Use & Zoning

Teska will provide a complete updated Future Land Use plan map with supporting text incorporating the findings described in previous tasks, and that is reflective of the recommendations in each of the major plan elements described below.

Land use and transportation planning will be integrated to ensure that land use matches accessibility, is responsive to market demands, and the goal to create a sustainable future.

● Illustrative Site Development Plans for Subarea

The subarea concept plans will provide the basis for the preparation of detailed recommended site development plans for one (1) of the priority subareas identified in Phase 4. Detailed plans will describe recommended building locations, parking, circulation, and landscaping concepts. *(Optional - 3D plan graphics for high priority areas identified by the City.)*

● Housing policies

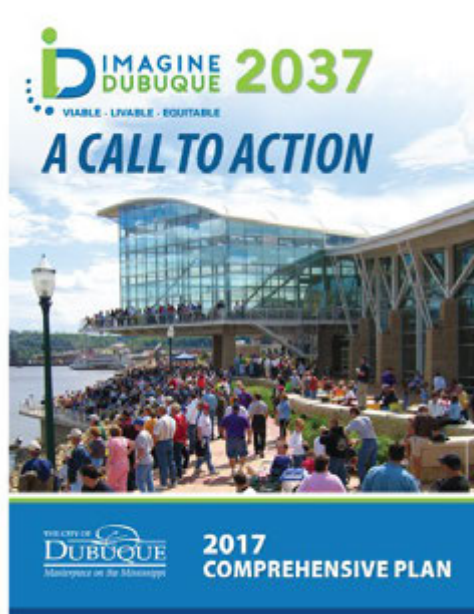
Based on the market assessment, the land use plan will identify areas in the community to create greater housing diversity. Policies will also be advanced that address the conditions of the City's older neighborhoods, considering such strategies as attracting and supporting residential reinvestment, maintenance, foreclosures, increasing homeownership, and potential tear-downs.

● Development & Fiscal Impact Analysis

The Teska team will use the Fiscal Impact Model we developed for the Tri-County Regional Planning agency communities, including East Peoria, to conduct an analysis of the impact of future land use recommendations. The outcomes of the model may result in adjustment to the land use plan to address the communities fiscal balance.

Transportation

As described in Part B, the Innis Consulting Group will prepare transportation plan recommendations for East Peoria and Washington, IL. Teska will work to coordinate efforts to ensure that land use, subarea plans and the recommended transportation improvements for East Peoria present a consistent and unified vision for the future.



The 'Dubuque Comprehensive Plan, Imagine Dubuque: A Call to Action' was just adopted in September of 2017. The plan is a highly visual, community led 'call-to-action'. A 4-page executive summary was designed and included to give readers an immediate understanding of the plan and its contents, and included a checklist of the important priority actions developed by the community via outreach.



TASK 5.2 PUBLIC SERVICES AND TELECOMMUNICATIONS PLAN

This Plan element will utilize the results of the analysis in Phase 3, and provided recommended improvements to public services, buildings, telecommunications facilities, and potential social/cultural resources. Teska will coordinate plans with the City engineer to ensure recommended land uses can be supported, to identify areas requiring improved infrastructure services, stormwater improvement and flood mitigation strategies, and the expansion of public facilities and utilities to serve existing and new growth areas.

TASK 5.3 PARKS, RECREATION NATURAL RESOURCES PLAN & FLOODPLAIN/EROSION CONTROL

Based on information from the East Peoria and East Peoria Park District, and public input at workshop meetings, this Plan element will identify potential expansion and access improvements to public parks, recreation areas, preservation of natural resources, and floodplain protection and erosion control best practices.

TASK 5.4 ECONOMIC DEVELOPMENT PLAN

Using the results of the Market Assessment and Subarea planning, Teska will develop recommendations for the placement and type of commercial development that will maximize the quality of East Peoria's local economy and insure a strong position in the regional economy. This element will guide short and long-term economic development initiatives and identify policies designed to increase City tax revenue.

TASK 5.5 GREEN SUSTAINABILITY PLAN & PUBLIC HEALTH

The Teska Team will use the results of the green technology and public health information in Phase 3 to identify and provide recommendations for incorporating sustainable and strategies into the East Peoria's long-range plan. This plan element will identify sustainable best practices, including energy conservation, green infrastructure/stormwater management, and public health initiatives to be employed throughout the community.

TASK 5.6 IMPLEMENTATION ACTION PLAN

It is the Implementation Action Plan that transforms the Comprehensive Plan from a static document of recommendations to a fluid document instructing community action. The goal is to develop a 'working plan' rather than a 'shelf plan' by integrating short, near, and long term implementation strategies into each of the above plan elements to address key recommendations. The Implementation Action Plan is a dynamic planning tool that should guide capital improvement programming and budgeting, and be used to monitor progress.

The Teska Team will work with City Staff to identify key projects related to

- capital improvements,
- major development and redevelopment projects,
- responsible agencies or organizations,
- potential financial resources, and
- anticipated project phasing.

The Action Plan will be supplemented with suggested performance metrics to monitor plan success. Certain elements of the STAR Communities rating system will be considered as one model to be the basis for East Peoria's approach.

TASK 5.7 SUBMITTAL OF PRELIMINARY DRAFT COMPREHENSIVE PLAN

The Teska Team will submit a digital PDF copy of the preliminary draft Comprehensive Plan text & maps prior to the meeting with the Planning Commission. This plan will be provided for City staff review prior to submittal to the Planning Commission. The draft plan will focus on key themes and recommendations, and will be a graphically oriented document, with an emphasis on info-graphics, illustrations, and visuals to communicate key recommendations. The Assessment presentation will be provided as an appendix.

Deliverables: A digital copy of the draft plan.

TASK 5.8 MEETING WITH THE PLANNING COMMISSION

The Teska Team will attend one meeting with the Planning Commission to present and discuss the preliminary Comprehensive Plan recommendations.

TASK 5.9 PREPARATION OF FINAL DRAFT COMPREHENSIVE PLAN FOR PUBLIC HEARING

Based on input from meetings in previous tasks, the Teska Team will prepare and submit a digital PDF copy of the Final Draft Comprehensive Plan document, formatted to be succinct and graphically oriented, in advance of the public open house and public hearing.

Deliverables: A digital copy of the revised plan and maps.

It is the Implementation Action Plan that transforms the Comprehensive Plan from a static document of recommendations to a fluid document instructing community action.

2 | PROJECT SCOPE

TASK 5.10 PUBLIC OPEN HOUSE AND PUBLIC HEARING

The City will provide appropriate public notices and will hold a public hearing before the East Peoria Planning Commission to receive citizen comments on the recommended Comprehensive Plan. Prior to and on the same day as the hearing, the Teska Team will be available during a public open house for citizens to review draft plan recommendations and informally interact with the Team to ask questions and provide comments.

TASK 5.11 FINAL PLAN REVISIONS

Appropriate minor revisions to the final document will be made by the Teska Team to reflect the recommendations of the Planning Commission.

Deliverables: A digital copy of the revised final recommended plan.

TASK 5.12 CITY COUNCIL MEETING

The Teska Team will attend one meeting with the City Board to present and answer questions regarding the recommended Comprehensive Plan. The City Board may adopt the Plan with or without amendments.

Deliverables: A digital copy of the revised final approved plan. An executive summary not longer than four (4) pages will be provided in addition to the main plan. The Teska Team will transmit to the City digital files of all maps compatible with the City's GIS system.

TASK 5.13 ZONING AND SUBDIVISION REGULATIONS REVIEW

The Teska Team will review the City's Zoning and Subdivision Ordinances in light of the newly completed Comprehensive Plan. We will recommend updates and revisions to the ordinance and the zoning map in a memo to City Staff.





SCOPE OF SERVICES

PART B TRANSPORTATION ELEMENT

Community Engagement Process

Stakeholders and members of staff will be asked to participate in face-to-face interviews and an internet-based survey. This multi-method approach to stakeholder-related data collection will help promote the gathering of candid, anonymous, and valid information. This should be completed as both an internal and external process involving staff and the community as a whole.

Interviews/Stakeholder Meetings

These one on one and small groups meetings will be coordinated with the comprehensive plan stakeholders interviews, as a great way to get in-depth thoughts on the strengths and weaknesses of the transportation system. We will work with East Peoria and Washington to identify stakeholders. The preliminary list will include: City Staff (Public Works, Parks), Tazewell County Highway Department, Illinois Department of Transportation, Tri-County Regional Planning Commission, East Peoria Transit Board members, CityLink, and relevant transportation advocacy groups.

These interviews will allow the opportunity to introduce the planning process to these important individuals. These early interviews also begin building both political and community support for the project and identification of potential concepts that serve as a starting point for the study. This participation will assist in building credibility with the public and a consensus for community goals.

Existing Conditions

The purpose of this task includes gathering information from appropriate City Staff, businesses and institutions. Also, working closely with staff, we will gather and review all of the relevant documents. Field reviews and on-site inspections will take place. This multi-method approach to will help promote the gathering of candid and valid information.

A Strengths Weaknesses Opportunities Threats (SWOT) analysis will be conducted as part of the comprehensive plan Task 1.3 to provide an accurate snapshot of the issues. Based upon key management interviews, site visits, background research, and a review of materials, important concepts will be identified and be supplemented by community photographs and graphics.

The existing conditions analysis will also include a review of existing studies from the Tri-County Regional Planning Commission and other local governments. The review will focus on future changes to land use, demographics, and transportation networks. Of interest will be demographic projections for the region from the Envision HOI 2015-40 Long Range Transportation Plan, which will be used to show future shifts in transportation. Also of importance is review of any transportation plans for bikeways and trails.

Transportation Network Analysis

This task will be developed through analysis of various data sources that are available. Both technical analysis and public involvement will be utilized to detect gaps in the transportation system. Census data will be used to represent conditions of commute patterns. Employment data by location and employment sector will be obtained to enhance the overlay.

Specialized data sets from the US Census' Longitudinal Employer-Household Dynamics (LEHD) program will be used to determine home-to-work travel in the region. An analysis of demographic characteristics and projected development patterns shall be conducted to identify current target markets.

Below is one example of our analysis technique, examining residential and employment flow for the City of Washington:

A majority of the labor force is employed outside of the city. There were 5,797 residents commuting out and 2,108 commuting into the study area. Additionally, 762 citizens both lived and worked in Washington.

Conversely in East Peoria, a majority of the labor force commutes into the City. There were 8,769 residents commuting out and 20,123 commuting into the study area. 1,949 citizens both lived and worked in study area.

Transit

All modes of travel will be examined. For example, East Peoria has three transit routes in the community. Under contract with CityLink, the #8 East Peoria/Sunnyland, #9 East Peoria Eastside, and the #20 ICC Express offer varying degrees of service on weekdays and Saturdays.

Overall, East Peoria has a transit score of 2.5 based on service levels. Generally, transit is the most successful when there is frequent service and linkages to attractions. Due to topography and budget constraints, consistent transit use is a challenge in the area.

Bike and Pedestrian Trails

Connections to bike and pedestrian trails along with on-street routes will be investigated. Non-motorized travel is becoming increasingly important and helps promote a community's quality of life. Walk Score is a tool that can be used to examine this, as it measures the walkability of any address based on the distance to nearby places and pedestrian friendliness. The City of Washington has a community Walk Score of 65. This score indicates that it is somewhat walkable and the area near the square downtown is very pedestrian friendly.

The downtown area of the City of East Peoria has a Walk Score of 62. Outside of this area, however, there is a lower score and it is largely car dependent. The terrain and topography of the city may present barriers to walking.

Bikeshare

City Cycle cruiser bikes are now available at The Levee District in East Peoria for members to use for on-demand, local trips. This gives another option for non-motorized travel in the community.

Green Infrastructure/Complete Streets

Best practice case studies with potential applicability- and lessons learned - will be presented to City staff. The results and findings will be documented in a tech memorandum.

Changes in land use, economic activity, social interaction, and transportation are magnified at the local level. Triple bottom line strategies will be investigated to guide the relationship and interaction between the communities and decision makers that affect the factors which will ultimately provide a stronger transportation system.

Identify Needs, Issues, Impacts, Goals, and Screening Criteria

Based on the SWOT analysis and input from public engagement, goals and screening criteria will be developed.

Prepare Draft Report and Recommendations

A draft report will be prepared to summarize the key findings, criteria, and recommendations. The report will include a strategy for implementation including:

METRICS Tracking the success and completion of plan components.

SCHEDULE The plan will outline short term (1-5 years) and long term (5+ years) actions for implementing plan recommendations.

PRIORITIES The plan will prioritize recommendations. 3-5 recommendations will be listed high priority so that the communities can more easily focus on the top priorities.

RESPONSIBILITY The implementation plan will specify responsibility for implementation. Certain recommendations will likely require partnerships.

FUNDING The implementation plan will outline potential funding strategies including state and federal funding sources and grants, City resources, and public-private sector partnerships.



TEAM DESCRIPTION + EXPERIENCES

TESKA ASSOCIATES, INC



Teska Associates, Inc., founded in 1975, is a planning and landscape architecture firm with a twenty-two person professional staff based in Evanston and Plainfield, Illinois. The firm specializes in planning, development economics, community engagement, landscape architecture, and site design. The firm has completed hundreds of comprehensive plans, corridor and sub-corridor plans, special area, neighborhood and downtown plans, and transit-oriented/urban redevelopment projects - all of which have incorporated cutting edge designs, new media, outreach tools, and visualization graphics to enhance the clarity and usability of the plans.

The firm believes strongly in community participation and stakeholder processes that help build community consensus. An integral part of this process is utilizing a variety of techniques and interactive mediums to communicate goals surrounding the built environment, development scenarios and alternatives, as well as to support creative brainstorming and discussion. Our visualization processes breathe life into projects by creating a visual sense of place that residents can see and relate to. Beginning with idea conception, these processes transition from ensuring community input, developing strategies, and implementing projects. For more information, please visit our website at www.TeskaAssociates.com.

BUILDING RELATIONSHIPS

We cherish long-term client-consultant relationships built by listening intently to client needs, maintaining clear and frequent contact, providing timely and responsive service, and exceeding expectations.

CREATING LIVABLE COMMUNITIES

We are passionate about creating livable communities; places with a strong economy, walkable and safe streets, and great venues to play and interact with neighbors.

GOING THE EXTRA MILE

We know that our success is based on the quality of our service. At Teska, quality service is based on responsiveness, anticipation of needs, maintaining flexibility, and creative and efficient problem solving.

PROVIDING HONEST ANSWERS TO TOUGH QUESTIONS

We provide solutions that are creative and realistic. Based on our experience and analysis, we sometimes have to tell a client that in our opinion an idea won't work - but that rejection is quickly followed by an alternative solution that will work.



TEAM DESCRIPTION + EXPERIENCES

INNIS CONSULTING GROUP

Champaign/Urbana, IL

Innis Consulting was prime consultant and lead project manager for the Strategic Plan Update for this award winning transit agency. Strengths, Weaknesses, Opportunities, and Threats were identified. Strategies were developed to enhance the many system strengths and identify the threats and weaknesses that are present or may affect the system in the future. Additionally, regional issues and national trends were analyzed. The final plan has three different development scenarios and a methodology for measuring progress. Sections can be accessed at <http://www.cumtd.com/about-us/publicdocuments>
<http://www.cumtd.com/the-inside-lane/mtd-develops-a-strategic-plan/>

East Peoria, IL

Reviewed transportation system improvements and made recommendations for multi-modal improvements in the Sunnyland area. Connections to trail systems were also identified.

Decatur, IL

Assisted in the development of a master plan for Nelson Park. Connectivity between park properties as well as peripheral linkages to adjacent commercial corridor along US Route 36, existing bike path routes, the surrounding residential neighborhoods, and Downtown Decatur were investigated.

Peoria, IL

Innis Consulting assisted CityLink in a location analysis of a possible new transit center and/or super stops in the northern part of the city. This decision was based on a number of factors including demographics, development/land use trends, trip generators, environmental concerns, traffic data, and travel patterns.



TEAM DESCRIPTION + EXPERIENCES

TEAM PERSONNEL



Konstantine Savoy, AICP, PRINCIPAL PLANNER
Kon will serve as project manager overseeing the overall completion of work and be the primary contact with City staff.



Mike Hoffman, AICP, PLA, PRINCIPAL
Mike will be responsible for research of local economic conditions and preparation of economic development plan recommendations.



Jodi Mariano, PLA, CLARB, ASLA, PRINCIPAL URBAN DESIGNER
Jodi will serve as lead urban designer managing the preparation of development and urban design concepts for the subareas.



Scott Goldstein, AICP, PRINCIPAL
Scott will serve as the lead housing specialist, analyzing overall housing conditions, with particular attention given to the Richland neighborhood area.



Erin Cigliano, SENIOR ASSOCIATE + NEW MEDIA SPECIALIST
Erin will manage all public engagement activities and will assist in community outreach.



Francie Sallinger, PROJECT PLANNER
Francie will undertake primary research, planning analysis, and project production, and assist in managing the public participation process.

www.teskaassociates.com



Robert Innis, TRANSPORTATION PLANNER
Bob will be responsible for the analysis and recommendations for all transportation systems, including planning for alternative modes.

RESUME OF
KONSTANTINE SAVOY, AICP
Principal

EXPERIENCE

Mr. Savoy has extensive public and private sector experience in growth management, community planning and engagement, economic development, and business district revitalization.

Mr. Savoy has been responsible for the analysis and preparation of business district revitalization plans, zoning and subdivision ordinances, comprehensive plans, fiscal impact analyses, tax increment financing districts, specific area plans for commercial corridors, and urban design studies for various communities in Illinois. Through his continuing relationship with several municipal clients, he is called upon to provide leadership in private development review and broader growth management objectives.

In prior positions, Mr. Savoy worked with the Northeastern Illinois Planning Commission, Barrington Area Council of Governments, and the City of Highland Park as senior planner. Mr. Savoy has served as President of the American Planning Association-Chicago Metro Section, and Co-chair for the Midwest regional APA conference, and has presented at statewide conference and regional professional development workshops.

PROFESSIONAL AFFILIATIONS & AWARDS

- American Planning Association
- American Institute of Certified Planners
- American Planning Association, Illinois Chapter – Comprehensive Plans
- American Planning Association, Illinois Chapter – Strategic Area Plans

LECTURES AND SPEAKING ENGAGEMENTS

- University of Illinois at Chicago, Student Career Development Forums and Graduate Planning Practice Courses
- Illinois Planning and Zoning Institute
- Northwest Planners Exchange
- APA Illinois Chapter State Conferences
- Lorman Real Estate Seminar
- APA-Chicago Metro Section Programs
- Illinois Municipal League; Chaddick Institute, DePaul University



KONSTANTINE SAVOY, AICP
Principal

EDUCATION

- | | |
|----------|---|
| B.S. | Community & Regional Planning
Iowa State University |
| M.U.P.P. | Urban Planning & Policy
University of Illinois (Chicago) |

RESUME OF
KONSTANTINE SAVOY, AICP
Principal

REPRESENTATIVE PROJECTS

Comprehensive Plans

Bartlett, City of Belvidere/Boone County, Dixon, East Dundee, Hampshire, Lindenhurst, Riverdale, South Elgin, Wayne, Winfield, Winthrop Harbor, Rochelle, Wheaton, Wood Dale, Loves Park, Johnsbury, Deer Park, Oregon, Geneseo, Princeton, Mokena, Villa Park (ILAPA Award), Zion, Frankfort, Barrington Hills, Long Grove, Marengo (ILAPA Award), Savoy, Hanover Park IL.

Cost Revenue Impact Analysis

Fiscal Impact Model, Wayne IL, Winfield IL; Impact Fee Study, East Dundee IL; Large scale residential fiscal Impact analysis, Winfield IL; Widmayer Road Area Plan, Hampshire IL; Rochelle IL; Mixed-use Development, St. Charles IL; Mixed-use TOD, Prairie Grove IL; Community incorporation, LaFox IL.

Transit-Oriented Development

Lombard IL (ILAPA Award), Montgomery IL (ILAPA Award), Prairie Grove IL (ILAPA Award), Romeoville IL, Willow Springs IL, Hanover Park IL, Mokena IL, Schaumburg IL, Highwood IL.

Central Business Districts/Economic Development

Downtown redevelopment plan implementation, Highland Park IL; Redevelopment Strategies, Growth Dimensions, Belvidere IL; Winfield IL; South Elgin IL Village Center and Riverfront Master Plan; Wood Dale IL, Villa Park IL, Oregon IL, E. Dundee IL, Hampshire IL, Marengo IL, West Chicago IL, Rockton IL; Elburn IL.

Regional Planning Studies

Regional Land Use Plan for Northeastern Illinois Regional Planning Commission; Bikeway Plan for Barrington (IL) Area Council of Governments; Watershed development standards for Kane County IL; Streater Vermillion River Greenway Plan.

Transportation/Commercial Corridor Plans

Halsted Street, Riverdale IL; Skokie Valley High-way (Route 41), Highland Park IL; Routes 45 and 173, Lindenhurst IL; Fox River Bridge Alternatives, South Elgin IL; Design Guidelines, Streetscape Plan and ISTEA grant application for East Dundee IL; Bikeway Plan and ISTEA grant application for Barrington and Deer Park IL; Rt. 30 (Grant Hwy) Marengo IL; Rt. 251 Rochelle IL; St. Charles Road, Villa Park IL; Irving Park Road, Hanover Park IL; Multi-jurisdictional corridor plans for Du Page County.

Tax Increment Financing

Business Districts/Downtowns: Winfield IL, Batavia IL, McHenry IL, Joliet, Westmont, Colona, Willow Springs, South Elgin IL, Lindenhurst IL, Moline IL, Schaumburg IL, Bensenville IL, Rochelle IL, Moline IL, Montgomery IL, Industrial Parks: E. Dundee, Schiller Park IL

Neighborhood Planning

Joliet Quality of Life Plan; Wheaton Northeast Neighborhood Plan; Dubuque IA Washington Neighborhood Revitalize Initiative; West Chicago Clayton Street; Bensenville Pine Avenue.

Historic and Rural Preservation

Army Trail Road, Design Guidelines, Historic District Improvement Plan, ISTEA grant application for the Village Center and Dunham Farm, Wayne IL; Mill Creek Watershed, Kane County IL; Widmayer Road Hampshire IL, Vehe Centennial Farm OSLAD Grant in Deer Park, IL.

Appearance and Design Guidelines

Community-wide plans: South Elgin, Winnetka, Winfield, Bartlett, East Dundee, Belvidere, Lindenhurst IL; Downtowns: Clarendon Hills, Deer Park, Mokena, Willow Springs, Loves Park, Prairie Grove, South Elgin, Montgomery, Winfield; Elburn Facade Improvement Program.

Residential/Recreational/Institutional Planning and Design

Nine hundred acre mixed use Waterfront Development Plan in Portage IN; Berke Homes IL; Clayton Street Neighborhood Redevelopment Plan, West Chicago IL; Campus Master Plan, Highland Park Hospital IL, Quality of Life Plan, Joliet, IL.

Zoning, Subdivision and Urban Design Studies

Rural Hamlet and Village Overlay Districts, Bedford Park, Kane County IL; Interchange Overlay and Planned Development Districts, Hampshire IL; Residential Building Scale study for Kenilworth IL; Sign Ordinances: Winfield, Deer Park IL; Special Use Permit Standards, Dixon IL; Tree Preservation and Landscape Performance Standards Ordinance, Chesapeake and Loudoun County VA. Planned Developments: Deer Park, Willow Springs, Winfield, South Elgin; Transit Supportive FBC-TOD Districts: Prairie Grove, Blue Island, Manhattan; Comprehensive Zoning and Subdivision Ordinance Updates: Hanover Park, Winthrop Harbor, Frankfort, Pontiac, Dixon, Marengo, Pontiac, Oak Brook, Lincolnwood, IL.

RESUME OF

MICHAEL HOFFMAN, AICP, PLA

Vice President

EXPERIENCE

Mr. Hoffman brings to his clients a blend of planning and landscape architecture experience. This combination of skills enables him to serve the needs of both municipal governments and private developers. Prior to joining Teska Associates, Inc. in 1990, he held positions with J.T. Dunkin & Associates, Inc. in Dallas TX, and with the City of Allen TX.

Project management experience includes leading multi-disciplinary teams and facilitating local advisory committees with a goal of development of inventive solutions built on consensus.

Mr. Hoffman's municipal planning assignments have focused on the development of planning tools to direct and manage the growth of small and mid-sized communities and counties. His recent assignments have included development review and financial analysis, creation of a neighborhood master plan, preparation of a Unified Development Ordinance, site plan review of new development, and development of several comprehensive plans.

Mr. Hoffman has had a wide variety of responsibilities in land planning and landscape architecture, including site analysis, design and presentation. For both municipalities and for private developers, he has designed civic, commercial and residential land plans and landscape improvements. His recreational assignments have ranged from detailed design of sports complexes to the conceptual design of a four-hundred acre green belt park, and several park and recreation master plans.

CIVIC ACTIVITIES

- Past Chairman, Mt. Prospect Plan Commission
- Past Chairman, Downtown Mt. Prospect Redevelopment Committee
- Co-Director, Joliet Cares

PROFESSIONAL AFFILIATIONS

- American Institute of Certified Planners
- American Planning Association
- Lambda Alpha International
- State of Illinois, Landscape Architect
License No. 157-001160

SPEAKING ENGAGEMENTS

- *Retail, Race, and Regional Economic Development*, 2013 National APA Conf.
- *Using Video to Tell Your Story*, 2015 IML
- *Economic Development in Small Towns*, 2015 Illinois APA
- *Promoting Stronger Neighborhoods With TIF*, 2013 ITIA Conference
- *Writing Better Staff Reports*, 2005 National APA Conference
- *Assessing the Cost of Development*, Chicago Metro APA Seminar
- *Smart Growth Regulations*, Illinois APA
- *Planned Development*, Chicago Metro APA
- *County Planning Initiatives*, U of I Extension
- *Updating Your Comprehensive Plan*, 2007 Illinois APA State Conference
- *Municipal and County Subdivision Regulations*, Plat and Subdivision Law in Illinois Seminar



MICHAEL HOFFMAN, AICP, RLA
Vice President

EDUCATION

- | | |
|--------|--|
| B.L.A. | Landscape Architecture
University of Illinois
(Urbana) |
| M.B.A. | Business Administration
Texas A & M University |

National Charrette System Certificate
Training

RESUME OF
MICHAEL HOFFMAN, AICP, PLA
Vice President

REPRESENTATIVE PROJECTS

Transit Oriented Development

Lead multi-disciplinary teams in development of plans for: Western Springs, IL; Plainfield, IL; Sugar Grove, IL; Elburn, IL (development review)

Business District Revitalization

Worked with a steering committee of business and community leaders in Valley Junction, IA; Lincoln/Western Corridor, Olympia Fields and Chicago Heights, IL; Plano City Center; Main Street Sugar Grove; 4 commercial corridors in South Bend; Roosevelt Road Corridor, Broadview, IL; Route 31 Corridor, North Aurora, IL; Atkinson Road Corridor in Grayslake, IL.

Comprehensive Plans

Algonquin; Bartlett; Calumet City; Canton; Carlinville; Cicero; Coal City; DeKalb Co.; Diamond; Dubuque; Forsyth; Galesburg; Gardner; Glenwood; Kendall Co.; Macomb; Markham; North Aurora; Olympia Fields; Plainfield; Plano; University Park; Utica.

Land Planning

Mixed use developments for Carroll Investments, Lake Forest; Goode Ranch, Rayburn, Mo.; Terra Cotta Industries, Prairie Grove; Allen, Mount Pleasant, Murphy, Amarillo and Flower Mound TX.

Fiscal Impact Analysis

Village of Bartlett impact fee ordinance. Preparation of fiscal models and training staff members in the Cities of Sugarland, Garland, and Odessa TX.

Tax Increment Financing

TIF eligibility and redevelopment plans in Arthur; Roosevelt Road, Headly, 17th Ave. and 19th Ave., Broadview; Fox River Grove Downtown; Downtown and Kedzie, Hazel Crest; N. Aurora Lincolnway and TIF #2; Sugar Grove Industrial; Peoria East Village and South Village; Diamond 155 Corridor; Olympia Fields Lincoln/Western and Town Center.

Site Plan Review

Analyzed and prepared project reviews and testimony for 100's of large and small scale projects for Algonquin; Bartlett; Broadview; Elburn; Kendall County; Morris; North Aurora; Olympia Fields; Palos Heights; Plainfield; Plano; River Forest; Sugar Grove.

Park Master Plans and Park Site Design

Preparation of Park Master Plans and comprehensive park and recreation elements for Dolton Park District; Glencoe Park District; City of Galesburg; Village of Seneca

Landscape Architecture

Landscape plans for Algonquin and Morris City Halls; Learning Resources, Vernon Hills IL

Zoning and Subdivision Ordinance

Development of zoning and subdivision amendments for DeKalb and Kendall Counties (Zoning); Broadview, IL (Zoning and Subdivision); Plainfield, IL (Zoning); Morris, North Aurora, Plano, and Olympia Fields, IL (Sign, Site Plan); Galesburg and Forsyth, IL UDO, Diamond, IL (Zoning).

Neighborhood Planning

Southeast Villages, McCarty-Burlington, and Light-of-the-Community neighborhoods in Aurora, IL., Historic West Des Moines, IA.

Economic Development

The I-294/I-57 Interchange Economic Development Study for SSMMA; South Suburban Retail Investment Study; Dwight Economic Recovery Strategy.

RESUME OF

JODI Z. MARIANO, PLA, ASLA

Principal

EXPERIENCE

Ms. Mariano's backgrounds in landscape architecture and architecture have prepared her well to guide community urban design projects.

Jodi brings a research-oriented, contextual approach to urban design, providing unique design solutions for our public and private sector clients.

Jodi has directed public processes which have resulted in useful master plans, successful funding applications and dynamic implementation projects. Her professional responsibilities range from concept planning through design, construction phase services, development approval and project installation.

Her proficiency with a wide range of graphic techniques, including hand drawings and computer generated graphics, allow her to craft effective and efficient communication techniques. Her technical experience enables her to produce dependable high quality construction documents.

Prior to joining Teska Associates, Jodi worked for a Chicago engineering firm on high profile infrastructural projects, developing her interest in blending vibrant community based design with functional infrastructure needs.

Jodi is an instructor at the Joseph Regenstein, Jr. School at the Chicago Botanic Gardens where she teaches in the Garden Design Certificate Program.

PROFESSIONAL AFFILIATIONS

- State of Illinois, Registered Landscape Architect, License No. 157-001062
- CLARB Certified Landscape Architect, No. 4570
- Member, American Society of Landscape Architects
- Instructor, Joseph Regenstein, Jr. School, Chicago Botanic Gardens
- Member, Women's Transportation Seminar

SPEAKING ENGAGEMENTS / PROFESSIONAL ACTIVITIES

- *Author, Chicago Botanic Gardens Garden Design Certificate Curriculum Restructuring*
- *APA Illinois State Conference, "Successful Grant Writing: Putting Plans into Action", 2010*
- *APA Chicago Metro Section, "Outside the Box: A Historic Preservation Toolkit for Planning", 2011*
- *Glenbrook South High School Women in Math and Science Breakfast, 2010 - 2016*
- *APA Illinois State Conference, "Corridors: Places Beyond Pavements", 2014*
- *Good Food Policy Conference, Chicago, "Collaborate, Educate, Create Place: A Working Urban Farm in Skokie", 2015*
- *APA Chicago Metro Section, "Branding: Beyond the Logo", 2016*



JODI Z. MARIANO, PLA, ASLA
Principal

EDUCATION

- | | |
|------|--|
| B.A. | Landscape Architecture
University of Illinois
(Urbana) |
| M.A. | Architecture
University of Illinois
(Chicago) |

RESUME OF**JODI Z. MARIANO, PLA, ASLA***Principal***REPRESENTATIVE PROJECTS****Streetscape & Transportation Planning**

Worked on behalf of municipalities and the development community to guide public processes, streetscape visioning and construction documentation for streetscape developments. Led the City of Evanston's Fountain Square Visioning and Renovations Program to redevelop Fountain Square Plaza in heart of downtown Evanston. Other streetscape planning assignments include Chicago Avenue, Sherman Plaza, Maple Avenue & Fountain Square Plaza Renovations (Evanston); Lockport Downtown Streetscape (Lockport); Vernon Court Parking, Downtown Planters, Green Bay Rd & Dundee Rd streetscapes (Glencoe); Lemont Downtown and Historic I&M Canal Trail (Lemont); Washington Street Grade Separation (Grayslake); Roosevelt Road (Broadview); St. Charles Road (Berkeley); and Southside Streetscape (Greensboro, NC).

Corridor & Urban Design Guidelines

Managed corridor planning assignments on behalf of communities and agencies, including public outreach, technical mapping and urban design to guide planning direction for publicly and privately owned corridor properties, including North Avenue (RTA, Pace, Chicago, Oak Park, Elmwood Park, River Forest, Melrose Park, River Grove, Stone Park, Northlake, Elmhurst); Ridgeland Avenue (RTA, Cook County DDOTH, Burbank, Oak Lawn, Chicago Ridge, Worth, Alsip, Palos Heights); 95th Street (CMAP, Oak Lawn); Milwaukee Avenue (Prospect Heights); Palatine Road/Rand Road/Arlington Heights Road (Arlington Heights); Route 14 (Fox River Grove). Continuing services for these assignments have resulted in various forms of implementation, including built facades, streetscapes and plazas as well as enhancements to municipal policies, codes and ordinances.

Gateway & Wayfinding Signage

Guided gateway and wayfinding signage packages for downtown district, civic campus and corridor enhancement projects. Signage assignments have been completed for Orland Park, Glendale Heights, Oak Lawn, Canton, Arlington Heights and Prospect Heights. Led a robust public process to create a new graphic identifier for Orland Park for inclusion in signage features and Village marketing materials.

Campus Planning & Open Space Development

Guided landscape development for various Northwestern University campus areas including Ryan Field parking and landscape improvements, North Campus Student Housing, Foster Walker Quadrangle, Patten Gym, Cresap Lab, Dearborn Observatory, University Hall and The Office of Alumni Relations. Led assignments for campus developments including Glenbrook South High School (Glenview); Bellarmine Jesuit House (Barrington); and Deerfield Northwest Quadrant Master Plan (Deerfield).

Directed site and landscape planning for urban agricultural developments, including The Talking Farm (Skokie) and Growing Home Expansion (Chicago). Guided landscape development for specialty landscape projects including Apache Park (Des Plaines); B'Nai Torah (Highland Park); Wilmette Library Reading Garden (Wilmette); Glenbrook Hospital Memorial Sculpture Garden (Glenview); Glencoe Village Hall and downtown planting enhancements (Glencoe); and Astellas Pharmaceuticals (Glenview).

Facade Enhancements

Conducted group workshops, prepared facade program materials and facade enhancement visualizations to assist with facade improvement projects, including Chicago Ridge, Broadview, Canton, Glencoe, Fox River Grove, Rochelle, Lombard and Olympia Fields.

Site, Landscape & Architectural Plan Review

Prepared project reviews and testimonies for a variety of large and small scale development projects, including Glencoe, Highwood, Deer Park, Fox River Grove, Bloomingdale, Itasca, South Elgin and Algonquin.

Infrastructure Design

While at another firm, collaborated with teams of engineers, architects and landscape architects on high profile infrastructure projects including the South Lake Shore Drive Reconstruction through Historic Jackson Park and the Michigan Avenue Planters associated with the North & South Grant Park Garages in Chicago.

RESUME OF
SCOTT GOLDSTEIN, AICP, LEED AP
Principal

EXPERIENCE

Mr. Goldstein brings over twenty years of experience in community development, environmental stewardship, housing, neighborhood redevelopment, fiscal analysis, civic engagement, and data analysis. With Teska he has led neighborhood planning and community development efforts in Wicker Park Bucktown, Back of the Yards, Logan Square, Little Village and various neighborhoods in Chicago. He has worked on housing and neighborhood plans from rehabbing vacant homes throughout Chicago Lawn to the Near North Neighborhood in which the former residents of Cabrini Green and their new neighbors were working on a community-building plan with Ald. Burnett which won awards from APA Illinois and ULI Chicago.

He has specialized in the intersection of community and economic development and planning, having successfully led efforts that resulted in new community development corporations being created in Bloomington, Illinois and Dubuque, Iowa. His work in Bloomington resulted in the American Planning Association Illinois' Strategic Plan of the Year Award.

Mr. Goldstein has facilitated community planning processes focused on implementation efforts with LISC Chicago and the City of Chicago including the successful \$7 million Broadband Technology Opportunities Program (BTOP) and the \$98 million Neighborhood Stabilization Program (NSP) 2. He has advised the development of Habitat for Humanity International's Neighborhood Revitalization Initiative, and has worked with LISC to provide on-going Neighborhood Stabilization Program (NSP) Technical Assistance to the City of Minneapolis and The Resurrection Project in Chicago. He has also developed a strategic plan for the Metropolitan Consortium of Community Developers (MCCD) in Minneapolis/St. Paul. He has led transit-oriented neighborhood plans in Lake Villa and Northbrook Illinois, Fitchburg, Wisconsin, and Hammond, Indiana.

Prior to joining Teska Associates, Inc., Mr. Goldstein was vice president of policy and planning at the Metropolitan Planning Council (MPC) from 1995-2007, where he oversaw policy development and technical assistance for the organization. He designed MPC's community building initiative, which provided assistance to over two dozen communities throughout the greater Chicago region and led stormwater and water supply initiatives.

He has chaired Urban Land Institute (ULI) Chicago's Public Policy Committee since 1999. Through ULI, he has led over twenty technical assistance panels which have received national recognition awards, including articles in Urban Land Magazine and the subject of a Harvard University case study which profiled a 200 unit neighborhood redevelopment project in south suburban Riverdale that resulted in the construction of Whistler's Crossing, which has received numerous award from LISC and the Metropolitan Planning Council.

Mr. Goldstein began his career managing the Comprehensive Community Revitalization Program for Banana Kelly Community Improvement Association, a large community development corporation in New York City.



SCOTT GOLDSTEIN, AICP, LEED AP
Principal

EDUCATION

B.A.	History of Art & Architecture Political Science Tufts University Medford, MA
M.S.U.P.	Urban Planning Columbia University New York, NY
Instructor	Master of Arts in Public Policy & Administration (MPPA) 2009 - Present Northwestern University Evanston & Chicago, IL

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners (AICP)
Chicago Metropolitan Agency for Planning
Regional Water Supply Planning Group, 2007-2010
City of Chicago's Mayor's Council of Technology Advisors, 2001-2007
City of Chicago Mayor's Advisory Council on Closing the Digital Divide, 2007
LEED Accredited Professional
Urban Land Institute Chicago, Public Policy Chair, 1999-Present
Village of Wilmette Plan Commission, Member 2007-12, Chair, 2013-2015

RESUME OF
ERIN CIGLIANO, AICP
Senior Associate

EXPERIENCE

Strategic planner and multidisciplinary designer with an eye for innovation and pixel perfection. Erin has been with Teska since 2005, using her experience in planning, marketing and interactive design to creatively engage and inspire. Her abilities span from information design and data visualization to marketing, branding, online outreach, and in-person workshop facilitation. By merging the application of engagement mediums with creative thinking, Erin is able to effectively build project momentum, optimize outreach efforts and convey information and plans in a way that is enticing and readily understood.

Hands-on planning experience includes Dubuque Comprehensive Plan, Historic West Des Moines Master Plan, Winnetka Downtown Plan, the facilitation of neighborhood seminars, including the Metropolitan Consortium of Community Developers (MCCD) in Minneapolis, MN, which encompasses 45 non-profit community development organizations, and the Local Initiatives Support Corporation (LISC), which is dedicated to helping residents transform their distressed neighborhoods.

Erin also leads Teska's in-house marketing. As marketing director she outlines and leads conference planning, promotional design, print production, website design (rebuilding Teska's website in 2012), photography, and creative strategy.

SKILLS + PROGRAMS

+ Adobe Creative Suite: Illustrator, Photoshop, InDesign, AfterEffects
 + Mindmapping | Typography | Photography | SketchUp | GIS | Print Production
 + Video: Stop Motion Animation | AfterEffects | Windows Movie Maker

Strong conceptual skills with the ability to quickly develop creative solutions to visual communications problems.

AFFILIATIONS

AICP | American Institute of Certified Planners
 AIGA | The Professional Association of Design
 APA | American Planning Association

VOLUNTEER

2016 Marketing Chair for the APA-IL State Conference
 2014 Marketing Chair for the APA-IL State Conference
 2014 Designer for the APA-IL Program Booklet

SPEAKING ENGAGEMENTS

Session: Using Video + Visuals to Tell Your Story
 2015 Illinois Municipal League Conference
 2015 American Planning Association Illinois State Conference

Session: Making Documents User Friendly
 Panelist Focus: The Power of Information Design
 2016 Illinois Municipal League Conference



ERIN CIGLIANO, AICP
Senior Associate

EDUCATION

B.U.P. Urban Planning
 University of Illinois
 (Urbana)

Professional Mentor for Masters
 Students within the Fine & Applied Arts
 Masters Program at the University of
 Illinois (Urbana)

2005 AICP Outstanding Student Award
 2006 AICP Outstanding Student Award
 Graduated 1st in Major

RESUME OF
DOMINIC SUARDINI
Associate

EXPERIENCE

Mr. Suardini’s background includes extensive knowledge in both landscape architecture and planning professions. Joining Teska in September of 2012, Dominic’s experience includes a broad range of urban design, land planning, landscape design, construction documents, and planning projects, with a passion for creating special places for people to live, work and play. Over 12 years experience in hand and computer rendering with applied software programs AutoCAD, Adobe Creative Suite, Google SketchUp, and Microsoft Office Dominic brings both work experience and graphic communication to the drawing board.

Detail-oriented with ability to put on the planner hat, Dominic understands big picture thinking involved in community planning down to the smallest of details in creating a vibrant and unique streetscape for a community.

At Teska, his role as a designer has ranged from producing projects in size from playgrounds to streetscape design to large scale community master plans. His focus is executing projects from schematic design through construction and providing clients multiple creative solutions to every project no matter how large or small.



DOMINIC SUARDINI
Associate

EDUCATION

B.L.A. Landscape Architecture
Michigan State
University
East Lansing, MI

REPRESENTATIVE PROJECTS

Corridor and Urban Design Guidelines

Participated in community planning assignments which resulted in the design direction for publicly and privately owned properties, including assignments in Prospect Heights (Milwaukee Avenue Corridor), Arlington Heights (Palatine Road/Rand Road/Arlington Heights Road Corridor), Oak Lawn (95th Street Corridor), 6 communities (Ridgeland Avenue Corridor Plan), Fox River Grove (Downtown Subarea Architectural & Streetscape Design Guidelines), Chicago (Little Village SSA 45), and Evanston (Fountain Square Plaza Visioning).

Transportation & Streetscape Planning

Worked on behalf of both private developers and municipalities to develop streetscape visioning and detailed bid document plans for streetscape developments. Transportation & Streetscape planning assignments include Orland Park (Orland Park Transportation Plan), Broadview (Roosevelt Road Streetscape), and Grayslake (Washington Street Grade Separation)

Gateway & Wayfinding Signage

Prepared gateway and wayfinding signage packages for downtown district and corridor enhancement. Signage assignments have been completed for Orland Park, Glendale Heights, Arlington Heights, Prospect Heights, Fox River Grove, Broadview, Melrose Park, Ridgeland Avenue, Oak Lawn, Olympia Fields, Orland Park, and SSA 45.

Landscape Architecture

Provided landscape architecture design services for publicly and privately owned properties including, Glencoe Village Hall, Glenstar Mixed-Use Development, Roosevelt Road Streetscape, and Northwestern University North Campus Infrastructure Landscape Plan, and Northwestern University Foster Walker Quad Landscape Plan.

RESUME OF
Francesca Sallinger
Associate

EXPERIENCE

Ms. Sallinger joined Teska in June 2017 after earning her Master's in Urban Planning from the University of Illinois at Urbana-Champaign. Francesca's interests and experience span from community and economic development to active transportation planning and planning-related policy. She enjoys using her skills in data analysis, mapping, and research to fully understand communities and plan for their futures.

Francesca has worked in the non-profit, public, and private sectors and with communities of all sizes, from rural small towns to large cities. She believes that public engagement and outreach is an essential element of any planning process.

Ms. Sallinger is an experienced user of the Adobe Creative Suite--including Photoshop, Illustrator, and InDesign--and ArcGIS.



Francesca Sallinger
Associate

EDUCATION

- B.A. Urban Planning
University of Illinois,
Urbana-Champaign
- M.U.P Urban Planning
University of Illinois,
Urbana-Champaign

- 2014 Outstanding Student Award
- 2016 Award for Departmental Excellence
- 2017 AICP Outstanding Student Award

REPRESENTATIVE PROJECTS

Economic Development, Mercer County, Illinois

- Analyzed demographic and industrial data to help establish economic development goals for clients in rural towns in Mercer County, IL
- Facilitated public meetings and helped manage a community-based planning and visioning process
- Communicated and collaborated with elected officials, local business owners, and residents

Neighborhood Housing Needs Assessment, Urbana, Illinois

- Conducted an existing conditions and future housing needs assessment for a neighborhood in Urbana, IL
- Served as liaison to local stakeholders and organized interviews with residents
- Led engagement efforts and organized community-wide meetings and outreach events



Mr. Innis has more than 22 years experience as a planner. Robert's recent experience includes project management and coordination of infrastructure projects which include the use of aggressive public involvement. Additionally, he has extensive experience in transit, land use, and alternative modes planning. Robert has worked with transit agencies, metropolitan planning organizations, DOT's and local governments.

Education

Graduate course work in Environmental Planning, The University of Illinois-Springfield

Bachelor of Arts, Monmouth College. Curriculum included a distinguished Liberal Arts education with emphasis on writing and analytical thinking.

Project Experience

Strategic Plan Update– Champaign Urbana Mass Transit District, Champaign, IL

Lead planner in providing a strategic vision for this progressive and award winning transit agency. Strengths, Weaknesses, Opportunities, and Threats were identified. Strategies were developed to enhance the many system strengths and identify the threats and weaknesses that are present or may affect the system in the future. The final plan has three different development scenarios and a methodology for measuring progress.

North Side Transfer Zone, CityLink, Peoria, IL

This work examined the feasibility of a transfer zone or transit center in the north west part of the City. . This decision was based on a number of factors including demographics, development/land use trends, trip generators, environmental concerns, traffic data, and travel patterns. It included location alternatives, operation plans, customer survey and public involvement.

Nelson Park Lakefront Enhancement, Decatur, IL

Assisting in the development of a master plan for Nelson Park. The process includes significant community interaction and citizen input for 170 acres of Decatur Park District property located on Lake Decatur. Connectivity between park properties as well as peripheral linkages to adjacent commercial corridor along US Route 36, existing bike path routes, the surrounding residential neighborhoods, and Downtown Decatur were investigated.

Sunnyland Infrastructure Project, East Peoria, IL

Reviewed transportation system improvements and made recommendations for multi-modal improvements. Connections to trail systems were also identified.

Comprehensive Access, Traffic, Operations & Management Plan for Forest Park, St. Louis, Missouri

The services analyzed include existing conditions/issues, and recommend creative and innovative solutions across all modes of circulation within the park. The intent of

Robert Innis**Comprehensive Access, Traffic, Operations & Management Plan for Forest Park, St. Louis, Missouri**

The services analyzed include existing conditions/issues, and recommend creative and innovative solutions across all modes of circulation within the park. The intent of this project was to provide a comprehensive study that looks at all modes of transportation; i.e., transit, bicycles, pedestrians, and automobiles

University City Comprehensive Plan Update

Responsibilities include conducting a series of community-oriented forums where all stakeholders have the opportunity to join and be a part of the conversation through the implementation of grassroots strategies.

Comprehensive Operational Analysis -Peoria, IL

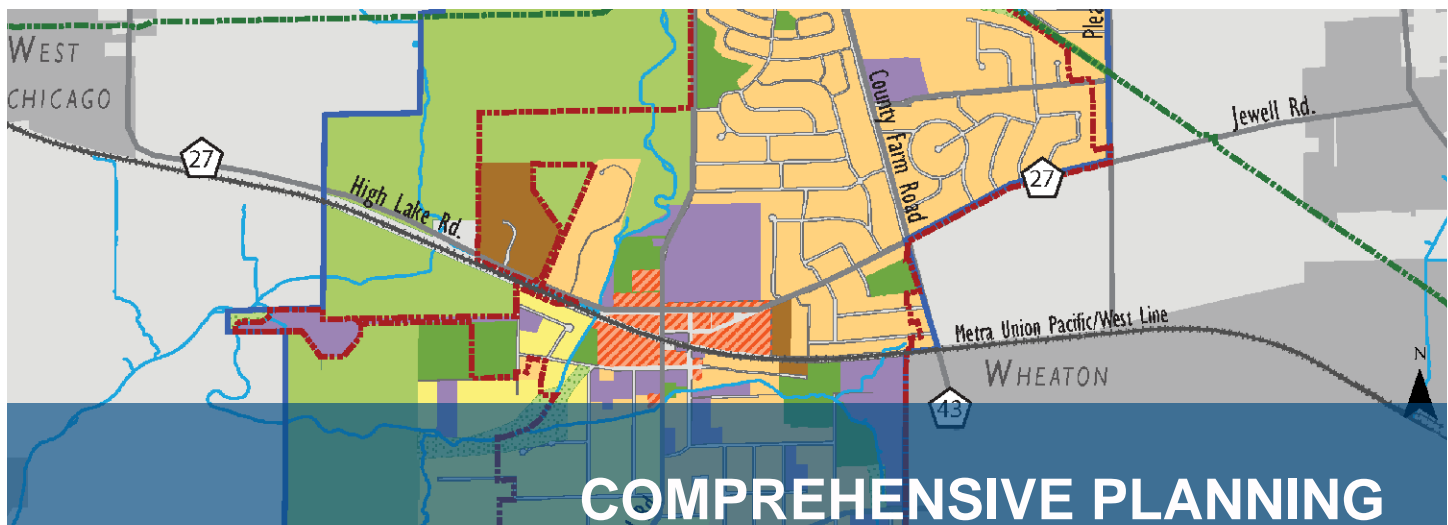
The COA provided short range direction in terms of service expansion, equipment requirements, and facility needs. Also, Mr. Innis was involved in transfer & latent demand analysis plus community engagement.

Gateway to Historic Downtown, Lebanon, IL

The City of Lebanon is creating a strategic vision for its historic downtown. This vision will guide and develop an improved gateway for the community, and assist in the reinforcement and revitalization of Lebanon's Main Street. The plan addresses infrastructure improvements, traffic, tourism, safety measures, and makes recommendations.

Metropolitan Greenways & Trails Plan, Peoria, Illinois.

Assisted in the completion of a regional greenways and trails plan for the Peoria Metropolitan Region. This included specific emphasis on bicycle and pedestrian connections as well as environmental corridors.



EXPERIENCE

Teska Associates' multi-disciplinary team of planners, landscape architects, and engagement specialists and the firm's vast range of experience in planning, economic development, zoning, and community outreach allows for the creation of great plans with comprehensive, multi-faceted and focused results. Teska has completed dozens of comprehensive plans for communities, both small and large. Our implementation-focused plans are award-winning, and many stem from the success of long-term, on-going client relationships. Below is a partial list of Teska's completed comprehensive plans - listed alphabetically by community. Follow-up projects noted in italics.

Comprehensive Plans

- Algonquin, IL
Park Master Plan, Business Park, Development Review
- Barrington Hills, IL
- Bartlett, IL
Downtown Plan, TIF
- Braceville, IL
- Broadview, IL
Zoning Ordinance, TIF Districts, Development Review
- Calumet City, IL
- Coal City, IL
- Canton, IL
Master Streetscape + Facade Enhancement Plan, Parking Murals
- Deer Park, IL
Village Center Plan, PD District, Development Review, Sign Ordinance, Continuing Service
- Diamond, IL
TIF District, Zoning Ordinance
- Dolton, IL
Parks and Recreation Plan
- East Dundee, IL
TIF District, PUD Ordinance
- Elkhorn, WI
Corridor Design Plan, Downtown Plan, Continuing Service
- Forsyth, IL
Unified Development Ordinance
- Frankfort, IL
Zoning Ordinance
- Galesburg, IL
Unified Development Ordinance, Park Master Plan
- Gardner, IL
- Geneseo, IL
- Genoa City, WI
- Glencoe, IL
Downtown Tuneup, Landscape Plan, Parking, Continuing Service
- Glenwood, IL
- Hanover Park, IL
Village Center, TOD Plan, Unified Development Ordinance
- Johnsburg, IL
- Kendall County, IL
- Knox County, IL
- Macomb, IL
Corridor Plan
- Marengo, IL
- Markham, IL
- Mazon, IL
- Mettawa, IL
Open Space and Park Plan
- Mokena, IL
- Morris, IL
Development Review, Ordinance Amendments
- Oregon, IL
- Park Ridge, IL
- Plainfield, IL
TOD Plan, Transportation Plan, Zoning Ordinance, Complete Streets
- Pontiac, IL
Zoning Ordinance
- Plano, IL
Downtown Plan
- Rochelle, IL
Rt 251 Corridor Plan, TIF Study
- Savoy, IL
- Seneca, IL
Park Master Plan, OSLAD Grant Application
- South Elgin IL
Downtown and Riverfront Master Plan, 2 TIFs, Downtown PD District
- University Park, IL
- Villa Park, IL
- Wayne, IL
- Wheaton, Illinois
Central Business District TIFs, Northeast Neighborhood Plan
- Winfield, IL
Village Center Plan, Development Sites Marketing Brochure, Design Guidelines, PD Districts
- Zion, IL
Downtown Design Guidelines



Public Planning Workshop



Deer Park Comprehensive Plan



Winfield Comprehensive Plan

Downtown Dubuque

IMAGINE DUBUQUE COMPREHENSIVE PLAN DUBUQUE, IA

COMMUNITY PLANNING + CREATIVE ENGAGEMENT

Imagine Dubuque is the City's new 2037 Comprehensive Plan. It is a Call to Action, built from and for the community. The planning effort included an extensive, and successful, community engagement effort that generated over 12,500 ideas from over 6,000 residents from all demographic segments. The focus was on taking the planning process to the community rather than expecting the community to come to the City. This effort was recognized by the Iowa APA with their 2017 Public Outreach award. Teska served as the prime consultant for the Comprehensive Planning effort, coordinating a team of specialized consultants and working closely with City staff to engage the community in an active dialog throughout the year long process of plan development.

The plan addressed the City's key sustainability pillars of economic prosperity, social and cultural vibrancy and environmental integrity. It also weaved a strong focus on equity into all areas of the plan. The Implementation Chapter focused on building partnerships to implement the plan, and identified metrics to monitor plan success. The plan itself is a highly graphic document, with extensive use of infographics, illustrations and photos to communicate key plan recommendations.

Marketing Mediums

PRINT

- Project Cards
- Idea Postcards
- Posters
- Pop-Up Banners
- Transit Banners
- Utility Mailings
- Newsletters

ONLINE

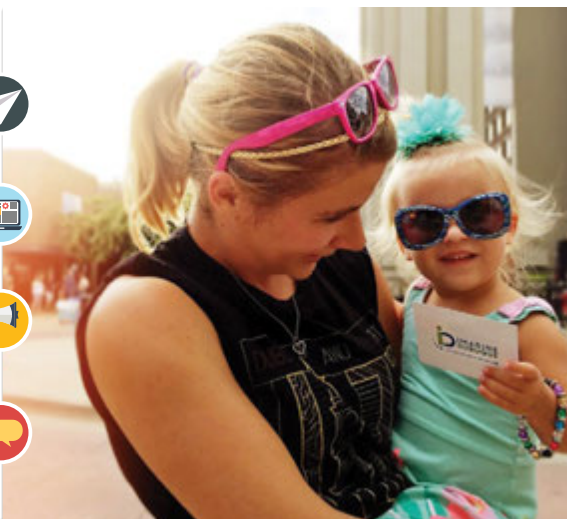
- City Website
- Social Media
- Facebook
- Twitter
- Next Door
- Email Signatures

NEWS

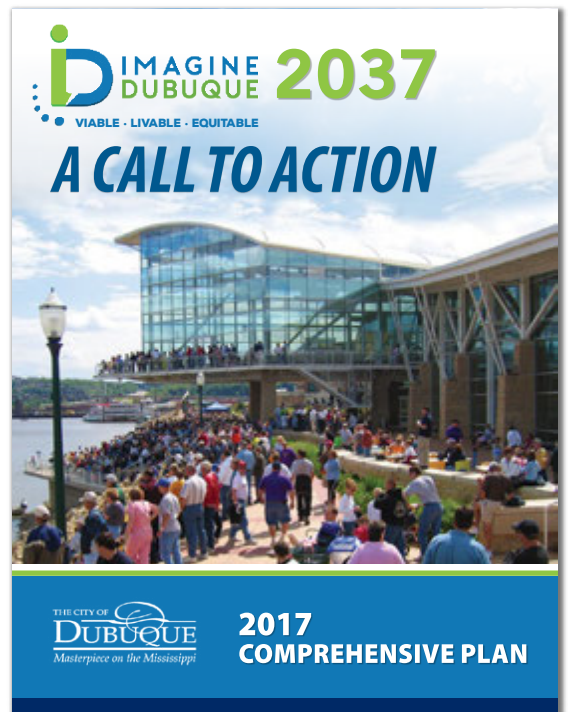
- Radio Interviews
- City News
- Kick-Off Video
- City Journal Video

CONVERSATION

- Word-of-Mouth



A diversity of marketing mediums were utilized to ensure effective outreach and creative engagement.



Teska Associates, Inc.
www.TeskaAssociates.com

Award Winner





ZION COMPREHENSIVE PLAN Zion, Illinois



Funded through CMAP's Local Technical Assistance (LTA) program, the Comprehensive Plan for the City of Zion focused on positioning Zion for long-term economic development and future growth by embracing its diverse culture, increasing access to expanded healthcare, and developing awareness of Zion's unique location and natural resources along Lake Michigan. Led by Teska Associates, Inc., the project team was comprised of many members, including Real Estate Planning Group for market analysis and economic research into development opportunities, IFF for their knowledge of housing and community development services and CH2MHill for guidance on reuse of the decommissioned Zion Nuclear Power Plant site. Additionally, because the power plant is surrounded by a one of a kind ecosystem, the Teska Team also included Conservation Design Forum for their expertise on ecologically sensitive areas, open space and natural resource planning.

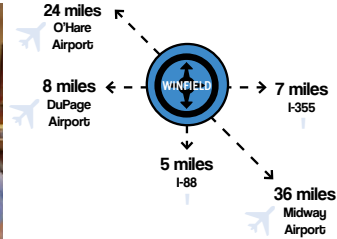


Integral to the project was the creation of a project website, active public engagement in the community at the annual Nostalgia Days event, and the employment of two Zions residents to help promote the plan within the community. Both Community Viz community planning software and advanced GIS techniques were used to conduct detailed analysis of population changes, walkability issues, access to transit and quality of life improvements in the community. The plan also included urban design guidelines, and a strategic action plan to help ensure implementation.

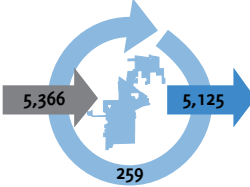
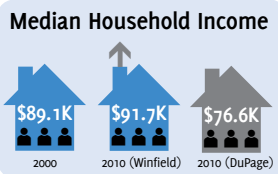
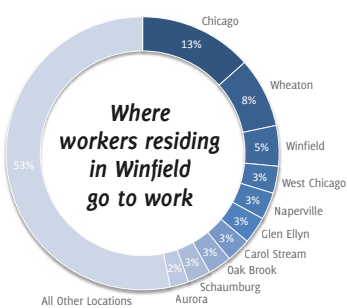




Assisted by a grant from DCEO to address area-wide flooding issues, the Comprehensive Plan Update for the Village of Winfield engaged residents, businesses, and property owners in reevaluating proposed land uses and preparing specific area plans, as well as new growth areas for the community. The Plan provided an analysis of development opportunities, market economics, flooding conditions, architectural and landscape design guidelines, and improvements to existing open spaces and trail systems. The existing conditions analysis used a graphical approach to tell the story about the community's past and present as a bedroom community. The comprehensive planning process involved extensive public input through surveys, an interactive project website (winfield2013.com), interviews with community stakeholders, community workshops called 'Winfield Today' (for existing conditions input) and 'Winfield Tomorrow' (visioning for the future), and open houses for residents to review the plans throughout the process. These outreach efforts enabled the community to actively contribute to the planning process and provide valuable ideas and feedback that helped guide the plan. The Special Area Plans developed through this process for the Village's two primary corridors - Roosevelt Road and St. Charles Road, included a detailed market and revenue analysis, and land use development plans. The implementation section of this plan prioritized a step-by-step set of actions to help realize the Plan.



Community participation during the public workshops on 'Winfield Today' and 'Winfield Tomorrow'.



Snapshots of the graphics used to 'tell the story' in the Community Assessment Report





“Teska did a very good job in taking input from the committee and residents to developing a plan that reflects the feeling and desires expressed in the many meetings that were held. After interviewing a number of firms to help us develop our plan for the future, I am pleased with the work Teska did; they did not let us down. Their understanding of the community and their personality was a great fit for Villa Park.” - Trustee Bulhuis

VILLA PARK COMPREHENSIVE PLAN UPDATE

VILLA PARK COMPREHENSIVE PLAN UPDATE

The Village of Villa Park is a community at the cusp of transition. While it has reached maturity as a suburban community, competitive development pressures, aging commercial corridors in need of redevelopment, lack of vacant land and a new commitment to sustainability suggest the future of Villa Park is dependant on a new vision that will transform single purpose commercial areas into higher density, mixed-use business districts and modern retail corridors.

In May, 2008, the Village retained Teska Associates, Inc. to prepare a Comprehensive Plan Update, including Corridor Design Plans and Guidelines. Through a series of community workshops, online surveys and 3D building exercises involving residents, stakeholders and Village officials, priority areas were determined, goals were refined and a vision was established to guide future growth. Community policies were created relating to land use, transportation, public infrastructure, urban design and economic development. Corridor design plans were then developed to address the three key corridors or “priority areas” within Villa Park; North Avenue, St. Charles Road and Roosevelt Road. Site Plans, development strategies, and corridor design elements, including gateway signage, infill development scenarios and the road “diet” were developed to enhance sightlines, foster pedestrian activity and reduce the number of lanes on St. Charles Road.



Lufkin Park - Villa Park, IL



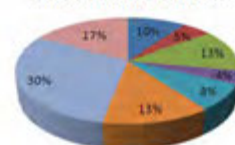
Public Forum

VILLA PARK, IL



St. Charles Road - Future Vision

Sales Tax Revenues



Award Winner



Teska Associates, Inc.
www.TeskaAssociates.com



COMPREHENSIVE PLAN

Deer Park, Illinois

Since its establishment in 1957, the key element to Deer Park's success and continued developer interest has been thoughtful planning and steadfast oversight by Village officials, staff, and residents. Built on a rural, picturesque foundation with ample open space and lush forest preserves, the Village has thoughtfully developed over the years into a vibrant living and shopping destination.

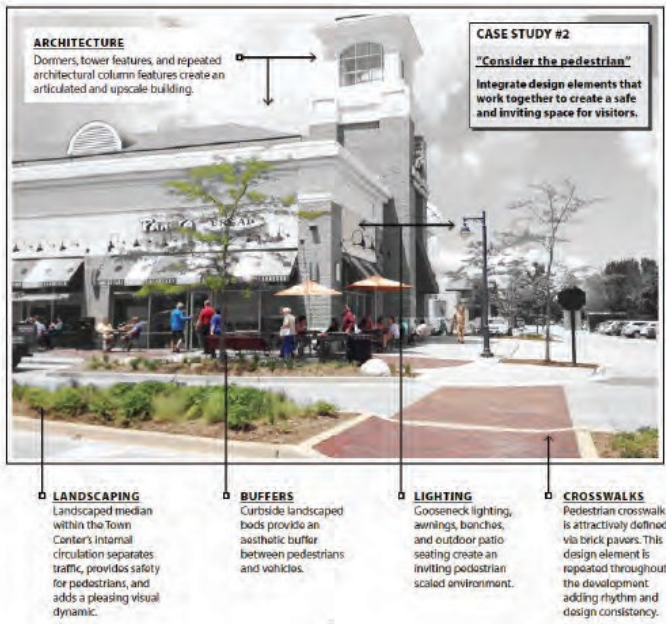
In an effort to maintain these standards and advance economic development, Teska was recruited by the Village to update their 2001 Comprehensive Plan. The primary focus of the update was to address the future of vacant land and redevelopment potential remaining in the Deer Park Center. Additional elements of the update included a market assessment, economic development strategy, and design guidelines. Teska also completed a thorough review of the Village's Planned Development standards and review procedures, providing the Village with detailed strategies to make these tools easier to understand and streamline the approval process. Teska's tenure with the Village of Deer Park spans 20+ years and includes a variety of projects and initiatives. Unanimously approved by the Village Board, Deer Park's Comprehensive Plan Update provides a solid blueprint for the Village to work from moving forward as they continue to cultivate high quality projects.



Transportation Plan



Plan excerpt highlighting Village demographics



Design Guidelines Graphic

Teska Associates, Inc.
www.TeskaAssociates.com

Award Winner





ROMEOVILLE COMPREHENSIVE PLAN UPDATE

Romeoville, Illinois

The Village of Romeoville experienced rapid and unexpected growth since its previous comprehensive plan, completed in 2001. Additionally, economic changes at the local, regional, and national levels over the last decade required a new vision consistent with the Village's commitment to advance a more diversified tax base through new commercial and industrial projects that create jobs and boost the local economy. These factors highlighted the need to revisit the 2001 comprehensive plan, with a particular emphasis on planning for balanced and diversified development.

The 2017 Comprehensive Plan explores opportunities for development that enhance the vitality of the Village's development opportunity subareas by providing diverse housing options and supporting unique commercial, office, and industrial businesses that generate jobs meeting varying skillsets. The updated plan also supports the bolstering of the community's infrastructure, from multimodal transportation, utilities, and municipal services to schools, parks, and green spaces.

Opportunities for public input included an online survey, an interactive project website and mobile app, design workshops, and interviews with community stakeholders. These outreach efforts enabled the community to actively contribute to the planning process, providing valuable ideas and feedback needed to guide the plan to ensure that it will reflect the community's long-term vision and values.

The key recommendations identified in the plan are activated by incorporation into an Implementation Action Plan that provides a series of recommended action steps for the Village and its partners to undertake.



Subarea Concept Plan





EAST BLUFF HOUSING MARKET STUDY

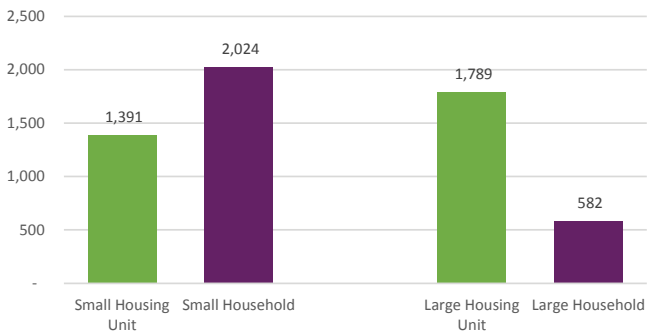
Peoria, Illinois

HOUSING MARKET STUDY

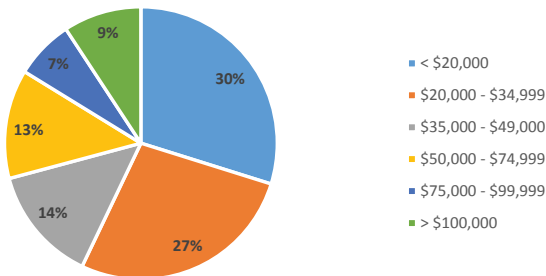
The National Foreclosure Settlement Awards provided financial assistance to redevelopment areas throughout Illinois. One such area is the neighborhood of East Bluff located in Peoria directly north of the Central Business District. The Housing Market Analysis responded to the need for housing supply, demand and affordability issues necessary for designation of funds.

The East Bluff analysis helped guide funding decisions and development strategies for the grantees. The study determined that a housing mismatch exists, meaning that there are far more large housing units than large households; attention should be paid to developing and renovating smaller housing units. Additionally, renters have recently outnumbered homeowners with the resurgence of investment companies purchasing and renting units, which could lead to property neglect. The recent decrease in homeowners has mirrored population decline implying that those willing and able to purchase homes have moved to different neighborhoods.

Unlike other neighborhoods, East Bluff has a large supply of affordable homes but a deficit in properly updated units. With 87% of homes built before 1950, many are in dire need of substantial upkeep.



Disconnect between large housing units and large households which emphasizes need for smaller housing units.



Households earning between \$20,000 and \$34,999 are targeted through the affordable housing program.

	Owner		Renter		Affordable Housing Costs
Income \$20,000 to \$34,999	280		430		\$500 - \$875 per month
Housing costs < 20% of income	64		28		
Housing costs 20% - 29% of income	48		65		
Housing costs > 30% of income	168		337		



PEORIA COUNTY-WIDE FISCAL IMPACT MODEL PEORIA COUNTY, IL

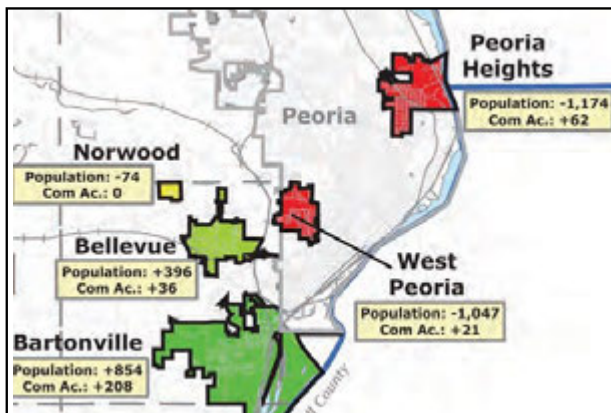
FISCAL IMPACT MODEL

In an effort to inform development decisions and plan for the fiscal health of the County and all local governments, Peoria County retained Teska Associates, Inc. to conduct a county-wide fiscal impact model. For the first time in Illinois, all 53 units of government in a county have the same tools to project changes in fiscal health through the year 2050. The model projects revenues and expenses based on a “business as usual” scenario, as well as provides the tools to each unit of government – including municipalities, fire districts, water, sewer, and school districts – to project expenses based on both individual development proposals and forecasted changes in residential, commercial, and industrial development. Teska also compiled projected growth in population and commercial development in GIS for all 53 units of government.

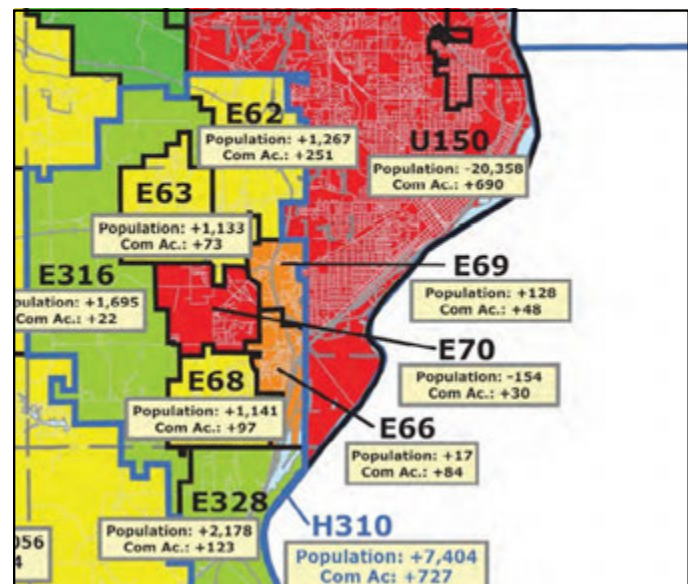
The model was developed as part of the 2008 Peoria County Comprehensive Plan and informed land use planning to be guided by the plan for the next forty plus years. Teska developed the fiscal model for the Plan, which was led by the Tri-County Regional Planning Commission and Peoria County.

Municipality	New Commercial Acres	2050 Pop Change	Residential % of Total Property Value	2007 Residential Property Tax Revenue per Capita (\$)	2050 Residential Property Taxes per Capita (in 2007 \$)	Residential Property Tax Change per Capita (in 2007 \$)
Kingston Mines	101	753	57%	\$62.61	\$84.95	\$22.34
Mapleton	20	240	98%	\$126.69	\$61.25	\$(65.43)
Princeville	10	-120	78%	\$20.77	\$23.52	\$2.75
West Peoria	21	-1047	80%	\$11.50	\$20.40	\$8.90
Peoria County	7967	9632	70%	\$64.76	\$68.77	\$24.02

Municipal Comparison Table



Peoria Municipalities



Peoria School Districts

[illegible]

A black and white photograph capturing a moment during a ski jump competition. A skier is suspended in mid-air, having just launched from the top of the jump. Below the jumper, a massive, dense crowd of spectators fills the valley, watching the event. The background shows a hazy, distant landscape under a bright sky.





WAYFINDING SIGNAGE & BRAND IDENTITY

Covering approximately 22 square miles, Orland Park is filled with many well-loved community destinations, including municipal services, commercial destinations, parks, bike routes, downtown area and a historic district. The community has struggled with an enviable challenge: How to direct visitors to all of these great destinations – and how to do this in a way that expresses Orland Park’s unique identity?

The Wayfinding and Branding program is the culmination of a public outreach program including a web based survey, focus group meetings and public presentations. Outreach to the community, paired with workshops and discussions with an involved Staff and Advisory Committee, provided insight to deliver a Wayfinding and Branding Program that tells Orland’s story as the “Gem of Chicago’s Southland”.

Features of the Wayfinding and Branding Program include:

- Marketing identity standards for use across digital and printed platforms;
- Wayfinding Signage Plan including Vehicular Directional Signs, Village Gateway Signs, Historic District Signs, Municipal Signs, Park Signs and Bicycle Directional Signs;
- Engineering Diagrams illustrating conceptual signage placement for priority signage projects;
- Sign Mockups at full scale to visualize proposed sign features.



Partners on this project include wohlthgroup (brand identity), Gewalt Hamilton Associates (civil engineering) and Parvin Clauss (sign company).

The Wayfinding & Branding Plan was unanimously approved by the Village Board June 20, 2016





DWIGHT ECONOMIC RECOVERY STRATEGY

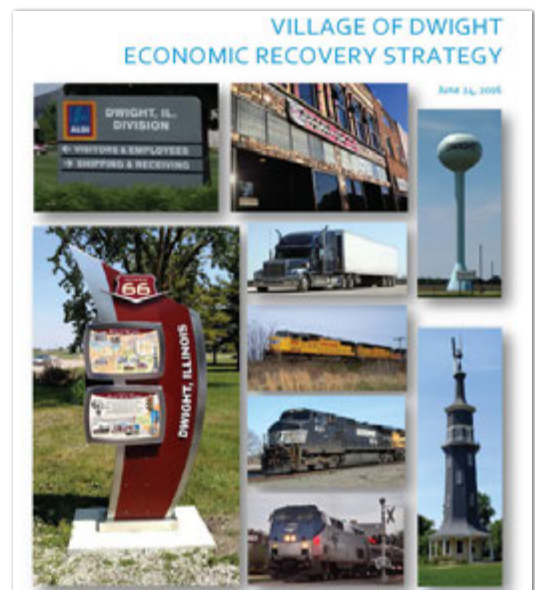
DWIGHT, IL

STRATEGIC PLANNING + ECONOMIC DEVELOPMENT

The Village of Dwight received a grant from the U.S. Department of Commerce's Economic Development Administration to develop an Economic Recovery Strategy. One of the key factors in the Village receiving this grant was the closure of the Dwight Correctional Center which had employed 382 full and part-time correction staff plus many additional jobs in support industries related to the prison. Despite this setback, the Village's location, transportation access, and community spirit are strong positives that can aid in economic recovery. Teska worked closely with community leaders to craft a strategy which built on the community's locational strengths and existing cultural resources.

Key focus areas of the plan include:

- Capitalizing on retail opportunities related to the two Interstate 55 interchanges, and opportunities for additional restaurants in the downtown area.
- Industrial opportunities, including an intermodal facility where the Union Pacific and Norfolk-Southern rail lines cross.
- Expansion of the residential base, including kick-starting a stagnant home market.
- Tourism promotion, including opportunities to build on assets such as Historic-Route 66, National Register structures, and the world-famous Keeley Institute.
- Identification of specific development opportunity sites
- Identification of ways to streamline and enhance the entitlement process.





STRATEGIC / ECONOMIC DEVELOPMENT PLAN

WARRENVILLE, IL

Teska worked with the City of Warrenville, IL to prepare a Strategic / Economic Development Plan. The plan sets focused objectives for City actions related to economic development, government finance, environment, infrastructure, public safety and diversity. The plan process was built on extensive public input and stakeholder insights. The project emphasized economic development, and those tasks were prepared in concert with Business Districts, Inc. That part of the plan will identify ways to enhance the City tax base by supporting existing local business (both large and small) and attracting new development.

A key land use finding related to the economic development analysis was that market potential for new commercial uses indicated as desirable though public input processes was limited and would likely take longer than anticipated. Further, the analysis highlighted potential economic development benefits of addition residential development in supporting local businesses. Both of these findings, which were incorporated into the final plan, were unanticipated at the outset of the project.





WESTSIDE NEIGHBORHOOD PLAN Illinois APA Award for Strategic Plan BLOOMINGTON, IL

WESTSIDE NEIGHBORHOOD PLAN

The Westside neighborhood planning process brought together leaders from the City of Bloomington, State Farm, the Economic Development Council of the Bloomington-Normal Area, as well as neighborhood associations and numerous public agencies, private firms and non-profit organizations. With a commitment to neighborhood revitalization, these leaders formed a Task Force to leverage public and private resources and to jump-start the quality-of-life planning effort. Teska Associates, Inc. led the Task Force in the process of comprehensive community development. Three large and well-attended community summits were convened, which focused the Task Force's work on six key themes: community greening, youth, safety and well-being, economic development, housing and education. Projects, such as a new community garden, were initiated within weeks of the first summit, generating momentum from these early successes and building enthusiasm for the entire revitalization process. The plan that emerged contains 55 specific action projects with responsible parties committed to their implementation. Such projects range from establishing gateways to revitalizing streetscapes, reinvesting in housing, and redeveloping a shopping corner into a mixed-use development. Since this plan was completed the West Bloomington Revitalization Project (www.westbloomington.org) has opened a storefront office, secured housing rehab funding, created a "Book Bike" program and a tool lending library.



Teska Associates, Inc.
www.TeskaAssociates.com

Award Winner





CITY CENTER ZONING REWRITE Champaign, Illinois

As part of an ongoing effort to make the City of Champaign more livable, attractive, and vibrant, Teska Associates, Inc. was brought in as a consultant to assist the City with updating its Zoning Ordinance, particularly focusing on standards that regulate how and where new development should occur. In particular, Teska was tasked with updating the zoning districts relating to Champaign's City Center around the central core and adjacent to the University of Illinois campus.

Recommended zoning amendments at the district level include: subdividing the Central Business (CB) District into three new districts: Downtown, Midtown, and Campustown; reorganizing the outdated In-Town (IT) Districts into a new Urban Neighborhood District; replacing certain multi-family districts with a new University District; and refining the standards for the existing Commercial Neighborhood District. Key zoning issues that were addressed include building heights, upper floor setbacks, permitted and provisional uses, parking, open space, and appropriate density, building form, and site design.

To help communicate these amendments to City officials and community members, Teska created a series of information sheets for the new or amended zoning districts (see samples on the right). The info sheets provide quick and concise summaries of the zoning amendments presented in a graphically rich format using language easily understandable by the public.



SUSTAINABLE DECATUR

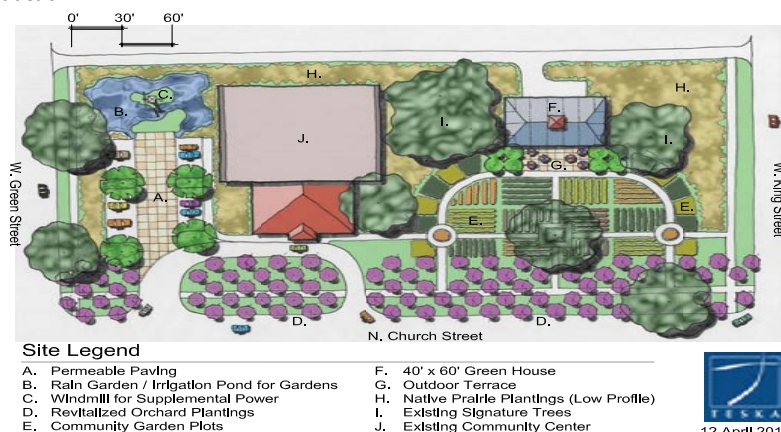
SENSIBLE RESPONSIBLE MARKETABLE

SUSTAINABILITY PLAN

DECATUR SUSTAINABILITY PLAN + OKO IMPLEMENTATION

Decatur has long valued its natural, agricultural and historic heritage. From Lake Decatur to the revitalization of downtown and historic neighborhoods there is a proud tradition of stewardship in Decatur. The City of Decatur took an innovative step by using a portion of the Energy Efficiency Community Development Block Program (EECBG) to take a strategic view of the opportunities to explore energy efficiency from a whole-systems approach. Teska and Center for Neighborhood Technology (CNT) facilitated an inclusive process to develop a set of interrelated strategies from a public education effort to promoting infill development to energy audits and promotion of alternative transportation. A signature recommendation of the plan is to foster a market for the use of perennial grasses as a source of alternative energy, building on the local agribusiness industry sector which includes ADM and Tate and Lyle that have long brought jobs, innovative technology, and new markets to Decatur.

One of the key recommendations of the Plan was to choose an established Decatur neighborhood to conduct an urban demonstration project to apply various sustainability techniques. Teska worked with the Old Kings Orchard neighborhood to implement the strategies of the Plan into their built-up urban neighborhood. Applied strategies in the OKO neighborhood will show cumulative improvements over time including capital cost reductions, property value increases, energy savings per household, reductions in flooding incidents, water quality improvements, recycling rate improvements, and waste reduction.



Creating sustainable site plans for key neighborhood anchors like the OKO Community Center serve as a reminder of the neighborhood's potential and encourage stimulus of future community investment.

DECATUR, IL



Ensuring an adequate water supply, including reducing sedimentation flow into Lake Decatur through the use of Best Management Practices, is critical to a Sustainable Decatur.



Local production of food, expanding the farmers market, and reclaiming urban land for community gardening are all tools to revitalize neighborhoods and connect residents back to the land and healthy foods.



PROJECT REFERENCES

TESKA ASSOCIATES

INNIS CONSULTING GROUP

CITY OF ZION

Sonolito Bronson

Coordinator of Planning & Economic Development
2828 Sheridan Road
Zion, IL 60099
(847) 746-4056
sonolitob@zion.il.us

VILLAGE OF WINFIELD

Peter Krumins

Community Development Coordinator
27 W. 465 Jewell Road
Winfield, IL 60190
(630) 933-7117
pkrumins@ofwinfield.com

CITYLINK

Joe Alexander

Planning Administrator
2105 NE Jefferson Ave
Peoria, IL 61602
(309) 679-8151
jalexander@ridecitylink.org

VILLAGE OF VILLA PARK

Patrick Grill

Director of Community Development
325 E. North Avenue
Villa Park, IL 60181
(630) 433-4300
pgrill@invillapark.com

VILLAGE OF ROMEOVILLE

Steve Rockwell

Director, Community Economic Development
1050 W Romeo Road
Romeoville, IL 60446
(815) 886-7200
srockwell@romeoville.org

DECATUR PARK DISTRICT

William Clevenger

Executive Director, Decatur Park District
620 East Riverside Ave
Decatur, IL 62521
(217) 422-5911
bill@decparcs.com

CITY OF DUBUQUE, IOWA

Dave Johnson

Assistant Village Planner
50 W. 13th Street
Dubuque, Iowa 52001
563 389 4210
djohnson@cityofdubuque.org

PEORIA COUNTY

Matthew Wahl

Previous Planning Director
103 Carlson Avenue
Washington, IL 61571
(309) 423-2687
glasgow60@yahoo.com

CUMTD

Karl Gnadt

Managing Director, Decatur Park District
1101 East University Ave
Urbana, IL 61802
(217) 384-8188
kgnadt@cumtd.com

CITY OF EAST PEORIA

Ty Livingston

Director of Planning
401 W. Washington Street
East Peoria, IL 61611
(309) 698-4717
tylivingston@cityofeastpeoria.com

PROJECT TIMELINE + BUDGET

The project timeline will begin in November 2017 and run approximately 14 months through December 2018. The timeline is appropriate given the level of public engagement activities and meetings. Our proposed budget for the project is \$124,500 for the Comprehensive Plan and \$30,000 for the Transportation Plans, which is a not-to-exceed cost excluding optional services. The meetings and public engagement activities described in the Scope of Services are indicated on the timeline.

PHASES	2017		2018											
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PHASE 1: Project Initiation		★												
PHASE 2: Community Assessment /Planning Framework				★										
PHASE 3: Community Vision Formation							★							
PHASE 4: Specific Sub-Area Plans									★					
PHASE 5: Final Plan Preparation & Adoption												★		
Public Engagement Process	OCCURS THROUGHOUT PLANNING PROCESS													

SCHEDULE KEY

- ★ Plan Commission
- City Staff Meeting
- Key Stakeholder Focus Group Interviews
- Public Meeting/Hearing
- City Council

PART A - EAST PEORIA COMPREHENSIVE PLAN (TESKA ONLY)

PHASE 1: Project Initiation	\$3,300
PHASE 2: Community Assessment	\$23,500
PHASE 3: Vision Formation	\$21,400
PHASE 4: Subarea Planning	\$11,400
PHASE 5: Final Plan/Adoption	\$48,800
Public Engagement	\$16,100
TOTAL	\$124,500

PART B - EAST PEORIA/WASHINGTON TRANSPORTATION PLAN (ICG)

PHASE 1: Community Engagement	\$7,000
PHASE 2: Existing Conditions	\$7,000
PHASE 3: Network Analysis	\$11,000
PHASE 4: Recommendations/Reports	\$4,500
Expenses	\$500
TOTAL	\$30,000

*Assumption that the Transportation Budget will be evenly split between both communities.