

**LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

MONDAY, June 17 2019 6:00 PM

Development Center-EOC Conference Room Upstairs-410 East 5th Street

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6:00 PM

I. CALL TO ORDER	
II. PLEDGE OF ALLEGIANCE	
III. ROLL CALL	
IV. APPROVAL OF THE AGENDA	
V. APPROVAL OF PREVIOUS MEETING MINUTES	
VI. REPORTS	6:05PM-6:15PM
a. Citizen Reports	
<i>This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.</i>	
b. Council Liaison Report	
c. Staff Report	
VII. REGULAR AGENDA	
a. Design Standards (Commission Chair McCarn, Commissioners Cox and Askeland)	6:15PM-6:30PM
b. Past Forward Conference October 10-12 (Commissioner Sutton)	6:30PM-6:40PM
c. Great Western Railway Depot & Freight Building Update (Commissioner Sutton)	6:40PM-6:50PM
d. Children's Tour/Color Book(Commissioner Kersley)	6:50PM-6:55PM
VIII. Commissioner Comments	6:55PM-7:10PM
IX. ADJOURN	7:15PM

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **May 20, 2019**

5
6 A meeting of the Loveland Historic Preservation Commission was held Monday, May 20, 2019 at 6:00 P.M.
7 in the Development Center at 410 East 5th Street, Loveland, Colorado. Historic Preservation Commissioners
8 in attendance were Zach Askeland, Jim Cox, Stacee Kersley, Reyana Jones, Paula Sutton, Josh McCarn,
9 Elizabeth Webb, and Laurie White. Councilor Fogle, Nikki Garshelis, and Cita Lauden of Development
10 Services were also present.
11

12 **GUESTS:** Laurie Stirman, Assistant City Attorney, City of Loveland, Sharon Danhauer of Loveland Historical
13 Society, Julia Ward, prospective student commissioner, Hugo Kersley and Jamie, Carter and Sydney
14 McCarn.
15

16 **CALL TO ORDER**

17 *Commission Chair McCarn called the meeting to order at 6:03 p.m.*
18

19 **APPROVAL OF THE AGENDA**

20 *Commissioner Cox made a motion to approve the agenda with a request by Commissioner Sutton to add
21 the Historic Bike tour, as well as the Past Forward Conference to the agenda. Commissioner Kersley
22 seconded the motion and it passed unanimously.*
23

24 **APPROVAL OF PREVIOUS MEETING MINUTES**

25 *Commissioner Sutton made a motion to approve the April meeting minutes. Commissioner Askeland
26 seconded the motion and it passed unanimously.*
27

28 **Commission Chair McCarn** welcomed Laurie Stirman, Assistant City Attorney, City of Loveland, Sharon
29 Danhauer of the Loveland Historical Society and Julia Ward, prospective Student Commissioner to the
30 meeting. **Chair McCarn**, also presented Student Commissioner Webb with a plaque and thanked her for her
31 service to the Historic Preservation Commission.
32

33 **CITIZEN REPORTS**

34 None
35

36 **CITY COUNCIL UPDATE**

37 *Councilman Fogle* provided updates regarding the 5G Wireless Towers, and a discussion followed.
38

39 **STAFF UPDATE**

40 *Nikki Garshelis* reviewed the staff report, which included the following items:

- 41 • **Downtown Design Guidelines** - Sam Gudmestad, CSU Intern, presented his draft of the Downtown Design
42 Standards at the Downtown Development Authority. Copies were distributed and additions were
43 discussed.
- 44 • **Survey Grant Application** - The CLG grant is still in progress at History Colorado. Once an agreement is
45 forwarded, staff can take it to Council for appropriation, bids and the hiring of a consultant.
- 46 • **McCreery House Loan for porch restoration** – Legal Staff created the documents to finalize the loan. The
47 approved loan payment will be made after May 27, 2019.
- 48 • **June is Bike Month** - Commissioners McCarn, Askeland and Sutton will be hosting the Historic and
49 Architectural Bike Tour on Saturday June 15 beginning at 8:30AM at the Police & Courts Parking Lot.

50 • **Instagram** - The Loveland Historic Preservation site now has 925 followers.
51 • **4th Street Clock** – Public Works Staff is working on a plan to repair the 4th Street Clock. Staff is discussing
52 how to change the clock from battery operated to electric.

53

54 **CONSIDERATION OF NEW BUSINESS**

55

56 **CSU Internship for Research/Survey**

57 • Commissioner Jones reported that a CSU student is interested in an Internship with the Historic
58 Preservation Commission. The Intern would research two properties eligible for designation which
59 would assist homeowners in completing the Application for Historic Landmark Designation.
60 Commissioners were asked to consider which properties would be best for this project.

61

62 **GREAT WESTERN RAILROAD & FREIGHT BUILDING UPDATE –**

63 • Commissioner Sutton reported that the LHS/GWRY Depot Committee raised \$1200 at the annual
64 Tour de Pants event. Commissioner Sutton will contact a Structural Engineer to complete the
65 structural assessment of the Depot.
66 • The Museum has agreed to display and sell the Great Western Railway Depot cut and assemble
67 books with all but 3% of sales going back to the LHS Save the Depot fundraiser.

68

69 **CHILDREN'S TOUR/COLOR BOOK**

70 • Commissioner Kersley reported on the Children's Coloring Book project. She would like to get
71 more input from the Commissioners as to what to include, as well as if the coloring book should
72 be handed out at an event such as the Corn Roast Festival, or next year's Tour de Pants event.
73 There will be further discussion at the next meeting.

74

75 **ANNUAL HISTORIC PRESERVATION EVENT TOUR De PANTS REVIEW**

76 • Chair McCarn thanked Nikki Garshelis for all of her efforts in another successful Tour de Pants
77 event. Commissioners discussed ideas for next year's event including, location, theme, and
78 whether or not to combine Tour de Pants with another City of Loveland historic event (The Rialto
79 turns 100, or the Rotary Club turns 100 - Foundry Clock dedication)

80

81 **COMMISSIONER COMMENTS**

82 • *Commissioner Sutton* shared early registration information for the *Past Forward* Conference
83 October 10th -12th in Denver. There will be further discussion at the next meeting.
84

85

86 • **Adjourned: 7:38**

LOVELAND HISTORIC PRESERVATION COMMISSION

STAFF UPDATE

Meeting Date: June 17, 2019
To: Loveland Historic Preservation Commission
From: Nikki Garshelis, Development Services

Instagram: The Loveland Historic Preservation site has 940 followers (as of 06.12.19).

Survey Grant: The CLG grant agreement was sent June 11, 2019. Staff will be scheduling it as an item for approval to accept the funds from Council. Once approved, the bid process can be implemented and a consultant can be hired to begin the survey work.

McCreery House Loan for porch restoration: A loan check for \$4,229.01 was paid June 7, 2019. It will be due June 7, 2024.



Medina Cemetery: Bill Meirath of the Loveland Historical Society has asked for the help of the HPC to erect a sign at the historic cemetery, which was designated in 2014. The city no longer makes the wooden engraved signs for Loveland parks and vendor costs can be almost \$2,000. An 18"X24" metal sign costs about \$50 and a wooden post approximately the same.

Odd Fellows/Majestic Opera House: Building, Fire and Planning staff met with Odd Fellows members on May 28 to discuss how to bring their building up to code to attract a tenant in their lower floor. Removing the mezzanine to increase exit height in the rear and restrooms was suggested by fire and building staff. A meeting is scheduled with City staff and DDA staff for June 19 to discuss grant assistance and tenant attraction.

Milner Family Member: Jonathan Cain, a descendant of Sarah Milner (3X his great Grandmother) contacted City staff about his family connection. He lives in Idaho Springs but comes to Loveland occasionally and is interested in meeting. Loveland Historical Society members have been contacted and a meeting will be planned at the Milner-Schwartz House once we know Mr. Cain's schedule here.

Attachments to be discussed at HPC meeting:

1. Past Forward Conference
2. Design Standards Re-Format Proposal



National Trust *for* Historic Preservation®



Past Forward NTHP Conference – Denver

October 10-12, 2019

Sheraton DT \$199/night

What is what at PastForward:

- **TrustLives:** Marquee presentations, including a talk by thought leaders and new voices followed by a TalkBack segment with additional topic experts contributing their ideas and experiences and engaging attendees.
- **Preservation Leadership Training Intensives:** Day-long, skill-building trainings.
- **Field Studies:** A first-hand look at local preservation projects, taking attendees into the community. They can be half- or full-day programs.
- **Learning Labs:** In-depth educational sessions (75 minutes) featuring industry thought leaders.
- **Power Sessions:** Quick, impactful overviews (30 minutes) of the pressing issues in preservation.
- **Special Convenings:** Conference-supported programming. All session managers for Special Convenings will be invited to submit possible events by PastForward Conference staff.
- **On Your Own:** Local tours, events, programs, etc. that are not affiliated with the conference. These are ideas and suggestions for attendees' free time during the conference, as well as immediately before and after. These should be in Denver and surrounding areas and should NOT conflict with key PastForward programming (events with set times that conflict with key programming will not be listed on the calendar). [Submit](#) your event before October.

UPCOMING DATES TO REMEMBER:

- June 17: Agenda and speaker information available
- July 1: Registration live
- July 31: Super Early Bird deadline
- September 7: Cut-off date for discounted rate at headquarters hotel, Sheraton Downtown
- September 15: Early Bird deadline

Membership Types by Amount:

- *Forum Individual Membership* - \$195
- *Forum Library Membership* - \$205
- *Forum Organization Membership* - \$250
- *Forum Organization Staff Membership* - \$95
- *Forum Student Membership* - \$75

REGISTRATION RATES

Super Early Bird (July 1-31)

Forum—\$395
Non-Forum—\$700
Student—\$150
Guest—\$195*

Early Bird (August 1-31)

Forum—\$550
Non-Forum—\$800
Student—\$150
Guest—\$195*

Online (September 1-October 4)

Forum—\$650
Non-Forum—\$900
Student—\$150
Guest—\$195*

Onsite (October 9-11)

Forum—\$750
Non-Forum—\$1,000
Student—\$195
Guest—\$195*
Thursday Only—\$325

* Guest registration includes the Opening Reception. Guests can be family, friends or colleagues interested in getting a glimpse of PastForward. Guests may also pre-register for ticketed events at an additional cost, including Affiliate Events and Field Studies. Guest passes do NOT include admission to Learning Labs or Power Sessions. You are limited to two (2) guests per one registration.



PROPOSAL

LOVELAND DOWNTOWN DESIGN STANDARDS RE-FORMAT

CITY OF LOVELAND, COLORADO

June 10, 2019



SUBMITTED BY:

Egret & Ox Planning, LLC





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PHOTO CREDITS
COVER: The Foundry (Visit Loveland)
ABOVE: Historic Rialto Theater (Flickr, Sam Biehl)



Egret+Ox Planning, LLC
2208 Friar Tuck Court
Fort Collins, CO 80524

June 10, 2019

City of Loveland
Historic Preservation Commission
500 E. Third Street
Loveland, CO 80537

RE: Loveland Downtown Design Standards Re-Format - Proposal

Dear Historic Preservation Commission Members:

I am pleased to submit my firm's proposal to re-format the City of Loveland's Downtown Design Standards. When I initially established Egret+Ox Planning, LLC as my own small business, it was projects like this that I had in mind where I could collaborate with a community to improve how they communicate their standards, policies, and strategies in written and graphic form. One of my core professional beliefs is that one of the primary roles of the urban planner is to clearly and concisely communicate information to public officials and community members so that they can make their own informed decisions.

With 18+ years of urban planning consultant experience, I have built up a diverse background in planning, design, and community outreach. One of my core services is special area planning, which includes the planning and design of downtowns, corridors, neighborhoods, and a community's subareas. A summary of my downtown and subarea planning experience is highlighted on page 7 of this proposal. My planning background also includes experience with zoning, comprehensive planning, community development, housing, transportation planning, transit oriented development (TOD), development review, site planning, tax increment financing (TIF), economic development, and community engagement. I am also an advocate for creating appropriate planning and design graphics to clearly communicate ideas and ensure sound decision making by communities and organizations. A sampling of my graphics portfolio is also provided on pages 8-13 of this proposal.

This proposal also summarizes the Work Plan, Cost Proposal, and Project Schedule proposed for this project.

The Historic Preservation Commission's intent to re-format its Downtown Design Standards is a positive step to provide a modernized and user-friendly document with strong visual graphics, easy-to-read narratives, and a cohesive design aesthetic. Such a document can be shared with residents, business owners, property owners, community organizations, governmental agency partners, and potential developers and investors. The investment that the City is putting forth to re-format its Downtown Design Standards will pay immediate dividends by guiding the physical presence of Downtown Loveland, strengthening its identity, and aiding in its evolution as a destination along the Front Range and throughout all of Colorado.

Thank you for this opportunity to submit my qualifications. I look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Vanadilok'.

Todd Vanadilok AICP
PRINCIPAL PLANNER



FIRM BACKGROUND

Egret+Ox Planning LLC is a minority-owned community planning firm providing a range of services built on the foundation of over 19 years of urban planning experience, including 16 years of private sector consulting in the Chicago region. Serving as Principal Planner, Todd Vanadilok, AICP, started Egret+Ox Planning LLC in 2017 as a small business to provide planning services with a cost effective and flexible approach that meets the varying needs of clients to strengthen our communities.

Whether you need a planner for one meeting, a short-term task, or the entirety of a project, I have the flexibility, breadth of skills, and depth of planning knowledge to meet your needs and fit your budget.

While based in Fort Collins, Colorado, the firm operates as a virtual office to serve clients in a flexible, efficient, and responsive manner, no matter where they are located.

In addition, operating as a virtual office means my office goes with me wherever I go, which enables me to communicate with clients on the phone, online, or in person, as well as access and work on project files on the fly. That translates to efficient use of resources.

SERVICES & EXPERIENCE

- :: Capacity Building
- :: Community Development
- :: Community Engagement
- :: Comprehensive Planning
- :: Development & Site Plan Review
- :: Economic Development
- :: Housing
- :: Neighborhood Planning
- :: Organizational Leadership
- :: Project Management
- :: Social Justice & Equity
- :: Special Area Planning
- :: Special Service Areas (SSA)
- :: Tax Increment Financing (TIF)
- :: Transit Oriented Development (TOD)
- :: Transportation Planning
- :: Urban Design
- :: Zoning & Ordinances



WHAT'S IN A NAME?

SO, WHY AN EGRET AND AN OX?

While they are clearly different animal species, an egret and ox have a symbiotic relationship where they mutually benefit each other.

The height of the ox provides an advantageous perch to hunt for insects, particularly those that pester the ox. In addition, the egret's elevated perch and heightened sense of its surroundings enable it to alert the ox of any impending danger.

Symbiosis is common in the animal kingdom, as well as a noble trait in communities of the human kind.

The name Egret+Ox reflects the symbiotic relationship that the firm believes to be the root for positive and transformative change in communities, particularly when people and groups of diverse natures work together towards a common end.



RESUME

As Principal Planner for the firm, Todd Vanadilok, AICP, launched Egret+Ox Planning LLC after 16 years of private consulting with Teska Associates, Inc., which is a community planning, landscape architecture, and urban design firm in the Chicago region. While working for a leading firm in one of the country's most prominent metropolitan areas, Todd amassed extensive experience in various areas of focus in the field of community planning, which is reflected in the services offered by Egret+Ox Planning LLC.

Todd's experience spans the entire spectrum of community types, ranging from counties, municipalities, and corridors to downtowns, neighborhoods, and single blocks. A majority of his experience springs from work with municipal clients, where he has prepared comprehensive plans, updated zoning codes, completed economic development studies, and conducted development review. At a regional scale, Todd has served as lead planner for county-wide land resource management plans, regional housing policy studies, and interjurisdictional corridor plans. At the micro scale, he has prepared neighborhood plans and devised strategic plans for community-based organizations via initiatives with Habitat for Humanity, LISC Chicago, and the Chicago Housing Authority.

Todd's leadership roles with various executive boards and working committees have built up his capacity to collaborate with a broad network of governmental agencies, community organizations, organizational partners, and other professional consultants across a large metropolitan region. He is also an advocate for creating appropriate planning and design graphics to clearly communicate ideas and ensure sound decision making by communities and organizations.



EDUCATION

Master of Urban Planning, 2001
University of Michigan
Ann Arbor, MI

Civil Engineering, 1999
Northwestern University
Evanston, IL

Urban Planning & Design, 1998
Career Discovery Certificate
Harvard University
Cambridge, MA

PROFESSIONAL EXPERIENCE

Egret+Ox Planning LLC
Principal Planner
2017-present
Fort Collins, CO

Teska Associates, Inc.
Senior Associate Planner
2009-2017
Evanston, IL

Teska Associates, Inc.
Associate Planner
2001-2008
Evanston, IL

CERTIFICATIONS

American Institute of Certified
Planners (AICP)

AFFILIATIONS & SERVICE

American Planning Association
MEMBER, 2001-PRESENT

AICP National Membership
Standards Committee
MEMBER, 2015-2019

APA Illinois State Chapter
MEMBER, 2001-2017

APA Colorado State Chapter
MEMBER, 2017-PRESENT

APA-IL Chicago Metro Section
DIRECTOR, 2017
ASSISTANT DIRECTOR, 2008-2016

APA-IL Diversity Committee
CHAIR, 2016-2017

Chicago Metropolitan
Agency for Planning
Land Use Committee
MEMBER, 2008-2017

WORK PLAN

The Work Plan outlined below charts out the Consultant's approach to assess and reformat the City of Loveland's Downtown Design Standards, particularly to create a more user-friendly document, advance community design expectations, and reflect the evolving character of Downtown Loveland. The Project Schedule provided on page 6 indicates that the project will tentatively commence in July 2019 and be completed by the end of October 2019; however, exact timing is flexible upon discussion with the Historic Preservation Commission. The Cost Proposal is provided on page 6.

Task 1: Review of Current Downtown Design Standards

The Consultant will review the current Downtown Design Standards to understand the present layout of the document and the general design intent for Downtown Loveland.

Task 2: Field Reconnaissance of Downtown Loveland

The Consultant will conduct field reconnaissance, particularly walking the entire coverage of Downtown Loveland to take photos, record notes of key architectural and streetscape design elements, and get a general sense of the pedestrian experience.

Task 3: Outline & Storyboards of Re-Formatted Standards

The Consultant will prepare a draft outline and storyboards to establish proposed page and graphical layouts of the re-formatted Downtown Design Standards. The draft storyboards will be prepared to illustrate the proposed direction for the re-formatted standards. In addition, the Consultant will identify any proposed design updates to the maps accompanying the design standards. The Consultant will prepare a brief summary memo to highlight the key takeaways from Tasks 1 and 2, as well as the draft outline and storyboards of the re-formatted design standards.

» **Deliverable:** Summary memo of findings from Tasks 1-3

The Consultant has extensive experience with downtown planning and design guidelines, particularly utilizing intensive use of graphics to clearly reflect local character and illustrate the design intent of the guidelines. The two examples shown here are design guidelines that the Consultant prepared for the Rand Road Corridor in Mount Prospect, IL (left), and the City of Chicago's Metra Transit Station Typologies Study (right).



Task 4: Review Meeting #1 w/ Historic Preservation Commission

OUTLINE & STORYBOARDS OF RE-FORMATTED DESIGN STANDARDS

The Consultant will meet with the Historic Preservation Commission (HPC) to review the summary memo highlighting key findings from Tasks 1, 2, and 3. The intended outcome of this review meeting will be the HPC's support to commence with the re-formatting of the Downtown Design Standards based on the draft outline and storyboards, barring any suggested revisions.

At the HPC's discretion, members of the Downtown Development Authority (DDA) and any pertinent City departments may also attend this review meeting.

» **Deliverable:** Summary of meeting notes

Task 5: Preliminary Draft of Re-Formatted Design Standards

Using the draft outline and storyboards prepared in Task 3 as a foundation, the Consultant will re-format the Downtown Design Standards and integrate the HPC comments to ensure the re-formatted standards align with the City's vision for the document.

» **Deliverable:** Preliminary draft of re-formatted Downtown Design Standards



Task 6: Review Meeting #2 w/ Historic Preservation Commission

PRELIMINARY DRAFT OF RE-FORMATTED DESIGN STANDARDS

The Consultant will meet with the HPC to review the preliminary draft of the re-formatted Downtown Design Standards. The intended outcome of this review meeting will be the HPC's comments on the preliminary draft document to ensure the re-format meets the City's expectations. Similar to the first review meeting, the DDA and any pertinent City departments may also attend this review meeting.

» **Deliverable:** Summary of meeting notes

Task 7: Refined Draft of Re-Formatted Design Standards

Based on the HPC's comments, the Consultant will continue to refine the re-formatted Downtown Design Standards.

» **Deliverable:** Refined draft of re-formatted Downtown Design Standards

Task 8: Review Meeting #3 w/ Historic Preservation Commission

REFINED DRAFT OF RE-FORMATTED DESIGN STANDARDS

The Consultant will meet with the HPC to review the refined draft of the re-formatted Downtown Design Standards. The intended outcome of this review meeting will be the HPC's comments on the refined draft document and prepare for final production. Similar to the first review meeting, the DDA and any pertinent City departments may also attend this review meeting.

» **Deliverable:** Summary of meeting notes

Task 9: Production of Final Re-Formatted Design Standards & Digital Files

The Consultant will commence final production of the final re-formatted Downtown Design Standards in printed and digital formats. The Cost Proposal on page 6 accounts for eight (8) printed hard copies of the final document. However, additional printed hard copies may be provided at the City's request, with the cost of each additional print to be billed accordingly as a separate cost. In addition to the printed hard copies, the Consultant will provide the City with a flash drive containing all digital files, including Microsoft Word, Adobe Illustrator, Adobe InDesign, and PDF files, as well as any images and mapping files prepared for the re-formatted Downtown Design Standards.

» **Deliverables:** Final version of the re-formatted Downtown Design Standards in printed and digital formats

The Consultant has experience updating the format for other municipal documents. For example, the Consultant recently updated the City of Highland Park's (IL) 1976 Master Plan into a modernized and graphics-rich document (see excerpts below) to enhance the plan's usability by City staff and elected officials. The Consultant utilized graphic design to translate statistics and other data into graphically-rich and user-friendly information that were integrated into project deliverables. In addition, the Consultant created storyboards (see bottom image) of proposed format changes, which were shared with City staff to obtain feedback and ensure the proposed changes met City expectations before the consultant commenced with the plan updating process.



WHAT IS HIGHLAND PARK

AN ABBREVIATED FACT SHEET

ALL DATA PER THE ORIGINAL 1976 COMPREHENSIVE MASTER PLAN

GENERAL INFORMATION

Located on Lake Michigan at a distance of 26 miles north of Chicago

Surrounded by Lake Forest from the north, Deerfield and Buffalo Grove to the west, Glenview and Northbrook from the south, and Lake Michigan from the east

Within Lake County

Incorporated lands of approximately 7,738.87 acres or 12 square miles

Ball line served by Chicago and North Western Railroad with 28 southbound and 29 northbound trains daily

City of Highland Park incorporated in 1868

Floodplain area runs entire north-south length of City along East Stake Drainage Canal

Average low temperature 26 degree F; average high temperature 74.2 degree F

GOVERNMENTAL STRUCTURE

ELECTED OFFICIALS

Mayor and 7 Council

ADMINISTRATION

City Manager, City Clerk, Corporation Counsel, Assistant Administrative Interns, City Collector, Director of Finance, Engineer, Director of Community Development, Chief of Police, Fire Department, City Clerk, Waterworks Superintendent, Water Distribution Officer, City Health Officer

COMMISSIONS

Board of Appeals for Building and Housing, Board of Appeals for Zoning, Board of Zoning Appeals, Board of Water and Sewer Appeals, City Council Economic Development, City Personnel, Human Relations, Library, Plan Commission for a Playground and Recreation, Police, Pension, Traffic

ECONOMIC ACTIVITY

Businesses include commercial, industrial, tourism, and residential

Commercial: 5,162.00 million square feet of building and 540,000 employees

Industrial: 5,270.00 million square feet of building and 540,000 employees

Total Sales: 1,572 million

Total Expenditures: 1,534 million

Total Employees: 23,034

Total Businesses: 1,572

COST PROPOSAL

The Cost Proposal summarizes the not-to-exceed total cost of \$6,875, inclusive of all anticipated expenses, to complete the services outlined in the Work Plan defined herein. A cost breakdown is provided for each task below.

PROJECT COSTS BY TASK

TASK	COST
Task 1: Review of Current Downtown Design Standards	\$500
Task 2: Field Reconnaissance of Downtown Loveland	\$250
Task 3: Outline & Storyboards of Re-Formatted Design Standards	\$500
Task 4: Review Mtg #1 w/ Historic Preservation Commission	\$125
Task 5: Preliminary Draft of Re-Formatted Design Standards	\$3,000
Task 6: Review Mtg #2 w/ Historic Preservation Commission	\$125
Task 7: Refined Draft of Re-Formatted Design Standards	\$1,500
Task 8: Review Mtg #3 w/ Historic Preservation Commission	\$125
Task 9: Production of Final Re-Formatted Design Standards & Digital Files	\$250
SUBTOTAL: TASKS 1-9 REIMBURSABLE EXPENSES	\$6,375
NOT-TO-EXCEED TOTAL COST	\$6,875

EXPENSE LIST

TRAVEL: \$50
PRINTING: \$450

The consultant will not charge for any travel expenses relating to this project.

RATE SCHEDULE

HOURLY RATE:
\$125 per hour

The hourly rate above is for Todd Vanadilok AICP, who will serve as Principal-In-Charge, Project Manager, and Lead Planner.

PROJECT SCHEDULE

The Project Timetable provided below anticipates that the project will tentatively commence in July 2019 and conclude by the end of October 2019. Revisions to the Project Timetable are open for discussion with the Historic Preservation Commission.

TASKS	JUL	AUG	SEP	OCT
1: Review of Current Downtown Design Standards				
2: Field Reconnaissance of Downtown Loveland	⌚			
3: Outline & Storyboards of Re-Formatted Standards		⌚		
4: Review Mtg #1 w/ Historic Preservation Commission		⌚		
5: Preliminary Draft of Re-Formatted Design Standards			⌚	
6: Review Mtg #2 w/ Historic Preservation Commission				⌚
7: Refined Draft of Re-Formatted Design Standards				⌚
8: Review Mtg #3 w/ Historic Preservation Commission				⌚
9: Final Re-Formatted Design Standards & Digital Files				⌚

SCHEDULE KEY

- ⌚ Historic Preservation Commission
- ⌚ Field Reconnaissance
- ⌚ Major Deliverable

RELEVANT EXPERIENCE

The Consultant has extensive project experience with downtown and subarea planning, as summarized on the next page. The following pages also provide illustrative examples of the Consultant's graphic design experience, which will be a critical component of the Downtown Design Standards Re-Format project.

DOWNTOWN & SUBAREA PLANNING

RELEVANT PROJECT EXPERIENCE

Communities are often characterized by smaller subareas that each has its own identity, history, assets, issues, opportunities, and stakeholders. A downtown is a particular subarea known for its distinct attributes that contribute to the identity of the overall community. My project experience includes a variety of downtown and subarea plans that generally share the same objective: improve the physical, social, economic, and recreational connections and opportunities offered by the subarea to the overall community.

In addition to the projects listed to the right, I have completed several other subarea plans as part of a larger project, such as a comprehensive plan or transit oriented development (TOD) study.

GUIDING THE HIGHWOOD DOWNTOWN TOD PLAN

MAJOR THEMES

SHARED STREET CONCEPT

Assess the potential to enhance certain downtown streets using the "shared street" concept to accommodate cars, pedestrians, and bicycles.

The shared street concept should be explored on Webster Avenue on the west side of the railroad, as well as North Avenue on the east side of the railroad. Creating a shared street along Webster Avenue and Clay Avenues helps connect pedestrians and bicyclists from the McCory Path westward to the core downtown area. This would also help to connect the eastern edge of the downtown area, particularly along Lake View Avenue. On the west side of the tracks, creating a shared street concept along North Avenue would have the benefit of traversing past Everts Park and opening up a view corridor eastward towards the Metra station (see page 80 for a concept design for this area).

RECOMMENDATION

Ensure decisions about downtown expansion and redevelopment reflect the market support and financial feasibility.

Ensure zoning that allows more by-right uses (rather than variances or special uses).

Support the future of downtown by its ability to cater to the needs of Gen Y/Millennials (ages 20-36).

Create zoning that allows more by-right uses (rather than variances or special uses).

Support the future of downtown by its ability to cater to the needs of Gen Y/Millennials (ages 20-36).

Ensure better integration of the Metra station with the downtown core area.

Explore ways to differentiate downtown's identity as a special district within the city.

Provide a coordinated parking management plan to maximize existing resources (both public and private).

Expand events during off-peak times by exploring "flexible" event spaces like open air or temporary structures.

Build on local resources to expand marketing and brand image.

Ensure better integration of the Metra station with the downtown core area.

Explore ways to differentiate downtown's identity as a special district within the city.

Maintain the presence of civic uses in the downtown area (e.g., City hall, library, community center, etc.)

Provide regional cooperation to further enhance Highwood's identity and ability to expand market opportunities.

1

2

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11

12

DOWNTOWN PLANS

Canion Downtown Streetscape Master Plan | CANTON, IL
 Fox River Grove Downtown Redevelopment Plan | FOX RIVER GROVE, IL
 Highwood Downtown Project Guidebook | HIGHWOOD, IL
 Lake Zurich Downtown Redevelopment Strategy Plan | LAKE ZURICH, IL
 Northbrook Downtown Area Plan | NORTHBROOK, IL
 Thornton Downtown Plan | THORNTON, IL
 Western Springs Downtown Plan | WESTERN SPRINGS, IL

SUBAREA PLANS

Central Main Street Redevelopment Plan | WEST CHICAGO, IL
 Fox River Corridor Plan | KENDALL COUNTY, IL
 Industrial Lane Redevelopment Plan | WHEELING, IL
 Lake Villa Redevelopment Strategy | LAKE VILLA, IL
 Sugar Grove Main Street Plan | SUGAR GROVE, IL
 Tolentine Estates Architectural Pattern Book | OLYMPIA FIELDS, IL

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



Signage

DESIGN GUIDELINES

» Design Intent

Signs serve as guides for people to recognize where they are and where they want to go. Signs also serve as promotional tools, whether for local organizations to promote community events or businesses to promote their shops, goods, and services. Directional signage or pointers can also serve as wayfinding tools to help people navigate downtown efficiently with minimal difficulties and confusion. Encouraging high quality signage placed in optimal locations will go a long way to help the Village strengthen the identity of Downtown Northbrook and its sense of place.

The following signage design guidelines will enable the Village to encourage high design and utilization of signs that help enhance the downtown atmosphere while achieving their intended purposes to promote the community and businesses and help people navigate through Downtown Northbrook.

These guidelines are also supplemented by the downtown gateway signage design provided in Section 4.



1

Provide signage that is scaled appropriately to the site and building, ensuring compatibility and design at a pedestrian scale while still maintaining adequate visibility for motorists.



5

Add landscaping around the base of a sign to enhance its physical appearance and provide screening of utilities such as light encasings, electrical boxes, sign base materials, etc.



6

Continue supporting the banner program on light poles to promote local businesses and community activities; banners can be a supplemental element of a wayfinding signage program (SEE #13).



3

Utilize awnings to add a supplemental architectural element to signs and shade areas for window displays (and covered areas for pedestrians during inclement weather).



7

Build upon existing design elements, such as the design of existing downtown street signs, e.g. green and yellow/gold colors, historic elements, clean sign copy, etc. SEE #14. Incorporating Village style signs (e.g. green and yellow/gold colors, historic elements, clean sign copy, etc.) into new downtown signage, particularly those created by the Village (SEE THE PUBLIC STREETSCAPE IMPROVEMENTS PLAN IN SECTION 4 FOR ADDITIONAL DETAILS).

NOTE: Click the PDF icon (PDF) next to a project name to access an online PDF of the graphic.

1 TRANSIT FRIENDLY DESIGN ELEMENTS [PDF](#)

CHICAGO METRA STATION AREA TYPOLOGY STUDY | Chicago, IL

2 CORRIDOR DESIGN CONCEPTS [PDF](#)

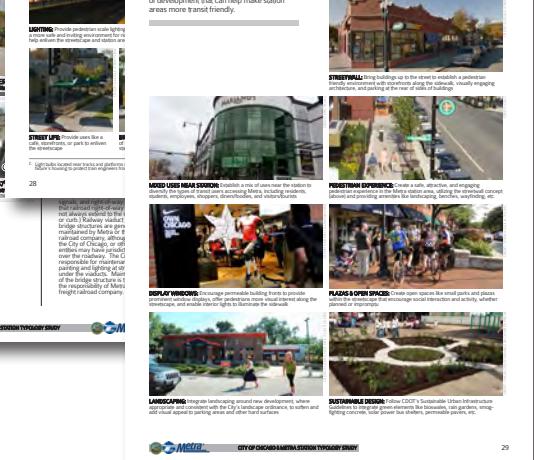
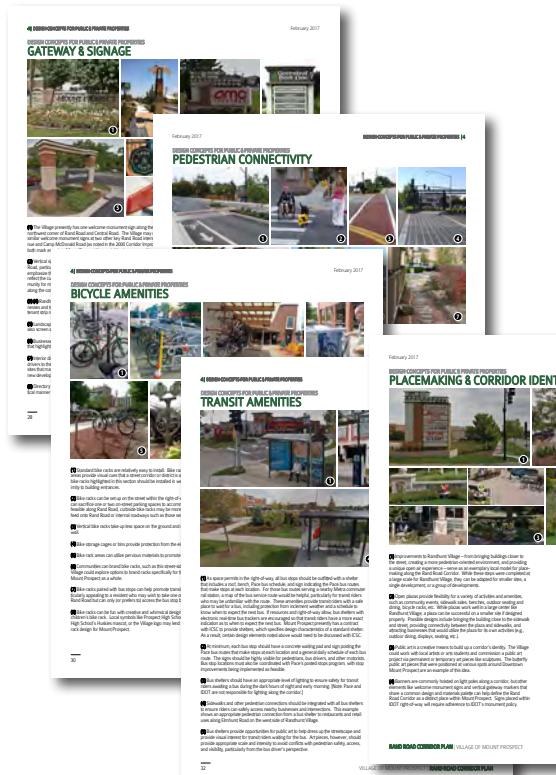
CHICAGO METRA STATION AREA TYPOLOGY STUDY | Chicago, IL

2 CORRIDOR DESIGN CONCEPTS [PDF](#)

RAND ROAD CORRIDOR PLAN | Mount Prospect, IL

3 SIGNAGE DESIGN GUIDELINES

NORTHBROOK DOWNTOWN AREA PLAN | Northbrook, IL



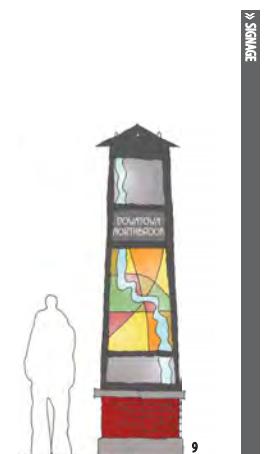
Signage DESIGN GUIDELINES

» Design Intent

Signs serve as guides for people to recognize where they are and where they want to go. Signs also serve as promotional tools, whether for local organizations to promote community events or businesses to promote their shops, goods, and services. Directional signage or promotional signage are both core components of directing a downtown district function efficiently with minimal difficulties and confusion. Ensuring high quality signage placed in optimal locations will go a long way to help the Village strengthen the identity of Downtown Northbrook and its sense of place.

The following signage design guidelines will enable the Village to encourage the design and installation of signs that help enhance the downtown streetscape while achieving their intended purposes to promote the community and businesses and help people navigate through Downtown Northbrook.

These guidelines are also supplemented by the downtown gateway signage design provided in Section 4.



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GRAPHICS PORTFOLIO

DATA VISUALIZATION



NOTE: Click the PDF icon (PDF) next to a project name to access an online PDF of the graphic.

1 HOUSING DIVERSITY [PDF](#)

ROMEoville COMPREHENSIVE PLAN | Romeoville, IL

2 COMMUNITY & HOUSING ASSETS [PDF](#)

HOMES FOR A CHANGING REGION | Northwest DuPage County, IL

3 DEMOGRAPHIC DATA [PDF](#)

FORSYTH COMPREHENSIVE PLAN | Forsyth, IL

4 TRANSIT RIDERSHIP DATA [PDF](#)

JEFFERSON PARK STATION AREA MASTER PLAN | Chicago, IL

COMMUNITY & HOUSING ASSETS

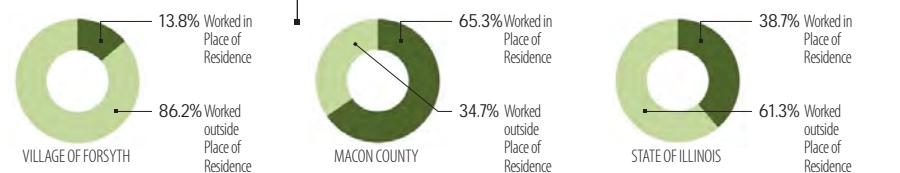
LOCATION: Hanover Park has good access to jobs, particularly to local industrial parks, and shopping.

AFFORDABILITY: Housing prices in Hanover Park are more affordable than in other parts of DuPage County.

TRANSPORTATION NETWORK: The Village has a very good transportation system, including Metra, Pace, the Elgin-O'Hare Expressway/IL-390, and regional arterials, which provides close proximity to family and shopping nearby.

MIX OF HOUSING TYPES: The mix of housing types in the community enables residents to find a house or unit that meets their needs. About 80% of the housing stock is owner-occupied.

WELCOMING COMMUNITY: Hanover Park is a welcoming community, with quality municipal and non-profit services and community-based organizations. The Village has developed a practice of facing issues head on and "working the problem" for resolution, and celebrating success.



TRANSIT RIDERSHIP AT JEFFERSON PARK TRANSIT CENTER



7,102 EL BOARDINGS

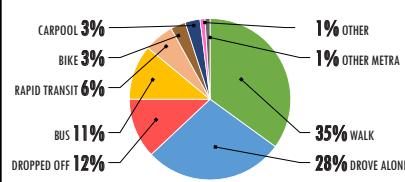
AVERAGE WEEKDAY EL RIDERSHIP IN 2016 AT JEFFERSON PARK, WHICH RANKS THIRD HIGHEST OUTSIDE THE LOOP ALONG THE CTA BLUE LINE



599 BOARDINGS

AVERAGE WEEKDAY RIDERSHIP IN 2014 AT JEFFERSON PARK, WHICH RANKS FOURTH OF SEVEN STATIONS IN THE CITY ALONG THE METRA UP-NW STATION

2014 METRA MODE OF ACCESS (UP-NW STATION)



DAILY TRIPS		AVG DAILY BOARDINGS	
TOTAL	BUS LINE	TOTAL	AVG
1,359		7,416	
216	CTA 81	1,564	
181	CTA 85	858	
159	CTA 56	547	
151	CTA 92	858	
150	CTA 91	763	
126	Pace 270	1,115	
90	CTA 68	593	
85	CTA 88	339	
72	CTA 85A	188	
68	CTA 81W	369	
49	Pace 226	239	
12	Pace 225	83	

CTA & PACE BUS ROUTES

HOUSING DIVERSITY RECOMMENDATIONS

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

These trends indicate that the tide is shifting in the makeup of Romeoville's housing stock. The growing demand for apartments across the region may influence more rental units to come online in the marketplace. In fact, recent apartment projects like The Springs at Weber Road and HighPoint Community have bolstered the local market for multiple family units.



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

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

94%
Amount of the Village's single family unit permits issued between 1996-2004

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

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

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

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

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

354%
Increase in the number of attached single family units, from 603 units in 2000 to 2,736 units in 2014

0.29%
Change in housing vacancy rate in Romeoville, staying fairly steady from 8.3% in 2000 to 8.5% in 2014

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

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

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

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

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

Housing Type	2000		2014		Change %
	Units	%	Units	%	
Detached Single Family	5,827	79.0	8,893	69.2	3,066 52.6
Attached Single Family	603	8.2	2,736	21.3	2,133 353.7
Multiple Family	938	12.7	1,215	9.5	277 29.5
TOTAL	7,368	100.0	12,844	100.0	5,476 74.3

FIGURE 5.1
ROMEoville HOUSING STOCK CHARACTERISTICS

Source: U.S. Census Bureau; 2014 American Community Survey; Gruen Gruen + Associates

57%
H+T INDEX FOR ROMEoville
The Housing + Transportation (H+T)® Affordability Index provides a comprehensive view of affordability regarding the cost of housing and transportation. Romeoville's H+T® Index indicates that an average household devotes 57% of its income on housing and transportation costs. This breaks down to 24% of costs going towards housing, with 23% going to transportation. For comparison, the average H+T® Index for the six-county Chicago region is 53%.

FIGURE 5.2
ROMEoville H+T® AFFORDABILITY INDEX | HOUSING + TRANSPORTATION

Source: Center for Neighborhood Technology

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NOTE: Click the PDF icon (PDF) next to a project name to access an online PDF of the graphic.

1 REGIONAL MOBILITY MAP [PDF](#)

CARLINVILLE COMPREHENSIVE PLAN | Carlinville, IL

2 SUBAREAS LOCATION MAP [PDF](#)

LAKE STREET CORRIDOR PLANNING STUDY | DuPage County, IL

3 RAND ROAD CORRIDOR KEY SITES MAP [PDF](#)

RAND ROAD CORRIDOR PLAN | Mount Prospect, IL

4 COMMUNITY INFRASTRUCTURE MAP [PDF](#)

ROMEOVILLE COMPREHENSIVE PLAN | Romeoville, IL

5 BUSINESS DISTRICTS MAP [PDF](#)

JEFFERSON PARK STATION AREA MASTER PLAN | Chicago, IL

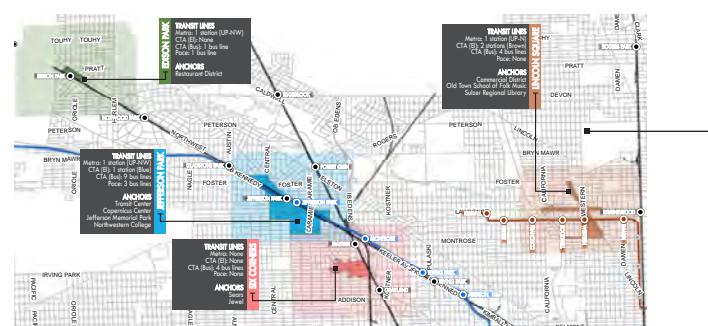
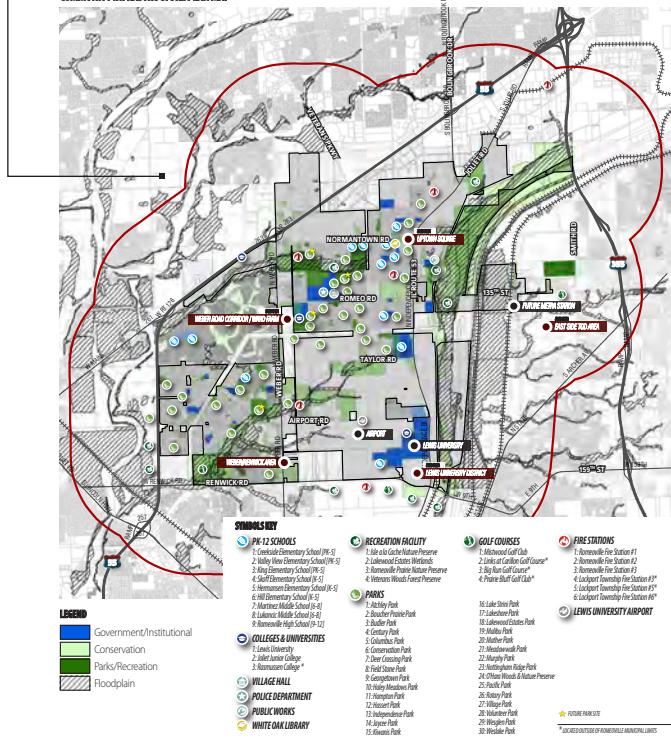


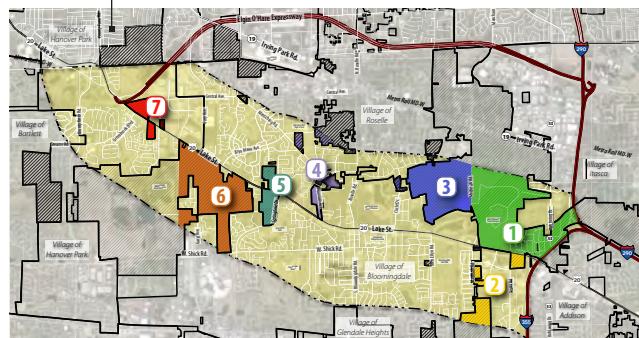
FIGURE 2.1 COMMUNITY INFRASTRUCTURE PLAN MAP



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FIGURE 4.5
Regional Mobility Map



GRAPHICS PORTFOLIO

TIMELINES



NOTE: Click the PDF icon (PDF) next to a project name to access an online PDF of the graphic.

1 NEIGHBORHOOD PLANNING INITIATIVE TIMELINE [PDF](#)

UNIVERSITY NEIGHBORHOOD PLAN | Aurora, IL

2 PROJECT TIMELINE [PDF](#)

JEFFERSON PARK STATION AREA MASTER PLAN | Chicago, IL

3 MASTER PLAN TIMELINE [PDF](#)

ALTGELD GARDENS MASTER PLAN | Chicago, IL

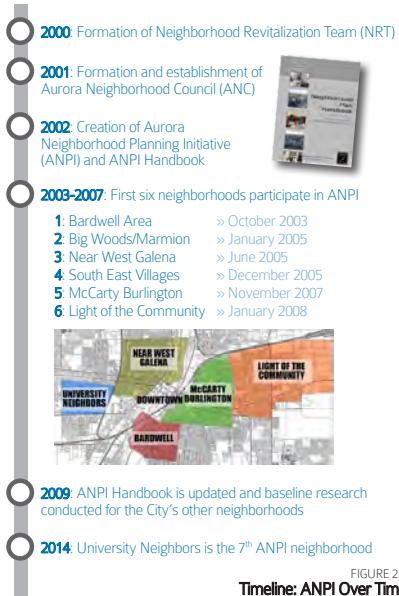
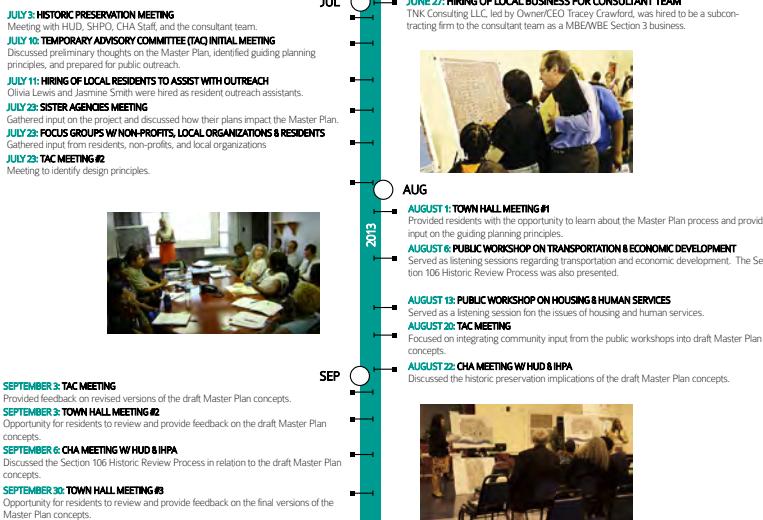


FIGURE 2.1
Timeline: ANPI Over Time

MASTER PLAN TIMELINE



STRATEGIC THEMES

1 MAJOR DOWNTOWN THEMES [PDF](#)

HIGHWOOD DOWNTOWN PROJECTS GUIDEBOOK | Highwood, IL

2 CRITICAL CORRIDOR ISSUES [PDF](#)

VISION CLARK STREET MASTER PLAN | Chicago, IL

3 DOWNTOWN FRAMEWORK STRATEGIES [PDF](#)

LAKE VILLA DOWNTOWN TOD PLAN | Lake Villa, IL



1 I Attract new retail, housing, and mixed-use development to the Lake Villa Triangle.

The Lake Villa Triangle will be comprised of a diverse and complementary mix of uses that provide retail uses for shopping, dining, and entertainment for entrepreneurs, jobs for the workforce, housing for residents, and recreational facilities for athletes, outdoor enthusiasts, and those seeking a quiet lifestyle. While the mixed-use quality of the Lake Villa Triangle will primarily attract residents seeking a place to live within walking or biking distance of a work or school, it will also attract visitors seeking



2 I Support transportation and mixed-use development along the Clark Street corridor.

Two of the four key opportunity sites are expansive new developments along the Clark Street corridor. The Clark Street corridor is currently underutilized that offers reuse and redevelopment opportunities for mixed-use development. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.



3 I Support vibrant mixed-use development along the Clark Street corridor.

Increasing the number of mixed-use developments along the Clark Street corridor will generate more opportunities for the Clark Street corridor to be a vibrant mixed-use development area. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.



4 I Create vibrant new development on opportunity sites that bring character, a strong sense of place, and economic vitality to the Lake Villa Triangle.

There are development opportunities that are currently underutilized that offer reuse and redevelopment opportunities for mixed-use development. The Clark Street corridor is a key opportunity site that can boost economic development and attract visitors to Lake Villa.



5 I Support a variety of housing options that bring residents in close proximity to retail, transit, and other services, and that expand the residential base while supporting Lake Villa Triangle businesses, including restaurants and stores.

As a community known for its lakes, outdoor recreation, sports facilities, and active transportation, the Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.



6 I Focus on sports and recreation as an anchor use in and around the Lake Villa Triangle to attract visitors, customers, and prospective residents to complementary businesses, including restaurants and stores.

Very few communities can boast access to two major lakes within walking distance of a commutes rail line. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.



7 I Expand access to Cedar and Deep Lakes to water sports.

Very few communities can boast access to two major lakes within walking distance of a commutes rail line. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.



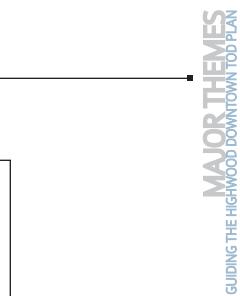
8 I Connect the Lake Villa Triangle to the natural resources and open spaces throughout Lake Villa and neighboring communities through multi-purpose bicycle and walking paths.

As Lake Villa integrates a mix of new and existing uses, the Clark Street corridor will generate more opportunities for the Clark Street corridor to be a vibrant mixed-use development area. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.

9 I Seek regional cooperation to further enhance Highwood's identity and visibility, and to expand plan opportunities.

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The Lake Villa Triangle will be comprised of a diverse and complementary mix of uses that provide retail uses for shopping, dining, and entertainment for entrepreneurs, jobs for the workforce, housing for residents, and recreational facilities for athletes, outdoor enthusiasts, and those seeking a quiet lifestyle. While the mixed-use quality of the Lake Villa Triangle will primarily attract residents seeking a place to live within walking or biking distance of a work or school, it will also attract visitors seeking



CRITICAL ISSUES



ACTIVELY ENGAGE THE LATINO COMMUNITY

As Lake Villa integrates a mix of new and existing uses, the Clark Street corridor will generate more opportunities for the Clark Street corridor to be a vibrant mixed-use development area. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.



GATHER INPUT FROM BUSY BUSINESS OWNERS

As Lake Villa integrates a mix of new and existing uses, the Clark Street corridor will generate more opportunities for the Clark Street corridor to be a vibrant mixed-use development area. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.



OBTAI PERSPECTIVES FROM DIFFERENT USERS

As Lake Villa integrates a mix of new and existing uses, the Clark Street corridor will generate more opportunities for the Clark Street corridor to be a vibrant mixed-use development area. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.



OPTIMIZE REINVESTMENT AND DEVELOPMENT

As Lake Villa integrates a mix of new and existing uses, the Clark Street corridor will generate more opportunities for the Clark Street corridor to be a vibrant mixed-use development area. The Clark Street corridor will support local businesses, and those seeking a quiet lifestyle.

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GRAPHICS PORTFOLIO

PROJECT COMMUNICATION MATERIALS



NOTE: Click the PDF icon (PDF) next to a project name to access an online PDF of the graphic.

1 PROJECT CARDS

LONG GROVE COMPREHENSIVE PLAN | Long Grove, IL

2 COMMUNITY SURVEY & MEETING FLYER

ENGLEWOOD LINE NATURE TRAIL | Chicago, IL

3 PROJECT SUMMARY BOOKLET

ROGERS PARK VISION CLARK STREET PLAN | Chicago, IL

4 PROJECT SUMMARY BOOKLET

ANNIE GLIDDEN NORTH NEIGHBORHOOD PLAN | DeKalb, IL

DECISION MAKING

COMMUNICATE

Generate a diversity of feedback as partners work together and share via creative outreach means

COORDINATE

Affirm key ideas, common concerns, and trends by corroborating input from the various layers of feedback

COLLABORATE

Work closely with businesses, property owners, and residents to ensure their buy-in, pool resources, and strengthen the collective capacity to get projects done

ORGANIZERS

Client: Sand Price, RPBA Board & Staff, SSM49 + SSM24

Consultant: Rogers Park Business Community Organ and Residents

Team Associates: Todd Vanadilok, Scott Goldstein and Antonio Erin Cagliano

Subconsultants: Michael S. Steiner, Stephen Potts, Vanessa Valentin

EXISTING CHALLENGES

Engaging small businesses to understand and potential for growth

Identifying the draw of a competitive market commercial corridor (e.g., Sheridan Road to the south, downtown Evanston)

Understanding what's selected to set up a Street and what's left

WICKER PARK BUSINESS AREA MASTER PLAN

NEW OPPORTUNITIES/STRATEGIES

- Support and marketing for artists
- Community workshops
- Design guidelines
- Balanced transportation network
- Reclaimed spaces for transit users
- Reclaimed spaces for transit users
- Concepts to activate urban spaces
- Diverse housing options
- Corridor beautification

LESSONS LEARNED

- Reach beyond "usual suspects"
- Engage with specific implementation projects
- Engage CDD in process to queue up implementation and resources

PLAN LONG GROVE

SHARE YOUR THOUGHTS TO HELP SHAPE THE FUTURE OF LONG GROVE!

COMPREHENSIVE PLAN UPDATE

FEEDBACK PAGE **IDEA ZONE** **BUSINESS SURVEY** **COMMENT MAP** **MEETINGS** **MOBILE APP**

QUESTIONS? Jim Hoque | VILLAGE PLANNER
PLEASE CONTACT: jhoque@longgrovervt.org | 847-634-9400

How to develop strategies that bring stability, vitality, and investment to the neighborhood?

APPROACH

- Understand the strengths and capabilities of partner agencies and organizations that serve the neighborhood
- Figure out weaknesses and gaps
- Create a common vision neighborhood (Public #1: Visioning Session)
- Conduct stakeholder analysis
- Work within the existing network of partners so that no one reaches for beyond the neighborhood
- Develop market-based to ensure practical approach
- Devise "quick win" projects to gain initial support of plan implementation

EXISTING

How to build consensus and collaborate ... and make it fun and engaging?

APPROACH

- Reach out to a wide range of people that focuses on the plan's intended target audience
- Connect with families who represent a significant portion of the neighborhood
- Tell the neighborhood's story
- Focus on people through face-to-face interactions
- Utilize multiple outreach tools
- Optimize the project website for outreach and engagement

ENSURE EVERYONE CAN PARTICIPATE, EVEN IF A PERSON DOES NOT ATTEND A SINGLE MEETING

CASE STUDY

HISTORIC WEST DES MOINES MASTER PLAN

Teska recently completed work with the City of West Des Moines on developing the Historic West Des Moines Master Plan to serve as a blueprint guiding development and economic activity for the City's historic commercial corridor, which was originally known as the "Main Street" of the area. The project used a community-centered, participatory engagement approach that included a mix of creative outreach tools (e.g., mobile app, idea dashboard, graphic brainstroming session, community event booth, etc.) and traditional outreach methods (e.g., public hearings, one-on-one meetings, etc.). The outcome was a practically-all-area community-focused Master Plan document that the City and its partners can use on a daily basis to make Historic West Des Moines an even greater place for people to live, work, play, and visit.

www.historicwestdesmoines.com

How to advance a positive and attractive image for the neighborhood?

APPROACH

- Assess the community's design and development preferences through an interactive Design Charrette (Public Meeting #2)
- Understand the neighborhood's competitive position for different land uses and development
- Gain insights from local stakeholders
- Complement development with home sales, home improvements, employees, and more
- Assess opportunity for retail, office, and mixed-use stock, including units, and rehab
- Assess the retail on the block including vacancies, rents, retail sales, and g
- Analyze the office focus on live, work, and play for certain office neighborhood
- Build on Sharp Architects' local experience and knowledge of DeKalb and the neighborhood
- Take stock of existing architecture, streetscape character, and other design elements and then form a palette of design cues
- Neighborhood
- Chryside
- Highline
- Agricultural/rural elements

CASE STUDY

RENEW DEKALB: AMERICA'S BEST COMMUNITIES

In September 2013, the City of DeKalb implemented a small business and frontier market plan, ReNew DeKalb, which was intended to identify and assist communities with preparing revitalization plan to boost economic activity and community reinvestment. As part of the City's application for the competition, a group of local business leaders organized — collectively representing the "Retailer's Club" — to solicit input from local business leaders on potential ground-breaking projects at various locations across DeKalb. Sharp Architects' familiarity with the area and their design expertise will make them an ideal partner to assist the City in the implementation of the ReNew DeKalb plan.

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GRAPHICS PORTFOLIO

OUTREACH MATERIALS



NOTE: Click the PDF icon (PDF) next to a project name to access an online PDF of the graphic.

1 ICSC TRADE SHOW DISPLAY BOARDS

ECONOMIC DEVELOPMENT OUTREACH | Round Lake, IL **[AN EGRET & OX PRODUCTION]**

2 DEVELOPMENT SITE MARKETING SHEETS

OLYMPIA FIELDS DEVELOPMENT SITES | Olympia Fields, IL

3 DEVELOPMENT SITE MARKETING SHEETS

LAKE VILLA DEVELOPMENT SITES | Lake Villa, IL

VILLAGE OF Round Lake

WHY ROUND LAKE?

The Village of Round Lake is a great place to expand, live, work, and play. Located in Lake County, IL, the Village has a current population of 19,952, along with 60,700 people located within a 10-minute drive. The Village Board works diligently to maintain the quality of life for our residents, including a strong property tax base, a fiscally secure government and being very committed to economic development throughout the Village.

Find Your Opportunity



STRONG COMMUNITY CHARACTER



OPEN SPACE



LOCATION CLOSE TO CHICAGO & MILWAUKEE



SUPPORTING BUSINESS



BUSINESS FRIENDLY



QUICK PLAN REVIEW PROCESS



PUBLIC/PRIVATE PARTNERSHIPS



LOW COST DEVELOPMENT



DOMESTIC & INTERNATIONAL BUSINESS



AVAILABLE WORK FORCE



VILLAGE GOVERNMENT



LOW TAXES



LOW COST OF LIVING



LOW COST OF BUSINESS



LOW COST OF LIVING



LOW COST OF BUSINESS



LOW COST OF LIVING



LOW COST OF BUSINESS



LOW COST OF LIVING



LOW COST OF BUSINESS



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LOW COST OF BUSINESS



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LOW COST OF BUSINESS



LOW COST OF LIVING



LOW COST OF BUSINESS



LOW COST OF LIVING



LOW COST OF BUSINESS



LOW COST OF LIVING



LOW COST OF BUSINESS



LOW COST OF LIVING



LOW COST OF BUSINESS

LOW COST OF LIVING

LOW COST OF BUSINESS

LOW

Downtown Lakefront Development

Anxiety-Rich Living, Working & Playing

Imagine walking to the Chicago Loop,怒江, the 20-acre opportunity here in Cedar Lake's waterfront, is made in the Village's Lakewood Park, located on the east side, and is a two-minute walk from the lake.

The Village Board expanded the Village Center Overlay Zoning District to cover this site and nearby areas to encourage mixed-use development, including residential, retail, office, and entertainment uses. Zoning allows an integrated pedestrian-oriented development that accommodates the needs of five stories.

The Development Leader opportunity site will be developed with a mix of residential, retail, office, and entertainment uses. The site is located in the heart of the Village Center Overlay Zoning District, which includes this area and its updated its zoning to encourage mixed-use development. The Village unique location and development potential, including its proximity to the lake, will be leveraged to generate unique funding to enhance development, including, transportation, public infrastructure, and beautification.

"An Anxiety-Rich Living, Working & Playing project to add walkability and vibrancy."

—Kurt Wehr
Village President



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CERTIFICATIONS: DBE, MBE, ESB, EBE, SBE



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