

**LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

MONDAY, June 17 2019 6:00 PM

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

The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or [970-962-2372](tel:970-962-2372). The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at bettie.greenberg@cityofloveland.org or [970-962-3319](tel:970-962-3319).

“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en bettie.greenberg@cityofloveland.org o al 970-962-3319”.

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

This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.

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

City of Loveland
Historic Preservation Commission
Meeting Summary
May 20, 2019

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

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

CALL TO ORDER

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

APPROVAL OF THE AGENDA

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

APPROVAL OF PREVIOUS MEETING MINUTES

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

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

CITIZEN REPORTS

None

CITY COUNCIL UPDATE

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

STAFF UPDATE

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

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

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

CONSIDERATION OF NEW BUSINESS

CSU Internship for Research/Survey

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

GREAT WESTERN RAILROAD & FREIGHT BUILDING UPDATE –

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

CHILDREN’S TOUR/COLOR BOOK

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

ANNUAL HISTORIC PRESERVATION EVENT TOUR De PANTS REVIEW

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

COMMISSIONER COMMENTS

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





TABLE OF CONTENTS

Cover Letter	1
Firm Background	2
Resume	3
Work Plan	4
Cost Proposal	6
Project Schedule	6
Relevant Experience DOWNTOWN & SUBAREA PLANNING	7
Graphics Portfolio	8

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, reading "Todd Vanadilok". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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 re-format 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

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.

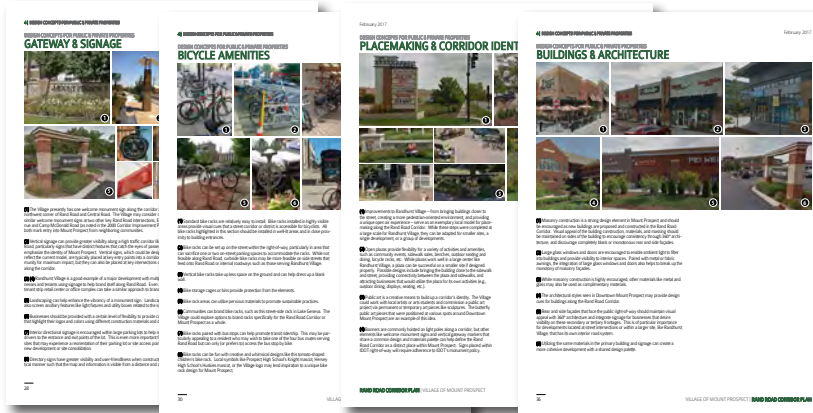
» **Deliverable:** Summary of meeting notes

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

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).



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	\$6,375
REIMBURSABLE EXPENSES	\$500
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.

DOWNTOWN PLANS

Canton 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 (🔵).



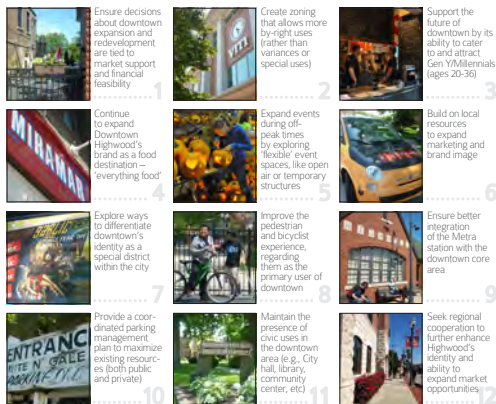
SHARED STREET CONCEPT

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 for Webster Avenue and Clay Avenue on the east side of the railroad, as well as North Avenue on the west side. Creating a shared street along Webster Avenue and Clay Avenue helps connect pedestrians and bicycles from the McDougall Path westward to the downtown area. They also offer the potential to help activate the far 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 Events Park and opening up a view corridor eastward towards the Metro station (see page 80 for a concept design for this area).

RECOMMENDATION

MAJOR THEMES GUIDING THE HIGHWOOD DOWNTOWN TOD PLAN



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 elements of helping a downtown district function 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 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.





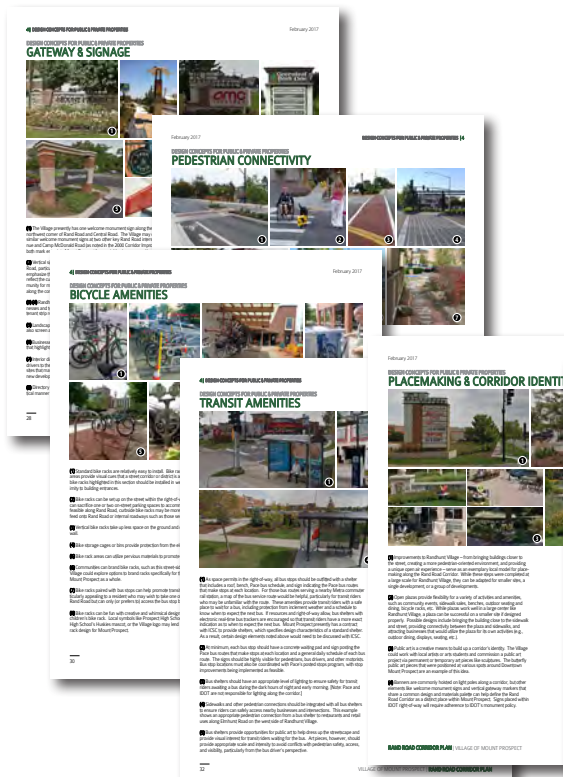
GRAPHICS PORTFOLIO

URBAN DESIGN ELEMENTS



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

- 1 TRANSIT FRIENDLY DESIGN ELEMENTS**  CHICAGO METRA STATION AREA TYPOLOGY STUDY | Chicago, IL
- 2 CORRIDOR DESIGN CONCEPTS**  RAND ROAD CORRIDOR PLAN | Mount Prospect, IL
- 3 SIGNAGE DESIGN GUIDELINES**  NORTHBROOK DOWNTOWN AREA PLAN | Northbrook, IL



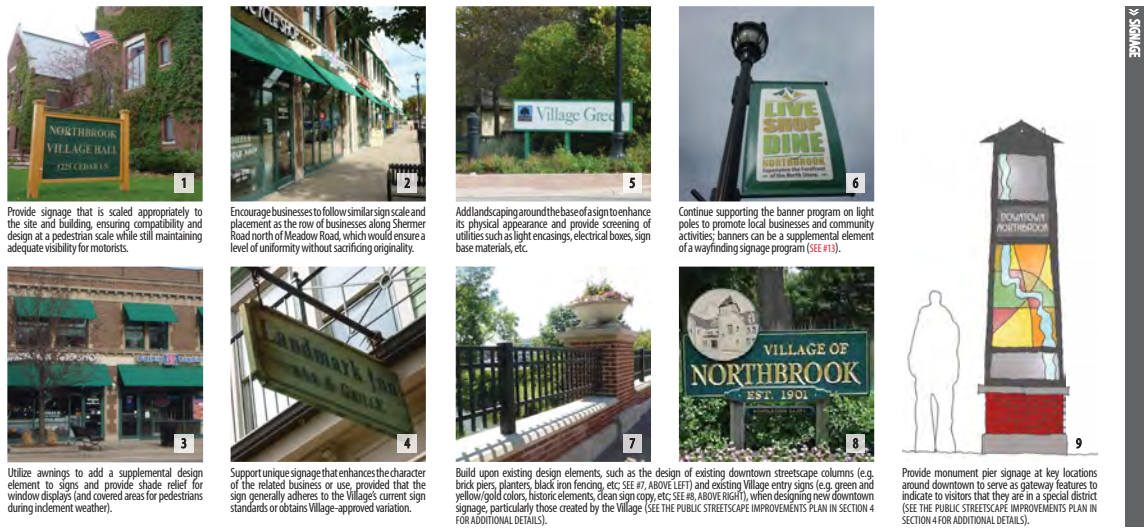
Signage DESIGN GUIDELINES

» 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 elements of helping a downtown district function 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 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.



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

 **Todd Vanadilok AICP**
 PRINCIPAL PLANNER

 Fort Collins, CO
 (970) 427-8109
 todd@egretandox.com
 www.egretandox.com

GRAPHICS PORTFOLIO

DATA VISUALIZATION



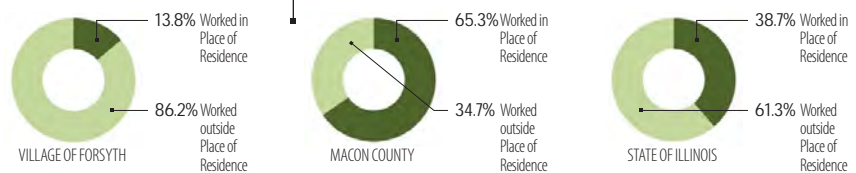
NOTE: Click the PDF icon (PDF) next to a project name to access an online PDF of the graphic.

- 1 HOUSING DIVERSITY**
 ROMEOVILLE COMPREHENSIVE PLAN | Romeoville, IL
- 2 COMMUNITY & HOUSING ASSETS**
 HOMES FOR A CHANGING REGION | Northwest DuPage County, IL
- 3 DEMOGRAPHIC DATA**
 FORSYTH COMPREHENSIVE PLAN | Forsyth, IL
- 4 TRANSIT RIDERSHIP DATA**
 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-590, 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.

Place of Work, 2010

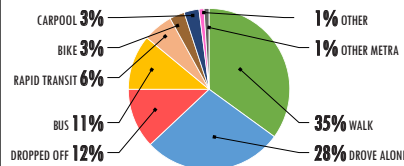


TRANSIT RIDERSHIP AT JEFFERSON PARK TRANSIT CENTER

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	BUS LINE
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	88	
68	CTA 81W	369	
49	Pace 226	239	
12	Pace 225	83	



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 units entering the Village's housing supply from 2000-2014

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

HOUSING SUPPLY

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

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

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

0.2%
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	%	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 34% 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%.

Affordability generally starts to become a financial burden when the H+T* Index rises above 45%.

FIGURE 5.2
ROMEOVILLE H+T* AFFORDABILITY INDEX | HOUSING + TRANSPORTATION

Source: Center for Neighborhood Technology

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

1 REGIONAL MOBILITY MAP 📄

CARLINVILLE COMPREHENSIVE PLAN | Carlville, IL

2 SUBAREAS LOCATION MAP 📄

LAKE STREET CORRIDOR PLANNING STUDY | DuPage County, IL

3 RAND ROAD CORRIDOR KEY SITES MAP 📄

RAND ROAD CORRIDOR PLAN | Mount Prospect, IL

4 COMMUNITY INFRASTRUCTURE MAP 📄

ROMEOVILLE COMPREHENSIVE PLAN | Romeoville, IL

5 BUSINESS DISTRICTS MAP 📄

JEFFERSON PARK STATION AREA MASTER PLAN | Chicago, IL

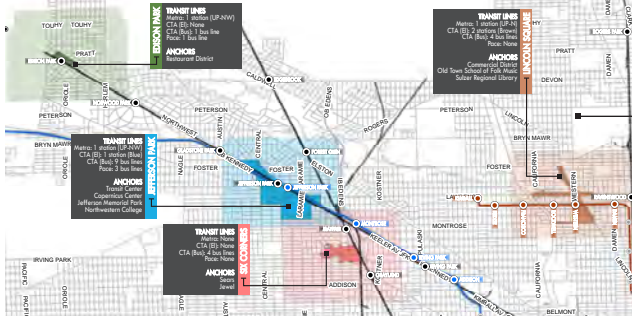
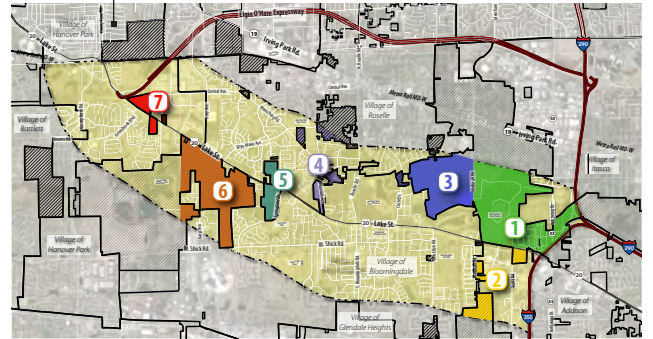


FIGURE 4.5
Regional Mobility Map



GRAPHICS PORTFOLIO TIMELINES

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

1 NEIGHBORHOOD PLANNING INITIATIVE TIMELINE

UNIVERSITY NEIGHBORHOOD PLAN | Aurora, IL

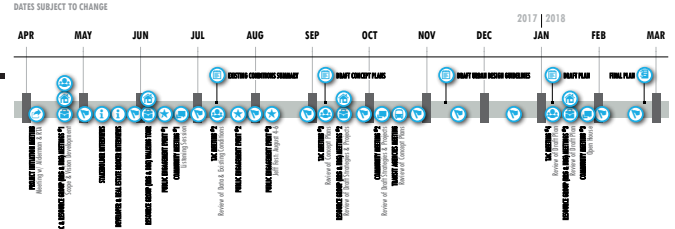
2 PROJECT TIMELINE

JEFFERSON PARK STATION AREA MASTER PLAN | Chicago, IL

3 MASTER PLAN TIMELINE

ALTGELD GARDENS MASTER PLAN | Chicago, IL

JEFFERSON PARK TOD PLAN PRELIMINARY PROJECT TIMELINE



MASTER PLAN TIMELINE

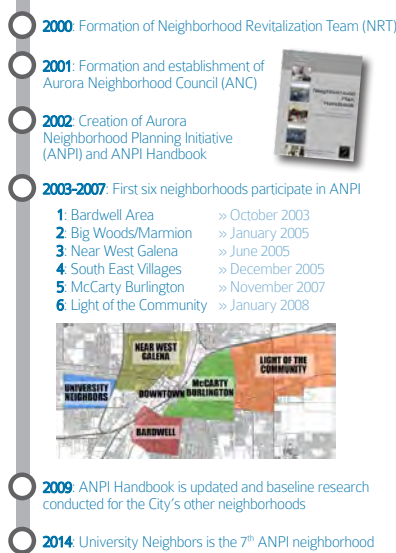


FIGURE 2.1
Timeline: ANPI Over Time

JULY 3: HISTORIC PRESERVATION MEETING
Meeting with HUD, SHPO, CHA Staff, and the consultant team.

JULY 10: TEMPORARY ADVISORY COMMITTEE (TAC) INITIAL MEETING
Discussed preliminary thoughts on the Master Plan, identified guiding planning principles, and prepared for public outreach.

JULY 11: HIRING OF LOCAL RESIDENTS TO ASSIST WITH OUTREACH
Olivia Lewis and Jasmine Smith were hired as resident outreach assistants.

JULY 22: SISTER AGENCIES MEETING
Gathered input on the project and discussed how their plans impact the Master Plan.

JULY 23: FOCUS GROUPS W/ NON-PROFITS, LOCAL ORGANIZATIONS & RESIDENTS
Gathered input from residents, non-profits, and local organizations

JULY 23: TAC MEETING #2
Meeting to identify design principles.



SEPTEMBER 3: TAC MEETING
Provided feedback on preliminary versions of the draft Master Plan concepts.

SEPTEMBER 3: TOWN HALL MEETING #2
Opportunity for residents to review and provide feedback on the draft Master Plan concepts.

SEPTEMBER 6: CHA MEETING W/ HUD & HPA
Discussed the Section 106 Historic Review Process in relation to the draft Master Plan concepts.

SEPTEMBER 30: TOWN HALL MEETING #3
Opportunity for residents to review and provide feedback on the final versions of the Master Plan concepts.



STRATEGIC THEMES

1 MAJOR DOWNTOWN THEMES

HIGHWOOD DOWNTOWN PROJECTS GUIDEBOOK | Highwood, IL

2 CRITICAL CORRIDOR ISSUES

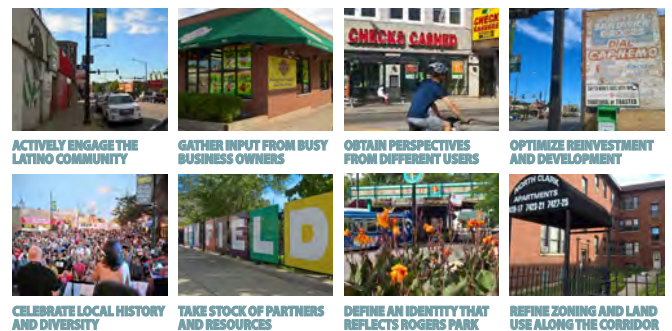
VISION CLARK STREET MASTER PLAN | Chicago, IL

3 DOWNTOWN FRAMEWORK STRATEGIES

LAKE VILLA DOWNTOWN TOD PLAN | Lake Villa, IL



CRITICAL ISSUES







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

 Todd Vanadilok AICP
PRINCIPAL PLANNER

 Fort Collins, CO
(970) 427-8109
todd@egretandox.com
www.egretandox.com

NOTE: Click the PDF icon (📄) 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



1 ICSC TRADE SHOW DISPLAY BOARDS [\[AN EGRET & OX PRODUCTION\]](#)

3 DEVELOPMENT SITE MARKETING SHEETS

LAKE VILLA DEVELOPMENT SITES | Lake Villa, IL

Lake Villa

Discover the Opportunities

Lake Villa is a Lake County, family-oriented community with unique amenities. From the historic Lehmann Mansion to a walkable downtown with Metro service and a public beach, Lake Villa offers a balance between convenience, access, recreation, and open space.

As a key gateway to the Chicago's lakes region, there are nearly 700,000 people and more than 400,000 jobs within a 30-minute drive. Lake Villa is primed for growth because of its access to major roads, Metro, and key anchors, such as power generators, marine showrooms, and the newly opened Vista Health System campus just east on Grand Avenue. In 2018, Lake Michigan water will be available to Lake Villa businesses and residents.

The Village Board's recently adopted Economic Incentive Program encourages job creation and improvements to existing buildings. The Village offers permit fee waivers, sales tax rebates, and property tax abatements for desirable new construction. In August 2014, the Village created a Tax-Incentive Financing (TIF) District that covers 243 properties. Within this TIF area, the Village plans a flexible approach to public investment that improves the financing of development. There also is a Business District encompassing a slightly larger area and generating revenue to fund enhancements to market the downtown, business development, public infrastructure upgrades, and beautification.

CONTACT
Karl Wernick
 Village Administrator
 karl@lakevilla.org
 (847) 356-6100
 61 Cedar Highway
 Lake Villa, IL 60046

“If you look around here, you can see the potential.”

“Within 30 minutes of Chicago, you can find everything you need to live and work here.”

“400+ acres of open space, including the historic Lehmann Mansion, are available for development.”

1. **Lake Villa Triangle**
An open, affordable property offers space for business, as well as the center of Lake Villa, with access to Grand Avenue, Route 63 and Grand Avenue Road 12. Metro service, shopping, restaurants, Lehmann Park, and the Lake Villa Junior High School are nearby.
2. **Downtown/Lakefront Development**
This 30-acre site is a prime location for development. It is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.
3. **Cedar Lake Homes**
This conversion-oriented residential development is a key gateway to the Chicago's lakes region.
4. **Business Park**
A variety of commercial, office, logistic, and light manufacturing uses can be accommodated on this 24-acre site. The site is a key gateway to the Chicago's lakes region.
5. **Marine Park**
This 10-acre site is a key gateway to the Chicago's lakes region.
6. **Marine Park**
This 10-acre site is a key gateway to the Chicago's lakes region.
7. **Marine Park**
This 10-acre site is a key gateway to the Chicago's lakes region.
8. **Marine Park**
This 10-acre site is a key gateway to the Chicago's lakes region.
9. **Marine Park**
This 10-acre site is a key gateway to the Chicago's lakes region.
10. **Marine Park**
This 10-acre site is a key gateway to the Chicago's lakes region.
11. **Marine Park**
This 10-acre site is a key gateway to the Chicago's lakes region.
12. **Marine Park**
This 10-acre site is a key gateway to the Chicago's lakes region.

CONTACT
Karl Wernick
 Village Administrator
 karl@lakevilla.org
 (847) 356-6100
 61 Cedar Avenue, Lake Villa, IL 60046

Discover the Opportunities

LAKE VILLA, ILLINOIS

AMENITIES

- A. Downtown IL
- B. Historic District
- C. Village Park
- D. Lake Villa IL
- E. Grand Avenue
- F. Grand Avenue
- G. Grand Avenue
- H. Grand Avenue
- I. Grand Avenue
- J. Grand Avenue
- K. Grand Avenue
- L. Grand Avenue

CONTACT

Karl Wernick
 Village Administrator
 karl@lakevilla.org
 (847) 356-6100
 61 Cedar Avenue, Lake Villa, IL 60046

Downtown Lakefront Development

Uniquely Rich History, Working & Playing

Uniquely rich in history, this 30-acre opportunity offers a rare chance to develop a new downtown. The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

The Village Board expanded the Village Center District to include this site and is currently reviewing planning and development proposals for the site. The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region. The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

Longwood Center Destination

Join Unique Regional Attractions

Located on Route 63 (Hawthorne Avenue) adjacent to Lakeview Meadows, this 10-acre site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region. The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region. The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

Cedar Lake Road Homes

Rare Lake Access Homes for Active Families

This 20-acre single-family residential opportunity offers a rare chance to develop a new residential development. The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region. The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region. The site is a key gateway to the Chicago's lakes region and is a key gateway to the Chicago's lakes region.

CONTACT
Karl Wernick
 Village Administrator
 karl@lakevilla.org
 (847) 356-6100
 61 Cedar Avenue, Lake Villa, IL 60046

FACTS ON LAKES

- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline
- 100+ miles of shoreline


CONTACT
Karl Wernick
 Village Administrator
 karl@lakevilla.org
 (847) 356-6100
 61 Cedar Avenue, Lake Villa, IL 60046

CONTACT
Karl Wernick
 Village Administrator
 karl@lakevilla.org
 (847) 356-6100
 61 Cedar Avenue, Lake Villa, IL 60046



Todd Vanadilok AICP
PRINCIPAL PLANNER

 2208 Friar Tuck Court
Fort Collins, CO 80524

 (970) 427-8109

 todd@egretandox.com

 www.egretandox.com