



Village of Hanover Park Administration

Municipal Building
2121 Lake Street
Hanover Park, IL 60133-4398

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PRESIDENT
RODNEY S. CRAIG

VILLAGE CLERK
EIRA CORRAL

TRUSTEES
WILLIAM CANNON
JAMES KEMPER
JENNI KONSTANZER
JON KUNKEL
RICK ROBERTS
EDWARD J. ZIMEL, JR.

VILLAGE MANAGER
JULIANA A. MALLER

VILLAGE OF HANOVER PARK

VILLAGE BOARD REGULAR WORKSHOP MEETING Municipal Building: 2121 W. Lake Street Hanover Park, IL 60133

Thursday, February 6, 2014
6:00 p.m.

AGENDA

1. **CALL TO ORDER-ROLL CALL**
2. **ACCEPTANCE OF AGENDA**
3. **REGULAR BOARD MEETING AGENDA ITEM REVIEW**
4. **DISCUSSION ITEMS**
 - a. NIMEC – Continued Participation
 - b. Implementation of Conducted Electrical Weapon Trial Program
 - c. Fiscal Year 2014B Budget Discussion
 - d. Electric Utility Tax
 - e. Reimbursement of Permit Fees for Tony's Finer Foods
 - f. Contractual Snow Removal (Commuter Lot) – Purchase Order Increase
 - g. Contractual Snow Removal (Cul-de-sacs) – Purchase Order Increase
 - h. DuPage County Lake Street Corridor Planning Study
5. **STAFF UPDATES**
 - a. Hanover Square Update
6. **NEW BUSINESS**
7. **ADJOURNMENT**



TO: Village President and Board of Trustees

FROM: Juliana Maller, Village Manager
Rebekah Flakus, Finance Director

SUBJECT: Authorize the continued participation in NIMEC and authorize the Village Manager or her designee to approve a contract with the lowest cost electricity provider

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: February 6, 2014 – Board Workshop

Executive Summary

Authorize the Continued Participation in the Northern Illinois Municipal Electric Cooperative (NIMEC) and Authorize the Village Manager or her Designee to Approve a Contract with the Lowest Cost Electricity Provider

Discussion

On December 6, 2006, the Village of Hanover Park selected the Northern Illinois Municipal Electric Cooperative (NIMEC) to serve as the Village's broker relative to the acquisition of electrical energy. NIMEC is an experienced energy broker and their municipal cooperative has approximately 140 members. This pool allows NIMEC's members to secure more competitive pricing based on higher volumes than can be provided to a single municipality.

During the month of August, 2008, the Village entered into a 36 month contract with NIMEC to be a part of a bid process to provide electrical power to the Village's lift stations and water pumps from June 2009 through May 2012. In May of 2010, the Village entered into another agreement with NIMEC to provide electrical power to the Village's street lights. Both of these contracts are in need of renewal. In previous years, bids ranged from 12 to 36 months.

On January 17, 2014, the Village received notice from NIMEC that the electric pricing for the upcoming bids will be going up 15% - 20%. To help mitigate this, NIMEC decided to offer not only 12 month pricing in our upcoming bid, but also 36 month pricing. The expectation is the 36 month pricing will be slightly lower, because the rates may drop sometime in the 36 month period. The option was not offered last year, but at the last minute has been added.

Agreement Name: _____

Executed By: _____ **Workshop Meeting 2/6/14**

At the January 23 Village Board Workshop, the Village Board directed Staff to gather additional information on the differences between the two fixed rates and present at the next Village Board Workshop. Attached is a comparison history of the 12 month and 36 month rates over the past two months.

The bidding process starts for the Village's lift stations as early as the beginning of February. To participate in the bidding process, the Village Manager seeks direction from the Village Board on which rate to select and the authority to sign a contract with the lowest cost electricity provider within hours of the bids being received by NIMEC. The bidding for the Village's streetlights will not occur until the end of May or the beginning of June.

A representative from NIMEC will be attending the Board Workshop to answer any questions.

This item has also been placed on the February 6, 2014 Board agenda for approval due to the timing of this bid process.

Recommended Action

Move to pass a Resolution Authorizing the Continued Participation in the Northern Illinois Municipal Electric Cooperative (NIMEC) and Authorizing the Village Manager or her Designee to Approve a Contract with the Lowest Cost Electricity Provider.

Attachments: Resolution
Chart of the Year Rate history comparison - 12 months and 36 months

Budgeted Item:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A
Budgeted Amount:	\$ N/A		
Actual Cost:	\$		
Account Number:			

RESOLUTION NO.R-14-**A RESOLUTION AUTHORIZING
THE CONTINUED PARTICIPATION IN THE
NORTHERN ILLINOIS MUNICIPAL ELECTRIC COOPERATIVE (NIMEC) AND
AUTHORIZING THE VILLAGE MANAGER OR HER DESIGNEE TO APPROVE A
CONTRACT WITH THE LOWEST COST ELECTRICITY PROVIDER**

WHEREAS, on January 2, 2007, the State of Illinois implemented a plan to deregulate Commonwealth Edison; and

WHEREAS, under the aforementioned deregulation plan, Commonwealth Edison no longer generates electricity for its customers, but continues to provide electric power through its distribution system; and

WHEREAS, as a result of this deregulation, electricity is purchased based on market price, and Exelon, the parent company of Commonwealth Edison, is no longer the sole supplier of electricity in Northern Illinois, resulting in new electricity suppliers competing against Exelon, and competitive market forces dictating the price of electricity; and

WHEREAS, the Village of Hanover Park selected the Northern Illinois Municipal Electric Cooperative (NIMEC) on December 6, 2006 to serve as the Village's broker relative to the acquisition of electrical energy due to NIMEC'S municipal experience and the fact that NIMEC is a municipal cooperative which will be pooling the energy needs of members of the cooperative in order to secure more competitive pricing based on higher volumes than can be provided individually to a single municipality; and

WHEREAS, NIMEC has grown to a majority of 140 municipal members with electric energy purchases in excess of \$20 million; and

WHEREAS, the Village Manager or her designee will need to have the authority to sign a new contract with the electricity provider which is deemed most favorable for the Village within hours of the bids being received by NIMEC on or before May 31, 2014.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Hanover Park, Illinois, as follows:

SECTION 1: That the Northern Illinois Municipal Electric Cooperative (NIMEC) is hereby appointed as the Village's broker for purposes of obtaining a supply of electricity for the Village's municipal needs, and the Village Manager or her designee is hereby directed to take all actions necessary to establish said broker relationship.

SECTION 2: That the Village Manager or her designee is authorized to discuss and negotiate energy rates directly with suppliers in an effort to secure a lower energy cost for the Village of Hanover Park.

SECTION 3: That in light of the time constraints applicable to the acceptance of a competitive bid for a supply of electricity, once the bids are received by NIMEC, the Village Manager is hereby authorized to sign the contract with the lowest bidder, provided the bid is at a rate that is less than what is being offered through Commonwealth Edison.

SECTION 4: This Resolution shall be in full force and effect from and after this resolution's passage and approval in the manner provided by law.

ADOPTED this day of , 2014, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

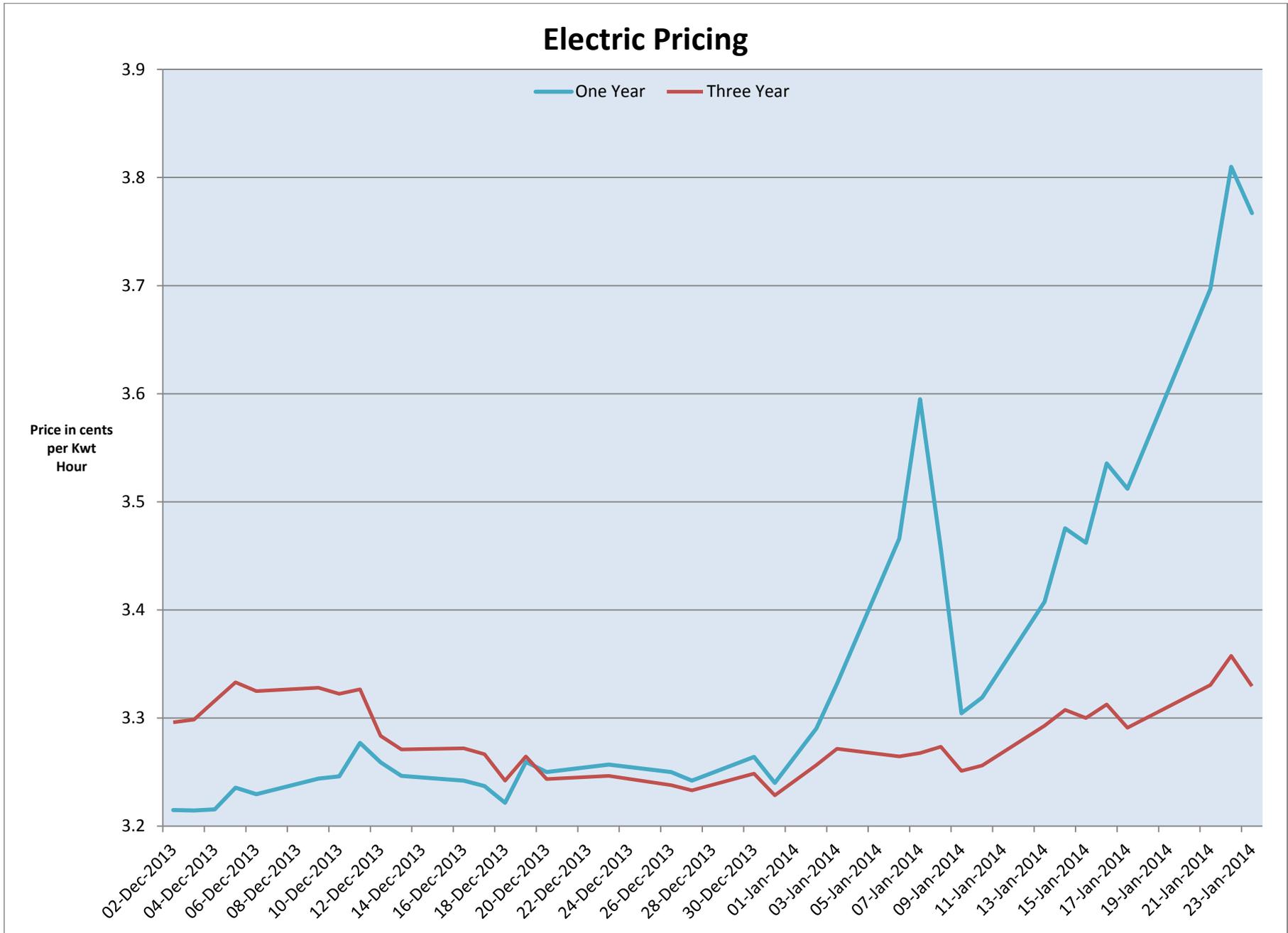
ABSTENTION:

Approved: _____

Village President

Attest: _____

Village Clerk





TO: Village President and Board of Trustees

FROM: Juliana Maller, Village Manager
David Webb, Police Chief

SUBJECT: Implementation of Conducted Electrical Weapon Trial Program

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: February 6, 2014 – Board Workshop

Executive Summary

The Police Department is requesting Board approval to proceed with the implementation of a Conducted Electrical Weapon (CEW) trial program. The trial program will utilize nine (9) X2 smart weapons from TASER International to be purchased as part of the FY14B capitol budget. IRMA strongly endorses the use of CEW's. IRMA believes the use of CEW's will "ultimately reduce both officer and combatant injuries". IRMA further stated "the use of CEW's will reduce liability exposures arising out of the use of deadly force and allow for a lower level of force in many cases while reducing officer workers' compensation costs related to combative encounters". Currently, 712 police and security agencies in Illinois utilize TASERS.

Discussion

In an effort to reduce injuries to police officers and suspects, and to reduce litigation by injured suspects, the Police Department wishes to initiate a conducted electrical weapons (CEW) trial program for a one year period. A CEW, more commonly referred to as a "taser", is a less-than-lethal device that discharges two probes that remain connected to the CEW via wire and which, upon impact on a subject, deliver an electrical pulse to the body of a subject which overrides the central nervous systems and causes muscle contractions in the subject. These uncontrollable muscle contractions physically debilitate a subject regardless of pain tolerance or mental focus and allow officers to gain control of a subject.

In December of 2013, a Police Department committee was formed to study and make recommendations regarding the implementation of the CEW trial program. The committee polled fifteen (15) surrounding agencies to get their input regarding CEW's and all agencies had positive things to say about their CEW's. As an example, one of the Police Departments reported that between 2007 and 2011 they had 23 worker's compensation claims as a result of use of force incidents. That department implemented CEWs in December of 2012, and thru December of 2013, they have not had a single worker's compensation claim as a result of a violent encounter with a suspect.

Agreement Name: _____

Executed By: _____ Workshop Meeting 2/6/14

Between 2009 & 2013, our Police Department incurred \$163,822.57 in worker's compensation claims as a result of injuries to sixteen (16) police officers who had to physically engage a suspect. We believe that had these officers been equipped with a CEW, eleven (11) of these injuries could have been prevented or reduced, resulting in a potential reduction of \$161,334 in worker's compensation claims over that time period.

The committee reviewed our Police Department's use of force incidents from 2010 thru 2012 and determined that a CEW could have been utilized in 86 incidents in those three years.

If approved, a policy will be drafted and all officers will be required to attend training on the use of CEWs and attend a refresher training course annually. The nine CEWs will be shared, with the supervisor issuing them to officers at the beginning of each shift and returning them at the end of the shift.

The Police Department's trial program would be for a one year period. Upon conclusion of that one year period, a review of the CEW program will be conducted and a recommendation will be made to the Chief of Police regarding whether the Police Department should continue using CEWs as a use of force option or not.

Recommended Action

Move to approve proceeding with the implementation of the TASER trial program. An anticipated purchase of nine (9) X2 smart weapons from TASER International, at a total cost of \$19,940.31, will be budgeted as a capital expenditure in the FY14B budget with a purchase date in May 2014.

Attachments: Letter of Endorsement from IRMA
List of IL agencies that have TASERS

Budgeted Item:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Budgeted Amount:	\$20,000 (FY 14B)	
Actual Cost:	\$19,940.31	
Account Number:	031-0000-466.13-43	



November 11, 2013

Deputy Chief Tom Cortese
Hanover Park Police Department
2011 Lake Street
Hanover Park, IL 60133

Dear Deputy Chief Cortese

Thank you for your inquiry into the IRMA position regarding sworn officers being equipped Taser devices. We continue to strongly support the appropriate use of Electronic Control Weapons (ECW's) when the situation warrants. We believe that the key to their successful implementation is in the development of a detailed policy and effective ongoing training. The devices should be carefully utilized in conjunction with other less lethal tools to obtain necessary compliance while reducing the risk of elevating to deadly force. Media coverage on these devices continues to highlight some isolated incidents of deaths and injuries following their use and some incidents where the use of the devices may be questionable. In incidents where serious injury and death occurred to the recipient, intervening causes were involved in almost all cases, including drug interactions, excited delirium and unrelated health factors.

We feel these devices are an effective less lethal tool and ultimately reduce both officer and combatant injuries. It is very difficult to measure the reduction in use of deadly force incidents where these devices may have saved lives. However, we believe in the long run that the proper use of these devices will reduce liability exposures arising out of the use of deadly force, allow for a lower level of force in many cases while reducing officer workers' compensation costs related to combative encounters. Policy development and effective training on the use of these devices will be the key to controlling related exposures. The IRMA Model Electronic Control Weapons (Taser) Policy has been recently updated and is available or download from our website.

We hope this information will be of assistance to you in your evaluation of these less lethal force options. If you have any questions or would like to discuss this matter further, please feel free to give me a call at any time.

Sincerely,

A handwritten signature in black ink that reads "Dan LeTourneau". The signature is written in a cursive, flowing style.

Dan LeTourneau
Director of Risk Management Services

DLT/ds

Copy to: Larry Bush, Executive Director

G:\Members\Cary\2013\Steven Casstevens-Taser Devices.doc

Illinois Agencies Using CEWs

4. b.

Illinois Central College Police Dept	Bladinsville Police Dept.	Chadwick Police Dept.
182 Security	Blandingville Police Dept.	Champaign County Sheriff's Dept.
A D M Security	Bloomington Police Dept.	Champaign Police Dept.
Abingdon Police Dept.	Bloomington Police Dept.	Channahon Police Dept.
Adams County Sheriff's Dept.	Blue Island Police Dept.	Chapin Police Dept.
Addison Police Dept.	Boeing Company	Charleston Police Dept.
Advocate Condell Medical Center	Bolingbrook Police Dept.	Chatham Police Dept.
Advocate Lutheran General Hospital	Bond County Sheriff's Dept.	Cherry Valley Police Dept.
Aledo Police Dept.	Bonnie Police Dept.	Chester Police Dept.
Alexander County Sheriff's Dept.	Boone County Sheriff's Dept.	Chicago Dept. of Aviation
Alexian Brothers Medical Center	Bourbonnais Police Dept.	Chicago Equipment & Supply
Algonquin Police Dept.	Bradley Police Dept.	Chicago Police Dept.
Alorton Village Police Dept.	Braidwood Police Dept.	Chicago Ridge Police Dept.
Alsip Police Dept.	Breese Police Dept.	Chicago State University Police Dept.
Altamont Police Dept.	Bridgeview Police Dept.	Chillicothe Police Dept.
Alton Memorial Hospital	Broadview Police Dept.	Chrisman Police Dept.
Alton Police Dept.	Brookfield Police Dept.	Christ Medical Center
Alvin Police Dept.	Brookfield Zoo Police Dept.	Christian County Sheriff's Dept.
Arcola Police Dept.	Brooklyn Police Dept	Christopher Police Dept.
Arlington Heights Police Dept.	Brownsburg Police Dept.	Cicero Police Dept.
Armstrong Police Dept.	Brownstown Police Dept.	Clarendon Hills Police Dept.
Aroma Park Police Dept.	Buckner Police Dept.	Clark County Sheriff's Dept.
Assumption Police Dept.	Buffalo Grove Police Dept.	Clay County Sheriff's Dept.
Astoria Police Dept.	Bunker Hill Police Dept.	Clinton County Sheriff's Dept.
ATF-Chicago Field Division	Burbank Police Dept.	Clinton Police Dept.
Athens Police Dept.	Burnham Police Dept.	Coal City Police Dept.
Atlanta Police Dept.	Burr Ridge Police Dept.	Coal Valley Police Dept.
Atwood Police Dept.	Bushnell Police Dept.	Coles County Sheriff's Dept.
Augusta Police Dept.	Cahokia Police Dept.	Collinsville Police Dept.
Aurora Police Dept.	Cairo Police Dept.	Colona Police Dept.
Aurora University Police Dept.	Calhoun County Sheriff's Dept.	Columbia County Sheriff's Dept.
Avon Police Dept.	Calumet City Police Dept.	Columbia Police Dept.
B.N.S.F. Railroad	Canton Police Dept.	Cook County Dept of Corrections
Barrington Hills Police Dept.	Carbondale Police Dept.	Cook County Sheriff's Dept.
Barrington Inverness Police Dept.	Carie Foundation Hospital Security	Cortland Police Dept.
Barrington Police Dept.	Carle Foundation Hospital	Coulterville Police Dept.
Bartlett Police Dept.	Carlinville Police Dept.	Country Club Hills Police Dept.
Bartonville Police Dept.	Carlyle Police Dept.	Countryside Police Dept.
Beardstown Police Dept.	Carmi Police Dept.	Cowden Police Dept.
Beckemeyer Police Dept.	Carpentersville Police Dept.	Crainville Police Dept.
Bedford Park Police Dept.	Carrier Mills Police Dept.	Crawford County Sheriff's Dept.
Beecher Police Dept.	Carrol County Sheriff's Dept.	Creal Springs Police Dept.
Belgium Police Dept.	Carroll County Sheriff's Dept.	Crete Police Dept.
Belleville Police Dept.	Carrollton Police Dept.	Creve Coeur Police Dept.
Bellwood Police Dept.	Cartersville Police Dept.	Crossville Police Dept.
Belvidere Police Dept.	Carthage Police Dept.	Crystal Lake Police Dept.
Bensenville Police Dept.	Casey Police Dept.	Cumberland County Sheriff's Dept.
Benton Police Dept.	Caseyville Police Dept.	Cutler Police Dept.
Berkeley Police Dept.	Cass County Sheriff's Dept.	Dakota Police Dept.
Berwyn Police Dept.	Catlin Police Dept.	Dallas City Police Dept.
Bethalto Police Dept.	Centerville Police Dept.	Danville Police Dept.
Bethany Police Dept.	Centralia Police Dept.	Darien Police Dept.
Blackhawk College Police	Cerro Gordo Police Dept.	Decatur Police Dept.
Dekalb County Sheriff's Dept.	Forest Park Police Dept.	Hawthorn Woods Police Dept.
Dekalb Police Dept.	Forest View Police Dept.	Hazel Crest Police Dept.

Delavan Police Dept.	Fowler Police Dept.	Henning Police Dept.
Dept of Comm, Supervision & Intervention	Fox Lake Police Dept.	Henry County Sheriff's Dept.
Des Plaines Police Dept.	Frankfort Police Dept.	Henry Police Dept.
Dewitt County Sheriff's Dept.	Franklin County Sheriff's Dept.	Herscher Police Dept.
Dixon Police Dept.	Franklin Park Police Dept.	Highland Park Police Dept.
Dolton Police Dept.	Freeburg Police Dept.	Highland Police Dept.
Douglas County Sheriff's Dept.	Freeport Police Dept.	Highwood Police Dept.
Downers Grove Police Dept.	Fulton County Sheriff's Dept.	Hillsboro Police Dept.
Dupage County Sheriff's Dept.	Fulton Police Dept.	Hillside Police Dept.
Dupo Police Dept.	Galatia Police Dept.	Hinckley Police Dept.
Dwight Police Dept.	Galena Police Dept.	Hinesdale Police Dept.
East Alton Police Dept.	Galesburg Police Dept.	Hinsdale Police Dept.
East Carondelet Police Dept.	Geneseo Police Dept.	Hodgkins Police Dept.
East Dundee Police Dept.	Geneva Police Dept.	Hoffman Estates Police Dept.
East Hazel Crest Police Dept.	Genoa Police Dept.	Holiday Hills Police Dept.
East Moline Police Dept.	Georgetown Police Dept.	Hometown Police Dept.
East Peoria Police Dept.	Germantown Police Dept.	Homewood Police Dept.
East St. Louis Police Dept.	Gibson City Police Dept.	Hoopston Police Dept.
Easton Police Dept.	Gifford Police Dept.	Hopedale Police Dept.
Edgar County Sheriff's Dept.	Gilberts Police Dept.	Hudson Police Dept.
Edwardsville Police Dept.	Gillespie Police Dept.	Hurst Police Dept.
Effingham County Sheriff's Dept.	Girard Police Dept.	Illinois Auxiliary Police Dept.
Effingham Police Dept.	Glasford Police Dept.	Illinois Dept. of Corrections
El Paso Police Dept.	Glen Carbon Police Dept.	Illinois Secretary of State
Eldorado Police Dept.	Glen Ellyn Police Dept.	Illinois State Police
Elgin Police Dept.	Glencoe Dept of Public Safety	Illioopolis Police Dept.
Elk Grove Village Police Dept.	Glencoe Police Dept.	Ina Village Police Dept.
Ellis Grove Police Dept.	Glencoe Village Police Dept.	Indianola Police Dept.
Elmhurst Memorial Hospital	Glendale Heights Police Dept.	Inverness Police Dept.
Elmhurst Police Dept.	Glenview Police Dept.	Iroquois County Sheriff's Dept.
Elmwood Park Police	Glenwood Police Dept.	Irvington Police Dept.
Elwood Police Dept.	Good Samaritan Hospital Public Safety	Island Lake Police Dept.
Erie Police Dept.	Grafton Police Dept.	Itasca Police Dept.
Eureka Police Dept.	Grandview Police Dept.	Jackson County Sheriff's Dept.
Evanston Police Dept.	Granite City Police Dept.	Jacksonville Police Dept.
Evansville Police Dept.	Grant Park Police Dept.	Jasper County Sheriff's Dept.
Evergreen Park Police Dept.	Grayslake Police Dept.	Jefferson County Sheriff's Dept.
Fairfield Police Dept.	Grayville Police Dept.	Jersey County Sheriff's Dept.
Fairmont City Police Dept.	Green Valley Police Dept.	Jerseyville Police Dept.
Fairmount Police Dept.	Greene County Sheriff's Dept.	Jo Daviess County Sheriff's Dept.
Fairview Heights Police Dept.	Greenup Police Dept.	Joliet Community College Police Dept.
Farina Police Dept.	Greenville Police Dept.	Joliet Police Dept.
Farmer City Police Dept.	Hainesville Police Dept.	Justice Police Dept.
Farmington Police Dept.	Hamilton County Sheriff's Dept.	Kane County Sheriff's Dept.
Fayette County Sheriff's Dept.	Hampshire Police Dept.	Kankakee County Sheriff's Dept.
FIAT SWAT	Hampton Police Dept.	Kankakee Police Dept.
Findlay Police Dept.	Hancock County Sheriff's Dept	Kendall County Sheriff's Dept.
Fithian Police Dept.	Hardin County Sheriff's Dept.	Kenilworth Police Dept.
Flossmoor Police Dept.	Harrisburg Police Dept.	Kewanee Police Dept.
Flossmore Police Dept.	Hartford Police Dept.	Kildeer Police Dept.
Ford County Sheriff's Dept.	Harvey Police Dept.	Kincaid Police Dept.
Ford Heights Police Dept.	Harwood Heights Police Dept.	Kingston Police Dept.
Forest City Police Dept.	Havana Police Dept.	Kinmundy Police Dept.
Kirkland Police Dept.	Marissa Police Dept.	Munice Police Dept.
Knox County Sheriff's Dept.	Markham Police Dept.	Murphysboro Police Dept.
La Grange Park Police Dept.	Marquette Heights Police Dept.	Naperville Police Dept.

La Harpe Police Dept.	Marshall Police Dept.	Nashville Police Dept.
Lacon Police Dept.	Marysville Police Dept.	New Baden Police Dept.
Lake County Forest Preserves Police	Maryville Village Police Dept.	New Berlin Police Dept.
Lake County MEG	Mascoutah Police Dept.	New Boston Police Dept.
Lake County Sheriff's Dept	Mason City Police Dept.	New Lenox Police Dept.
Lake Forest Police Dept.	Mason County Sheriff's Dept.	Newton Police Dept.
Lake Villa Police Dept.	Matoon Police Dept.	Niles Police Dept.
Lake Zurich Police Dept.	Matteson Police HQ for SSERT	NIPAS Tactical Team
Lakemoore Police Dept.	Mattoon Police Dept.	Normal Police Dept.
Lanark Police Dept.	Maywood Police Dept.	Norrridge Police Dept.
Lansing Police Dept.	McClure Police Dept.	North Aurora Police Dept.
Lawrence County Sheriff's Dept.	McCook Police Dept.	North Brook Police Dept.
Lebanon Police Dept.	McDonough County Sheriff's Dept.	North Chicago Police Dept.
Lee County Sheriff's Dept.	McHenry County College	North Pekin Police Dept.
LeLand Grove Police Dept.	McHenry Police Dept.	North Riverside Police Dept.
Lemont Police Dept.	McLean County Sheriff's Dept.	Northbrook Police Dept.
Lena Police Dept.	McLean Police Dept.	Northen Illinois Police Alarm System
Lenzburg Police Dept.	McLeansboro Police Dept.	Northern Illinois University
Leroy Police Dept.	Melrose Park Police Dept	Northfield Police Dept.
Lewistown Police Dept.	Menard County Sheriff's Dept.	Northlake Police Dept.
Libertyville Police Dept.	Mendota Police Dept.	Northwest Community Hospital
Lincoln College	Mercer County Sheriff's Dept.	Norwood Police Dept.
Lincoln Home National Historical Site	Merchants Police Dept.	Oak Brook Police Dept.
Lincoln Land Community College Police	Meredosia Police Dept.	Oak Forest Police Dept.
Lincoln Police Dept.	Metamora Police Dept.	Oak Lawn Police Dept.
Lincolnwood Police Dept.	Midlothian Police Dept.	Oakbrook Terrace Police Dept.
Lindhurst Police Dept.	Milan Police Dept.	Oakwood Police Dept.
Litchfield Police Dept.	Millstadt Police Dept.	Oblong Police Dept.
Little Company of Mary Hospital and Health	Minok Police Dept.	Odin Police Dept.
Livingston Police Dept.	Minooka Police Dept.	O'Fallon Police Dept.
Lockport Police Dept.	Mokena Police Dept.	Ogle County Sheriff's Dept.
Logan County Sheriff's Dept.	Moline Police Dept.	Oglesby Police Dept.
Lombard Police Dept.	Momence Police Dept.	Okawville Police Dept.
Lombardian Police Dept.	Monee Police Dept.	Olympia Fields Police Dept.
Loves Park Police Dept.	Monmouth Police Dept.	Onarga Police Dept.
Lovington Police Dept.	Montgomery County Sheriff's Dept.	Oquawka Village Police Dept.
Loyola University Medical Center	Montgomery Police Dept.	Oreana Police Dept.
Lynwood Police Dept.	Monticello Police Dept.	Oregon Police Dept.
Lyons Police Dept. / NIPAS - EST	Morgan County Sheriff's Dept.	Orland Hills Police Dept.
Macomb Police Dept.	Morrisonville Police Dept.	Orland Park Police Dept.
Macon County Animal Control	Morton Grove Police Dept.	Ottawa Police Dept.
Macon County Sheriff's Dept.	Morton Police Dept.	Palatine Police Dept.
Macoupin County Court House	Moultrie County Sheriff's Dept.	Palos Heights Police Dept.
Macoupin County Sheriff's Dept.	Mound City Police Dept.	Palos Park Police Dept.
Madison County Sheriff's Dept.	Mount Auburn Village Police Dept.	Pana Police Dept.
Madison Police Dept.	Mount Morris Police Dept.	Park Forest Police Dept.
Mahomet Police Dept.	Mount Prospect Police Dept.	Park Ridge Police Dept.
Manito Police Dept.	Mount Pulaski Police Dept.	Pawnee Police Dept.
Manteno Police Dept.	Mount Vernon Police Dept.	Paxton Police Dept.
Marengo Police Dept.	Mount Zion Police Dept.	Pecatonica Police Dept.
Marion County Sheriff's Dept.	Moweaqua Police Dept.	Pekin Police Dept.
Marion Police Dept.	Mundelein Police Dept.	Peoria County Sheriff's Dept.
Peoria Heights Police Dept.	Round Lake Area Park District	St. Xavier University
Peoria Park District	Round Lake Beach Police Dept.	Stanford Police Dept.
Peoria Police Dept.	Round Lake Park Police Dept.	Stark County Sheriff's Dept.
Percy Police Dept.	Roxana Police Dept.	Stanton Police Dept.

Petersburg Police Dept.	Roxana Village Police Dept.	Steeleville Police Dept.
Phoenix Police Dept.	Saint Charles Police Dept.	Steger Police Dept.
Piatt County Sheriff's Dept.	Saint Clair County Sheriff's Dept.	Stephenson County Sheriff's Dept.
Plainfield Police Dept.	Saint Elmo Police Dept.	Sterling Police Dept.
Plano Police Dept.	Saint Elmo Police Dept.	Stickney Police Dept.
Polo Police Dept.	Salem Police Dept.	Stockton Police Dept.
Pontiac Police Dept.	Saline County Sheriff's Dept.	Stone Park Police Dept.
Pontoon Beach Police Dept.	Sandwich Police Dept.	Stonington Police Dept.
Port Byron Police Dept.	Sangamon County Sheriff's Dept.	Streamwood Police Dept.
Potomac Police Dept.	Sauget Police Dept.	Streator Police Dept.
Princeton Police Dept.	Sauk Village Police Dept.	Sugar Grove Police Dept.
Prophetstown Police Dept.	Savanna Police Dept.	Sullivan Police Dept.
Prospect Heights Police Dept.	Scales Mound Police Dept.	Summit Police Dept.
Pulaski County Sheriff's Dept.	Schaumburg Police Dept.	Swansea Police Dept.
Putnam County Sheriff's Dept.	Schiller Park Police Dept.	Sycamore Police Dept.
Quad City Airport Dept of Public Safety	Schuyler County Sheriff's Dept.	Tampico Police Dept.
Quincy Police Dept.	Scott County Sheriff's Dept.	Taylor Springs Police Dept.
Randolph County Sheriff's Dept.	Security Professionals of Illinois Inc.	Taylorville Police Dept.
Rankin Police Dept.	Seneca Police Dept.	Tazewell County Sheriff's Dept.
Rantoul Police Dept.	Shelby County Sheriff's Dept.	Thomson Police Dept.
Red Bud Police Dept.	Shelbyville Police Dept.	Thornton Police Dept.
Richland County Sheriff's Dept.	Sheldon Police Dept.	Three Lakes Police Dept.
Richmond Police Dept.	Sheridan Police Dept.	Tilton Police Dept.
Richton Park Police Dept.	Shiloh Police Dept.	Tinley Park Police Dept.
Ridge Farm Police Dept.	Shipman Police Dept.	Toledo Police Dept.
Ridgway Police Dept.	Sidell Police Dept.	Toluca Police Dept.
River Forest Police Dept.	Silvis Police Dept.	Tonica Police Dept./ Wooldord
River Grove Police Dept.	Skokie Police Dept.	Tower Lakes Police Dept.
Riverdale Police Dept.	Smithton Police Dept.	Triton College School Police Dept.
Riverside Police Dept.	Somonauk Police Dept.	Troy Police Dept.
Riverside Village Police Dept.	Sorento Police Dept.	Tuscola Police Dept.
Riverton Police Dept.	Southern Illinois University Police	U of I Police Training Inst
Robbins Police Dept.	South Beloit Police Dept.	U.S. Army TACOM Rock Island
Robinson Police Dept.	South Chicago Heights Police Dept.	U.S. Marine Corps Great Lakes Task Force
Rochelle Police Dept.	South Elgin Police Dept.	U.S. Marshals Service
Rochester Police Dept.	South Holland Police Dept	U.S. Marshals Service
Rock Falls Police Dept.	South Jacksonville Police Dept.	U.S. Marshals Service Southern Dist. of IL
Rock Island Arsenal	South Pekin Police Dept.	U.S. Marshals Service Springfield
Rock Island County Sheriff's Dept.	South Roxana Police Dept.	Ullin Police Dept.
Rock Island Police Dept.	South Suburban Mayors & Managers Assn	University of Chicago Police Dept.
Rockford Detective Agency	Southern IL University Police Dept.	University of Illinois @ Chicago PD
Rockford Police Dept.	Southern View Police Dept.	University of Illinois Champaign
Rockton Police Dept.	Southwestern Illinois College Public Safety	University Park Police Dept.
Rolling Meadows Police Dept.	Sparta Police Dept.	Upper Mississippi River National Wildlife
Romeoville Police Dept.	Spaulding Police Dept.	Valmeyer Police Dept.
Roscoe Police Dept.	Spring Grove Police Dept.	Vandalia Police Dept.
Roselle Police Dept.	Spring Valley Police Dept.	Venice Police Dept.
Rosemont Police Dept.	Springfield Police Dept.	Vermillion County Sheriff's Dept.
Rosemont Public Safety Dept.	St. Clair County Sheriff's Dept.	Vernon Hills Police Dept
Rosiclare Police Dept.	St. Francisville Police Dept.	Villa Grove Police Dept.
Rossville Police Dept.	St. Peter Police Dept.	Villa Park Police Dept.
Village of East Carondelet Police Dept.	Yates City Police Dept.	
Virden Police Dept.	Yorkville Police Dept.	
Walnut Police Dept.	Zaros Group	
Warren County Sheriff's Dept.	Zion Police Dept.	
Warrensburg Police Dept		

Warrenville Police Dept.
Washburn Police Dept.
Washington County Sheriff's Dept.
Washington Park Police Dept.
Washington Police Dept.
Waterloo Police Dept.
Waterman Police Dept.
Watseka Police Dept.
Waubonsee Community College Police
Wauconda Police Dept.
Waukegan Police Dept.
Waverly Police Dept.
Wayne City Police Dept.
Wenona Police Dept.
West Chicago Police Dept.
West City Police Dept.
West Dundee Police Dept.
West Frankfort Police Dept.
Westchester Police Dept.
Western Illinois University Police Dept.
Western Springs Police Dept.
Westfield Police Dept.
Westmont Police Dept.
Westville Police Dept.
Wheaton Police Dept.
Wheeling Police Dept.
White County Sheriff's Dept.
Whiteside County Sheriff's Dept.
Will County Adult Detentions
Will County Sheriff's Dept.
Williamson County Sheriff's Dept.
Williamsville Police Dept.
Willisville Police Dept.
Willow Brook Police Dept.
Willowbrook Police Dept.
Wilmette Police Dept.
Wilmington Police Dept.
Wilsonville Police Dept.
Windsor Police Dept.
Winnebago County Sheriff's Dept.
Winnetka Police Dept.
Winthrop Harbor Police Dept.
Wonder Lake Police Dept.
Wood Dale Police Dept.
Wood River Police Dept.
Woodford County Sheriff's Dept.
Woodridge Police Dept.
Worden Police Dept.
Worth Police Dept.
Wyoming Police Dept.



TO: Village President and Board of Trustees

FROM: Juliana Maller, Village Manager
Rebekah Flakus, Finance Director

SUBJECT: Fiscal Year 2014B Budget Discussion

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: February 06, 2013 – Board Workshop

Executive Summary

Review Finance Committee's recommended expenditure reductions to the draft Fiscal Year 2014B Annual Budget (May 1 – December 31, 2014) and direct Staff to proceed in preparing the Proposed Fiscal Year 2014B Annual Budget for review by the Village Board at its February 20, 2014 Workshop.

Discussion

Staff presented a draft Fiscal Year 2014B Annual Budget for review to the Finance Committee on January 27, 2014. Review of the entire budget process and the steps Staff took to present a balanced budget were discussed by the Committee.

The shortened eight month Fiscal Year is difficult to project and calculate due to the timing of revenues and expenditures. Though the 2014B fiscal year is two thirds of a full fiscal year, revenues or expenditures are not exactly two thirds. In order to be as accurate as possible with revenues and expenditures, staff evaluated each of departments' current budgets by month and calculated in which month each expenditure is normally purchased. Once the timing of all revenues and expenditures was determined, the Finance Department updated and projected revenues and each Department calculated expenditures for the full twenty months of May 1, 2014 to December 31, 2015 (FY 2014B & CY 2015). The Manager's Office then met with Staff to review the proposed department budgets. While some line items increased since the last projections done in October 2013 such as pensions and DuComm costs; several reductions were also made in an effort to balance the Fiscal Year 2014B Budget. This has been done, keeping community programs and events at the same level they are in the Fiscal Year 2014 Budget.

Following their review, the Finance Committee is recommending further reductions as shown on the attached spreadsheet. These reductions amount to an additional \$40,500. The Village Board is asked to review these recommendations and provide direction as to whether they should be cut from the proposed Fiscal Year 2014B budget that will be presented to the full Village Board at the February 20, 2014 Workshop. The Committee

Agreement Name: _____

Executed By: _____ Workshop Meeting 2/6/14

also asked that Director of Engineering and Public Works Killian attend the February 6, 2014 Workshop to discuss the Central Equipment Fund.

While the draft Fiscal Year 2014B General Fund Budget shows a small surplus of \$29,778, the high level projections for the Calendar Year 2015 General Fund Budget show a significant deficit of over \$600,000 even after projections of a 4.99% property tax increase. Staff discussed that an in-depth review of the Calendar Year 2015 General Fund Budget will take place again this summer, but the large deficit still needs another revenue source if the Village wants to keep the same levels of services. Staff is recommending increasing the Electric Utility Tax.

Recommended Action

Provide direction to staff regarding Finance Committee's recommendations

Attachments: Spreadsheet of Finance Committee recommended reductions
General Fund Budget Summary as of 1-27-14

Budgeted Item:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Budgeted Amount:	\$			
Actual Cost:	\$			
Account Number:				

<u>Department</u>	<u>Amount</u>	<u>Description</u>
0410	\$	(16,000.00) Lobbyist
0460	\$	(22,000.00) Northwest Fourth Fest
0195	\$	(500.00) Chamber Holiday Dinner
0550	\$	(2,000.00) HPCRC
0550	\$	1,000.00 Hanover Township - senior food program
0550	\$	1,000.00 Schaumburg Township - senior food program
0920	\$	(2,000.00) ICSC Conference - Las Vegas
	\$	(40,500.00)

VILLAGE OF HANOVER PARK, ILLINOIS
General Fund Budget Summary

	2010-2011 Actual	2011-2012 Actual	2012-2013 Actual	2013-2014 Budget	2013-2014 Projected	2014B Dept Request	2015 Dept Request
Revenues and Other Financing Sources							
Property Taxes	\$ 8,773,790	\$ 9,981,877	\$ 9,442,081	\$ 10,230,972	\$ 10,230,972	\$ 8,466,174	\$ 11,695,573
TIF Rebate	-	674,316	-	-	-	-	-
Utility Taxes	1,750,085	1,730,990	1,621,854	1,690,293	1,669,279	1,051,283	1,554,726
Sales and Use Tax	7,006,937	6,882,095	6,789,103	9,049,979	9,162,981	6,107,585	9,169,323
Other Taxes	4,734,003	4,899,446	5,388,126	4,818,269	5,051,519	3,286,538	5,066,971
Total Taxes	22,264,815	24,168,724	23,241,164	25,789,513	26,114,751	18,911,580	27,486,592
Licenses and Permits	510,154	441,036	481,837	412,321	557,483	262,809	475,040
Charges for Services	1,690,639	1,835,899	1,908,114	1,800,946	1,884,408	1,215,070	1,879,287
Fines and Forfeits	512,934	640,015	660,603	627,060	561,932	388,910	531,921
Investment Income	56,471	32,641	92,279	31,344	24,309	18,359	31,344
Miscellaneous	520,331	513,765	514,413	492,864	558,657	350,234	448,259
Interfund Transfers	639,973	2,719,071	274,594	397,179	362,179	216,961	249,328
Other	-	-	1	-	-	-	-
Other	-	-	-	202,995	-	-	-
Total Revenues	26,195,317	30,351,151	27,173,005	29,754,222	30,063,719	21,363,923	31,101,772
Expenditures and Other Financing Uses							
Personal Services	18,927,297	20,371,689	19,578,026	20,860,223	20,630,231	14,620,367	22,458,682
Commodities	928,784	1,114,188	1,157,721	1,231,687	1,190,541	843,448	1,200,716
Contractual Services	4,832,463	5,050,896	5,638,116	6,431,237	6,671,587	4,895,050	6,875,013
Total Operating Costs	24,688,544	26,536,773	26,373,863	28,523,147	28,492,359	20,358,865	30,534,411
Transfers	-	1,714,287	-	-	-	-	-
Capital Outlay	579,317	980,242	645,970	1,231,075	1,305,569	975,280	1,171,844
Total Expenditures/Expenses	25,267,861	29,231,302	27,019,833	29,754,222	29,797,928	21,334,145	31,706,255
Net Change in Fund Balance	927,456	1,119,849	153,172	-	265,791	29,778	(604,483)
Fund Balance, Beginning of Year	7,743,966	8,896,967	10,016,816		10,016,816	10,282,607	10,312,385
Fund Balance, End of Year	\$ 8,671,422	\$ 10,016,816	\$ 10,169,988		\$ 10,282,607	\$ 10,312,385	\$ 9,707,902
Unrestricted Fund Balance	\$ 7,831,351	\$ 7,773,523	\$ 8,473,882		\$ 8,586,500	\$ 8,616,278	\$ 8,011,795
% of fund balance / next years budgeted expenditures	30.71%	26.13%	28.48%		27.08%	27.18%	23.77%



TO: Village President and Board of Trustees

FROM: Juliana Maller, Village Manager
Rebekah Flakus, Finance Director

SUBJECT: Electric Utility Tax

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: February 6, 2014 – Board Workshop

Executive Summary

Move to proceed in amending the Ordinance establishing the Municipal Electric Utility Tax in the Village of Hanover Park, Illinois.

Discussion

At the January 27, 2014 Finance Committee Meeting, Staff presented a draft budget including the Fiscal Year 2014 projections, Fiscal Year 2014B budget estimates and Calendar Year 2015 budget estimates. Due to spending reductions and open positions not yet filled, the Fiscal Year 2014 projections are not utilizing the budgeted fund reserves of \$202,995 and are currently showing a positive outcome of \$265,791. The total amount of surplus will be added into the General Fund reserves. The drafted Fiscal Year 2014B budget also shows a minimal positive outcome due to expenditure cuts, and because it is an eight month budget, several timing differences in revenues and expenditures occur. More revenues are received in the months of May through December than costs are expended allowing for a balanced budget in 2014B. Staff also prepared and provided the Finance Committee with a high level draft of the Calendar Year 2015 Budget Projections. The Calendar Year 2015 Budget projections are showing a deficit of over \$600,000 even after projections of a 4.99% property tax increase. Staff's concern is the large deficit still needs another revenue source if the Village wishes to keep the same levels of service.

Staff presented the Finance Committee with the option of increasing the Village's Electric Utility Tax. The Village's Electric Utility Tax is significantly less than the amount allowed by the State of Illinois. The tax rates are about one-third of what the Village is able to charge. Currently, the Village is the lowest of the communities that have an electric utility tax.

The projected additional revenues the Village would receive, if increased to the maximum allowed, will allow the Village to help offset the deficit to balance the Calendar Year 2015 Budget, to incorporate visions of the strategic plan and also provide some relief to the General Fund. The Strategic Plan discussions included creating an Information Technology Fund, increasing the funding for Capital Projects and Central Equipment

Agreement Name: _____

Executed By: _____ **Workshop Meeting 2/6/14**

Funds and beginning to have General Fund Revenues provide additional funding to the Road & Bridge Fund. These uses are recommended if the Board approves proceeding with increasing the Electric Utility Tax.

The Finance Committee requested additional information from ComEd, including the effect on the average residential and average commercial account, and if it is possible to have different rate structures for the different customer types. This information has been requested from COMED and will be provided to the Village Board once received.

Staff is seeking for direction on whether or not to proceed to change the Electric Utility Tax rate, including amending the current ordinance.

Recommended Action

Move to proceed in amending the Ordinance establishing the Municipal Electric Utility Tax in the Village of Hanover Park, Illinois.

Attachments: Utility Tax Summary
Effect on average residential and commercial account (*requested from ComEd; not yet received*)

Budgeted Item:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	N/A
Budgeted Amount:	\$				
Actual Cost:	\$				
Account Number:					

Utility Tax Summary - Increase to the State Maximum

Proposed Utility Rate Increase 142% To the State Maximum

		2010-2011	2011-2012	2012-2013	2012-2013	2013-2014	2013-2014	Annual	
		Actual	Actual	Budget	Actual	Budget	Projected	Increase in	
									Revenue
312.03-00	Electric Tax	441,848	427,941	467,399	435,060	472,073	434,307	670,344	

Rate per kwh (All Amounts are in cents)

	2,000	48,000	50,000	400,000	500,000	2,000,000	2,000,000	5,000,000	10,000,000	20,000,000
State Limit	0.610	0.400	0.360	0.350	0.340	0.320	0.315	0.310	0.305	0.300
HP Current Rate	0.252	0.165	0.149	0.144	0.140	0.132	0.130	0.128	0.126	0.124
Mount Prospect	0.351	0.236	0.212	0.185	0.184	0.132	0.120	0.105	0.095	0.080
Palatine	0.427	0.280	0.252	0.245	0.238	0.224	0.221	0.217	0.214	0.210
Streamwood	0.449	0.295	0.265	0.258	0.250	0.236	0.232	0.228	0.225	0.221
West Chicago	0.555	0.384	0.383	0.323	0.238	0.237	0.005	0.004	0.003	0.002
Hoffman Estates	0.561	0.368	0.331	0.322	0.313	0.294	0.290	0.285	0.281	0.276
Carol Stream	0.564	0.386	0.383	0.320	0.319	0.273	0.250	0.230	0.210	0.190
Roselle	0.566	0.332	0.265	0.264	0.220	0.200	0.180	0.150	0.110	0.080
HP Proposed Rate	0.610	0.400	0.360	0.350	0.340	0.320	0.315	0.310	0.305	0.300
Wheaton	0.610	0.400	0.360	0.350	0.340	0.320	0.315	0.310	0.305	0.300
Elgin	0.610	0.400	0.360	0.350	0.340	0.320	0.315	0.310	0.305	0.300

Note: Schaumburg, Bartlett and Bloomingdale do not have an electric tax

Residential Commercial



TO: Village President and Board of Trustees

FROM: Juliana A. Maller, Village Manager

SUBJECT: Reimbursement of Permit Fees for Tony's Finer Foods

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: February 6, 2014 – Board Workshop

Executive Summary

On January 30, 2014, staff received a request from Dominick La Spisa, Comptroller for Tony's Finer Foods, requesting a reimbursement of the permit fee costs associated with their new store located at 7580 Barrington Road.

Discussion

Attached is the request from Tony's Finer Foods showing the breakdown of permit fees, which they are requesting be reimbursed. The total amount requested to be reimbursed totals \$13,414.

Construction started on September 24, 2012, with the issue of an Interior Demolition permit. The store opened in early May, 2013 under a temporary Certificate of Occupancy and a final Certificate of Occupancy was issued on November 13, 2013.

To date, there has been no financial assistance provided to the business from the Village and there is not a redevelopment agreement associated with this project.

Recommended Action

Village Board to discuss and provide direction to staff on how to proceed.

Attachment: Letter from Tony's

Budgeted Item:	_____ Yes	_____ X _____ No
Budgeted Amount:	\$0	
Actual Cost:	\$13,414	
Account Number:	001-0000-322.01-00	

Agreement Name:

Executed By:

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Page 22

Tony's Finer Foods Enterprise Inc

To; Juliana A. Maller, Village Coordinator
From; Dominick La Spisa, Controller
Re: Village Permit cost refund

Dear Juliana,

Per our previous conversations, we are asking that the Village of Hanover Park consider the reimbursement of the below expenses related to the permitting for our newest location in Hanover Park:

Main Building Permit \$9,042 (\$822 for plan review + \$8,220 for permit fee)
Façade \$2,600 (\$200 for plan review + \$2,400 for permit fee)
Signage \$765 (\$50 for plan review + \$715 for permit fee)
Demolition \$225 (\$75 for plan review + \$150 for permit fee)
Sprinkler system \$552 for permit fee
Fire alarm \$180 for permit fee
Hood suppression \$50 for permit fee.
Total is \$13,414

We look forward to the continued success of this location and thank you for your support.

If you have any questions please feel free to contact me at 630-735-8207 or dominickl@tonysff.com

Kind Regards,



Dominick A. La Spisa
Controller



TO: Village President and Board of Trustees

FROM: Juliana A. Maller, Village Manager
Howard A. Killian, Director of Engineering and Public Works

SUBJECT: Contractual Commuter Lot Snow Removal – Purchase Order Increase

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: February 6, 2014 – Board Workshop

Executive Summary

Staff is requesting the purchase order for contractual snow removal for the Commuter Lots with Snow Systems Inc. be increased by \$15,000.

Discussion

On June 20, 2013, the Village Board accepted a proposal from Snow Systems Inc. for contractual snow removal for the Commuter Lots in the amount of \$28,000. This includes all snow removal operations greater than 1 inch. The \$28,000 amount was based on 11 plowings, which was a five-year average. So far this year, the contractor has plowed 14 times for a total of \$26,140. Staff is requesting an additional \$15,000 to cover the remainder of this winter. This amount will only be expended if they are called to plow.

This increase will be included in the end of the year budget amendments as needed.

Recommended Action

Motion to increase the purchase order to Snow Systems Inc. in an amount not to exceed \$43,000 and authorize the Village Manager to execute the necessary documents.

Budgeted Item:	<u> X </u> Yes	<u> </u> No
Budgeted Amount:	\$28,000	
Actual Cost:	\$43,000	
Account Number:	051-0000-478.03-35	

Agreement Name:

Executed By: Juliana Maller



TO: Village President and Board of Trustees

FROM: Juliana A. Maller, Village Manager
Howard A. Killian, Director of Engineering and Public Works

SUBJECT: Contractual Cul-de-Sac Snow Removal – Purchase Order Increase

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: February 6, 2014 – Board Workshop

Executive Summary

Staff is requesting the purchase order for contractual snow removal for the Village cul-de-sacs with Great Lakes Snow Systems Inc. be increased by \$50,000.

Discussion

On June 20, 2013, the Village Board accepted a proposal from Great Lakes Snow Systems Inc. for contractual snow removal for the cul-de-sacs in the amount of \$90,000. This includes all snow removal greater than 2 inches for 193 cul-de-sacs in the Village. The \$90,000 amount is based on 11 responses, which prior to the last several years, was our average for the winter season. Their costs are paid on a 2 inch to 6 inch, and an over 6 inch basis. So far this year, the contractor has had to respond 11 times for a total of \$84,917. Staff is requesting the purchase order be extended by an additional \$50,000 to cover the remainder of this winter. This amount will only be expended if they are called out to plow.

This increase will be included in the end of the year budget amendment as needed.

Recommended Action

Motion to increase the purchase order to Great Lakes Snow Systems Inc. in an amount not to exceed \$140,000 and authorize the Village Manager to execute the necessary documents.

Budgeted Item:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Budgeted Amount:	\$90,000	
Actual Cost:	\$140,000	
Account Number:	001-0620-431.03-35	

Agreement Name:

Executed By: Juliana Maller



TO: Village President and Board of Trustees

FROM: Juliana Maller, Village Manager
Shubhra Govind, Community & Economic Development Director

SUBJECT: DuPage County Lake Street Corridor Planning Study

ACTION

REQUESTED: Approval Concurrence Discussion Information

MEETING DATE: February 6, 2014 – Board Workshop

Executive Summary

Review the draft DuPage County Lake Street Corridor Planning Study, a land use plan for unincorporated areas along the corridor.

Background

Since the Spring of 2013, the DuPage County Department of Economic Development and Planning has been working with the planning firm of Teska Associates to create a land use plan that recommends strategies for site development and zoning for unincorporated areas surrounding Lake Street (IL Route 20) from the Elgin-O'Hare Expressway east to I-355.

The study utilized analysis of the area and public input to create recommendations for land use, site design, and zoning strategies. Public input was gathered from comments on the project website, various public meetings, including an open house in Hanover Park, and feedback from a steering committee of staff from the county and adjacent municipalities, including Hanover Park, Roselle, Bloomingdale, Glendale Heights, Addison, and Itasca. Hanover Park Staff has provided draft documents and updates to the Village Board and Development Commission during this time.

The Development Commission reviewed the Lake Street Corridor Study at their meeting of January 16, 2014. They provided positive feedback on the study, noting that they were interested in working with neighboring communities to improve the corridor and found the land uses presented to be acceptable. The current draft dated January 3, 2014 will be presented to the DuPage County Board for approval at an upcoming meeting.

Discussion

The study evaluates existing and future land use in unincorporated areas along Lake Street and explores how municipalities may better work with DuPage County to encourage quality development along the corridor. It may be used to develop a new county land use

Agreement Name: _____

Executed By: _____ **Workshop Meeting 2/6/14**

plan for the corridor and guide more strategic development in unincorporated areas along Lake Street going forward.

The study recommends that retail uses be concentrated in nodes along the corridor, including the intersection of Lake and Gary. Site Development guidelines encourage redevelopment that includes a mix of retail, office, and residential uses and provides pedestrian and transit access. The study recommends that as unincorporated properties are redeveloped, their zoning and development be brought into consistency with that of adjacent municipalities. Long-term, it recommends the county and municipalities consider ways in which they may work together to create a cohesive corridor through a zoning overlay district or the like.

A summary of the plan, as provided in a Steering Committee presentation, as well as sections of the plan related to Hanover Park are attached, including:

- Assessment Overview & Introduction – p. i, 1
- Corridor Vision, Goals, & Policy Statement – p. 63-65
- Framework Plan Overview – p. 80
- Sub Planning Areas 6 and 7 Land Use Plans – p. 106-109
- Site Development Guidelines – p. 111-114
- Zoning Recommendations – p. 115-118

The full plan is found at:

<http://dupagecountycorridors.files.wordpress.com/2014/01/corridor-planning-study-lake-st-draft-010214.pdf>

Recommended Action

Review the January 3, 2014 draft of the DuPage County Lake Street Corridor Planning Study and provide comments and feedback as necessary.

Attachments:

- Exhibit 1 - Lake Street Corridor Planning Study, January 3, 2014, select pages
 Exhibit 2 - Draft Development Commission Minutes, January 16, 2014, select page

Budgeted Item:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A
Budgeted Amount:	\$ N/A		
Actual Cost:	\$ N/A		
Account Number:	N/A		

4. PRESENTATIONS/REPORTS: None.

4. DISCUSSION TOPICS:

4-a. Review of DuPage County Lake street Corridor Planning Study.

Village Planner Bowman presented the DuPage County Lake Street Corridor Planning Study evaluating existing and future land use in unincorporated areas along Lake Street from 355 to the 390. The plan includes site development guidelines including pedestrian and bicycle access and incorporating improvements. We will be able to utilize this Corridor Study as promotion of the intersection of the northwest corner of Lake & Gary and to promote its potential for retail. It was recommended that zoning between the county and the communities be consistent bringing unincorporated areas up to the standards of neighboring communities as they get developed. General feedback will be presented to the Village Board on February 6 and to the County Board at the Workshop on the next couple of weeks.

Commissioners held a general discussion and appreciated the study as a reference for future developments. They were encouraged and excited to work with neighboring communities and felt the land uses, as presented, to be acceptable.

Commissioner Mercier arrives at 6:50 p.m.

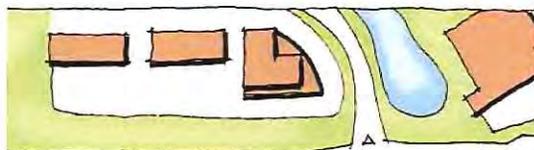
4-b. Unified Development Ordinance Update Review – Landscape Regulations

Village Planner Bowman – As a follow up to Commission feedback from their July 11, 2013 Workshop, at which they provided recommendations and updates to the existing Zoning codes regarding landscaping regulations, staff has received additional information from comparable neighboring communities and consultant Teska Associates in updating the Village Landscape Regulations in the Unified Development Ordinance.

Commissioners reviewed the updates and made additional comments to the draft to clarify, refine and maintain a comprehensive Landscape regulation.

Regarding the Development and Site Plan Review, Village Planner Bowman reviewed changes that were made to these areas.

Commissioners Division 5 Site Plan Review, 5.2 Authority, (5) Major Building Renovations and Tenant Changes (physical improvements), Village Planner Bowman and Chief Hess will continue to research to determine the percentage of physical improvements versus value of work to determine what constitutes a major building renovation.



DRAFT - FOR REVIEW PURPOSES ONLY

Last Revised: January 3, 2014



Lake Street Corridor Planning Study

DuPage County Corridor Planning Studies

Prepared for DuPage County as part of the Chicago Metropolitan Agency
for Planning's (CMAP) Local Technical Assistance Program



Prepared by Teska Associates, Inc. & Business Districts, Inc.

Assessment Overview

The Lake Street Corridor Assessment Summary provides analyses of the community planning and policy elements that impact unincorporated parcels along the corridor, including: market characteristics, land use, transportation, environmental features, physical conditions, zoning, annexation, various development issues, and intergovernmental cooperation.

Starting with an overview of the DuPage County Corridor Planning Studies initiative, this summary report highlights the key issues and opportunities presented by the Lake Street Corridor to enable the County to adequately plan for and serve unincorporated areas.

The assessments in this report yield the following key issues that will guide the next steps of this study to prepare recommendations for the Lake Street Corridor:

- » Prepare a utility infrastructure plan that assesses the County's capacity to deliver water, sewer, and stormwater utilities to unincorporated parcels, as well as updates the County's capital improvement plan for infrastructure improvements.
- » Define the steps and criteria that will facilitate efficient and mutually beneficial annexation of unincorporated parcels to a local municipality.
- » Maintain the collaborative relationship among the County, municipalities, park districts, and the forest preserve district to support efforts to continually strengthen the interconnected system of sidewalks and trails for pedestrians and bicyclists.
- » Ensure zoning designations for unincorporated parcels are consistent with future land use recommendations.
- » Support intergovernmental cooperation between the County, municipalities, and other jurisdictions, as outlined in this summary report, particularly establishing intergovernmental agreements to allow for the development of a unified vision that will maximize the development potential of the Lake Street Corridor.
- » Support expansion of the transit system to enhance accessibility within the Lake Street Corridor, particularly advancing the Smart Corridor initiative with Pace, IDOT, RTA, and CMAP; creating collaborative corridor design standards; and supporting employment centers, educational and training facilities, shopping centers, residential neighborhoods, and other corridor destinations.



An eastbound view of unincorporated parcels along the Lake Street Corridor, as viewed eastward towards the I-355 interchange.

1: Introduction

Study Goals

Land Use & Development

Continue working towards making the County's land development regulations as consistent as possible with those of neighboring municipalities.

Management of Unincorporated Areas

Examine the services provided by the County to determine the most efficient delivery of services, continue to provide services where it is shown to be cost effective to do so, and, if it is not cost effective, facilitate alternatives with other providers of services.



The SafeGuard self storage facility at Swift Road is a quality development along the Lake Street Corridor.

Located in the northern section of DuPage County, the Lake Street Corridor touches upon a series of communities – including Hanover Park, Roselle, Bloomingdale, Itasca, and Addison – each with its own character and expectations for how the corridor should develop over time. Historically, the Lake Street Corridor has developed into a composition of diverse uses that are connected to distinct neighborhoods, historic areas, business districts, employment centers, open spaces, and recreational facilities. Major attractions along the Lake Street Corridor include: Medinah Country Club and other major golf courses; Eaglewood Resort; historic Old Town Bloomingdale; Springfield Park; the Spring Creek Reservoir; Meacham Grove, and Mallard Lake Forest Preserves; North Central DuPage Regional Trail; Meadows Business Park; and a multitude of commercial centers, including Cornerstone Plaza at Gary Avenue as one of the corridor's newest developments.

While a significant portion of the corridor has developed within incorporated areas, several largely developed areas remain unincorporated within DuPage County jurisdiction. Given the distinct character of each of the five corridor communities, long-term planning for the unincorporated areas must respect the interplay between these elements. However, corridor planning must

also provide for improved functionality of Lake Street as a regional arterial road, including compatibility with surrounding land uses, economic revitalization and growth, land use, development. The County and local municipalities must also establish congruent design policies that respect all users of the corridor -- from motorists, pedestrians, and bicyclists to business owners, shoppers, and visitors.

It is the intent of this study to address the long term development of the Lake Street Corridor, focusing primarily on the future of land use and zoning of the unincorporated areas. DuPage County identifies many core issues, goals and strategies in its Strategic Plan to improve the quality of services and quality of life for residents of the County. The County recognizes that the amount of unincorporated land within its jurisdiction is shrinking. As a result, County government must assess what role it should play in the planning for and the delivery of direct services to the residents and businesses of unincorporated areas.

The County has identified two goals that are pertinent to this study, as illustrated on the left. To implement these goals, the County is committed to strengthening its partnerships to improve the effectiveness of County government, particularly seeking new opportunities to coordinate actions with other units of local government.

5: Corridor Vision, Goals & Policy Statements



Serving as an employment center for the Lake Street Corridor, Meadows Business Park located near the I-355 interchange is the type of non-retail development that helps to diversify the economic viability of the corridor.

The establishment of policies and recommendations associated with the appropriate land uses for the unincorporated portions of the Lake Street Corridor cannot be made without first developing an understanding of the long term complexities of the future of business districts, and specifically those along major road corridors.

Future of Corridor Planning

In the Corridor Assessment Summary Report, the case was made that all communities need to reconsider long term economic development in light of dramatic changes in retailing, the impact of the new economy, and a generally accepted finding that as a nation we are “over-retailed,” meaning that our capacity to continue to buy goods cannot continue to support the supply of retail space. Studies of other regions reveal that the amount of retail space per capita has continued to grow to a point where it is no longer sustainable. A 1997 study indicated at that time the Chicago area was already over-retailed with 3.5 sq ft per capita of supply that exceeded demand.

From a local perspective, and based on anecdotal evidence from a survey of properties along the Lake Street Corridor, the over-retailing can be seen in outmoded centers, centers with excessive parking lots that are

underutilized, vacancies, and the replacement of retail stores with service businesses or educational facilities.

The long term performance of existing retail centers not only affects land use, but more importantly impacts local government revenues, as evidence in other metro areas suggests that reliance on sales taxes has been increasing over time. The ability of local governments to continue to provide their citizens with quality services is dependent on reliable sources of revenue. One of the most important is taxes from the sales of retail goods within their community. Thus, the pursuit of sales taxes dictates an

Communities need to reconsider long term economic development in light of dramatic changes in retailing, the impact of the new economy, and a generally accepted finding that as a nation we are “over-retailed,” meaning that our capacity to continue to buy goods cannot continue to support the supply of retail space.

The value of solid, viable business districts and centers is that they provide more than just revenue. They provide valuable services for residents, offer a place for the community to gather, are often good neighbors supporting community and school initiatives, and contribute to a community's sense of place through exemplary design.

economic development strategy that is heavily oriented to attracting retail development, at the exclusion of other revenue sources.

A study of over 30 communities in the Kansas City metro area revealed that over a twenty year period the portion of municipal budgets that relied on sales tax almost doubled, to approximately 17%, and that the ratio of sales tax to property taxes collected increased from 0.91 to 1.16, indicating that sales tax has surpassed property taxes in importance.

The Corridor Assessment Summary Report provides a table (see Figure 3.2) listing several other alternative sources of revenue, as well as a comparable chart (see Figure 3.3) describing the spending per acre impact of non-retail uses, showing that non-retail uses can have similar long term positive revenue impacts as do marginal retail centers, as both residential and workers make retail purchases. This issue is further complicated when, as is reported by studies of other regions, metro areas are overbuilt so that some developments are only economically feasible with inordinate subsidies and design compromises.

The value of solid, viable business districts and centers is that they provide more than just revenue. They provide valuable services for residents, offer a place for the community to gather, are often good neighbors supporting



community and school initiatives, and contribute to a community's sense of place through exemplary design.

Moving forward, corridor communities need to consider alternative economic development and land use strategies that take a different approach to the function of commercial corridors. Communities should consider strategies that are not solely dependent on sales tax, which is not only volatile in terms of being closely tied to the performance of the economy, but may also be vulnerable as retail development and sales ebb and flow between communities.

Also, by supporting only the most desirable projects at the best locations, communities are able to be more selective in negotiating financial incentives for retail de-

velopments that have long term positive impacts beyond the short term sales tax boost.

Municipalities have few options to reduce their dependence on sales tax, either by reducing services or broadening their revenue base. The latter will be the challenge for the next several decades for corridors like Lake Street, specifically to repurpose business corridors from reliance on sales taxes by strengthening existing centers or nodes that are (or have the potential to remain) strong. This plan promotes the concept of introducing other uses that can provide for a more sustainable economy by enhancing commercial nodes and providing supportive land uses along the corridor that can further strengthen the market for retail nodes by introducing more households, employees, and complementary uses.

Broadening the municipal revenue base will be the challenge for the next several decades, to repurpose business corridors from reliance on sales taxes by strengthening existing centers or nodes that are strong, as well as introducing other uses that can provide for a more sustainable economy by enhancing commercial nodes and providing supportive land uses along the corridor that can further strengthen the market for retail nodes by introducing more households, employees, and complimentary uses.

Key Assessment Findings Supporting Corridor Policies

In the first phase of this corridor study for Lake Street, policies or regulations were identified that either resulted in inconsistencies between County and municipal land use objectives, or posed barriers to developing a unified consensus on the future of development in unincorporated areas. As summarized below, key findings from this assessment and feedback provided by Steering Committee members have provided the basis for the establishment of the overall vision and goals for the Lake Street Corridor:

- ❑ Trends in retailing and retail development recognize the impact of an oversupply of commercial use, including a reorientation of the type and character of retail establishments, and the transition of retail oriented destinations to centers offering a greater variety of services to residents. This transition addresses the impact of internet shopping on the need for physical storefront space, as well as requires a broader, more flexible economic development strategy. Economic development no longer can be solely based on the performance of commercial uses and sales tax, but must consider the impact of other non-traditional uses to maximize revenue potential.
- ❑ To accommodate non-traditional single-purpose uses, the traditional site standards, regulating such requirements as site size, lot depth, access, and building orientation will need to be re-evaluated to accommodate and promote the next generation of users. These users will likely be more diverse to provide for sustainable corridor development. This can be seen in commercial centers in the Village of Addison near the I-355/Lake Street interchange (see graphic on page 12), that includes a neighborhood oriented retail center anchored by a restaurant cluster, high density multi-family developments, and large anchor retail uses.

The long term development and revitalization of the Lake Street Corridor should be guided by an overall vision,

goals, and development principles that form a solid framework for ensuring a unified and coordinated approach to improving the function and economic vitality of business districts and residential neighborhoods within the corridor.

To provide clear direction to the planning efforts for the long term development of the Lake Street Corridor, a policy framework consisting of a vision statement and a series of goals and policy statements is recommended. This policy framework is intended to support the development principles in Section 6, which guide future development within the corridor. In addition, the policy statements provide the basis for the general framework plan in Section 7, and the specific recommendations in the final plan recommendations in the final phase of the corridor study.

Vision Statement

A vision statement sets forth the optimal direction and conditions for how the Lake Street Corridor evolves

over time to support sustainable development, serve the community, and provide multimodal connectivity linking people to destinations and opportunities. The vision statement is reflective of the aspirations of DuPage County and the communities along the Lake Street Corridor. In addition, the vision statement seeks to provide guidance to forging partnerships and building a consensus among the various local governments and DuPage County for the overall planning and development.

The vision statement also advances the four core tenets of CMAP's GO TO 2040 Plan -- livable communities, human capital, efficient governance, and regional mobility -- which were summarized in Section 1 of the Corridor Assessment Summary Report.

The vision statement provided below is intended to inspire decision makers and public officials to achieve the goals and policy statements identified herein. The overall vision statement is also broken down into three vision components, which provide the basis for the goals and policy statements defined on the following pages.

VISION STATEMENT

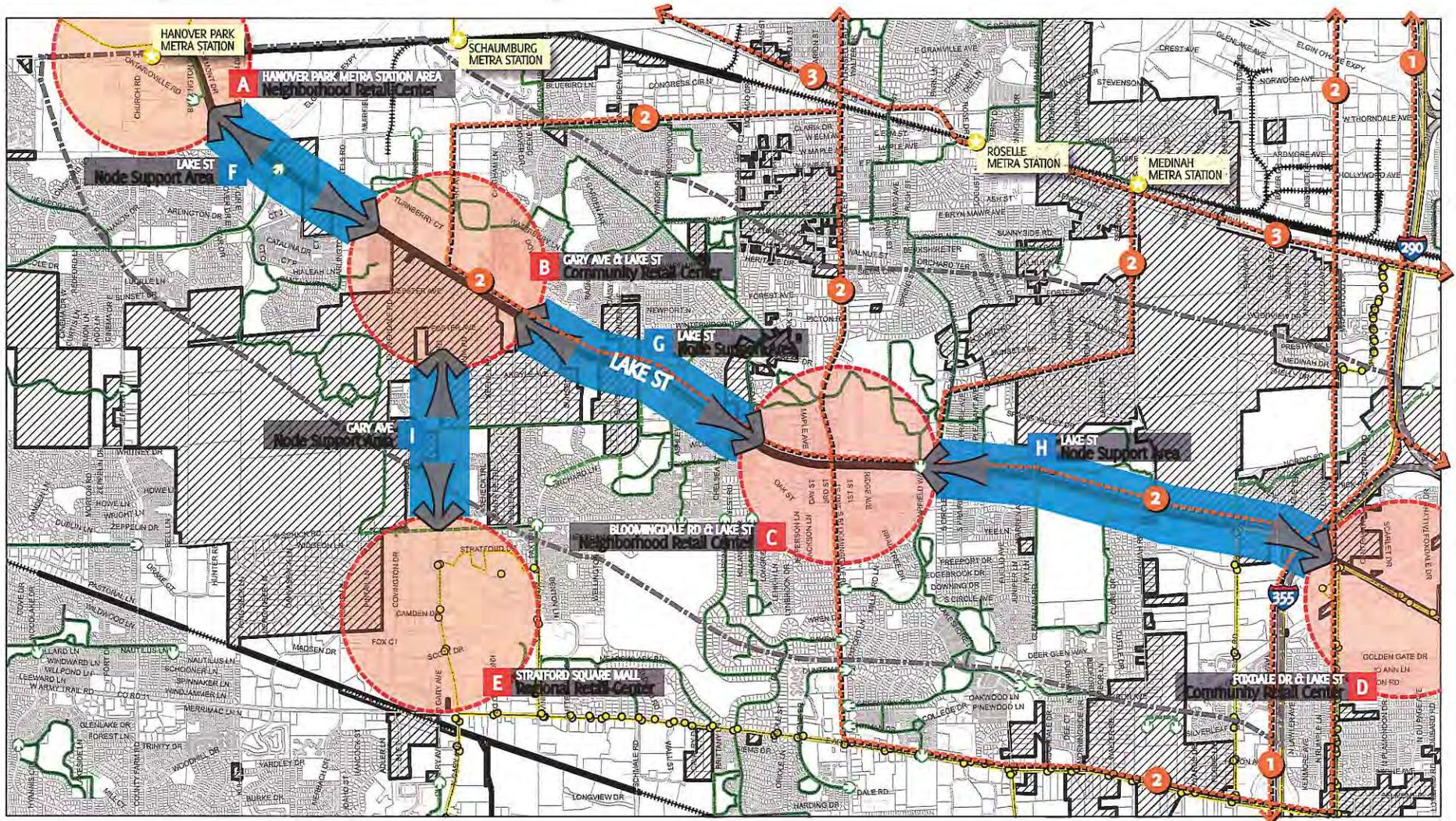
The Lake Street Corridor is a multi-modal corridor that accommodates regional vehicular, public transit, pedestrian, and bicycle movement; has a distinct identity through the establishment of sustainable land use patterns, expansion of the economic base, and fostering of a variety of supportive land uses; and consists of well-served and well-maintained residential neighborhoods that are assets to local communities and supportive of corridor businesses.

- 1 VISION COMPONENT ONE**
A multi-modal corridor that accommodates regional vehicular, public transit, pedestrian, and bicycle movement.
- 2 VISION COMPONENT TWO**
A distinct identity through the establishment of sustainable land use patterns, expansion of the economic base, and fostering of a variety of supportive land uses.
- 3 VISION COMPONENT THREE**
Well-served and well-maintained residential neighborhoods that are assets to local communities and supportive of corridor businesses.

FIGURE 7.1
Framework Plan

The map below illustrates the Framework Plan that forms the basic organizational structure to guide the future development and improvement of the Lake Street Corridor. In particular, the Framework Plan highlights the physical relationships between the various framework elements, as indicated in the legend to the right. More detailed descriptions of each framework element are provided on the following pages.

- | | | | |
|---|--|---|---------------------------|
|  | Node |  | Pace Bus Route [EXISTING] |
|  | Node Support Area |  | Pace Bus Stop [EXISTING] |
|  | Unincorporated Area |  | Transit Route [PROPOSED] |
|  | Trail [EXISTING] | 1: I-355 Express Bus Corridor | |
|  | Trail [PROPOSED, PER DUPAGE COUNTY] | 2: Elgin-O'Hare West Bypass (EO-WB) Bus Circulators | |
|  | Trail [PROPOSED, ADDITIONAL CONNECTIONS] | 3: IL 19 Arterial Bus Rapid Transit (ART) Corridor | |

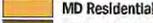
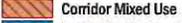
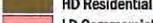
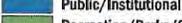
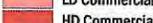
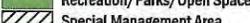
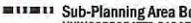
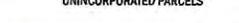


Sub-Planning Area 6

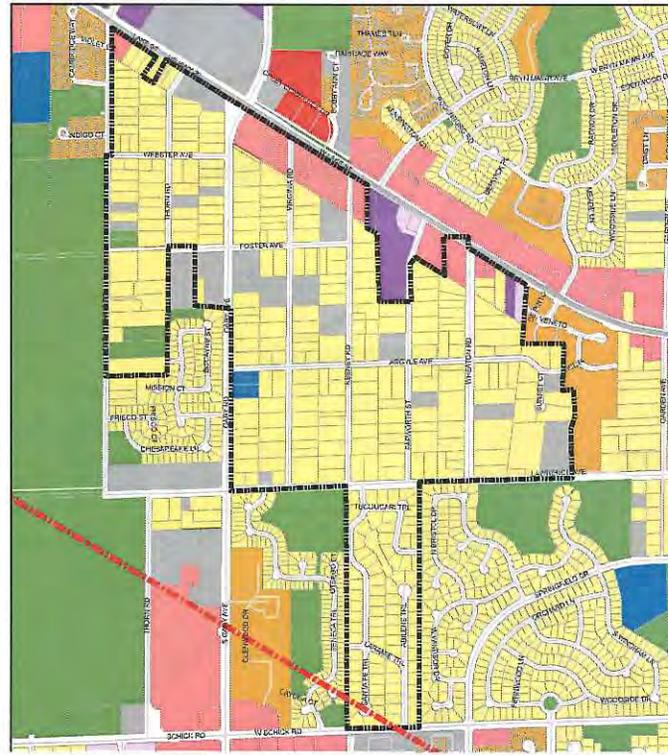
Corridor Land Use Plan along Lake Street Corridor

COMPARISON

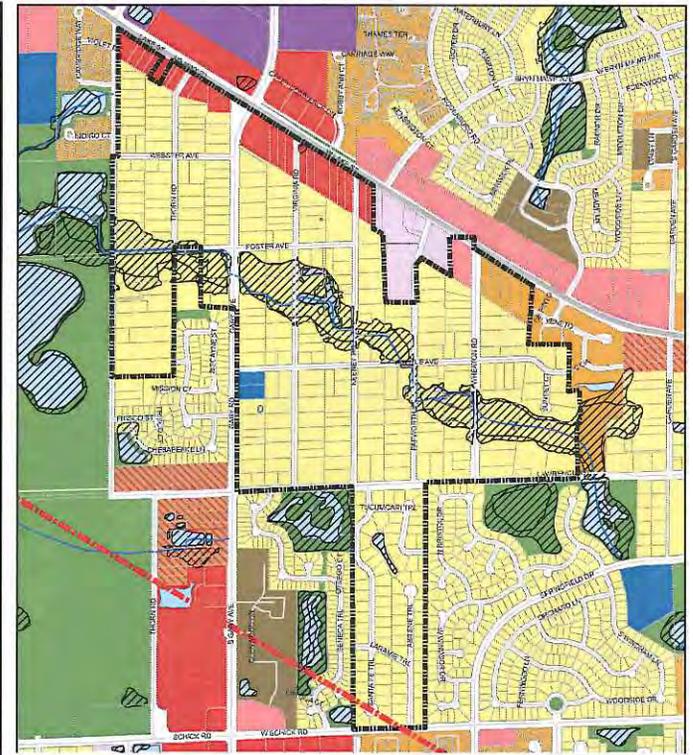
EXISTING LAND USE TO SHORT-TERM FUTURE LAND USE

	SF Residential		Office
	MD Residential		Corridor Mixed Use
	HD Residential		Public/Institutional
	LD Commercial		Recreation/Parks/Open Space
	HD Commercial		Special Management Area
	Industrial		Vacant
	Study Area Boundary		
	Sub-Planning Area Boundary UNINCORPORATED PARCELS		

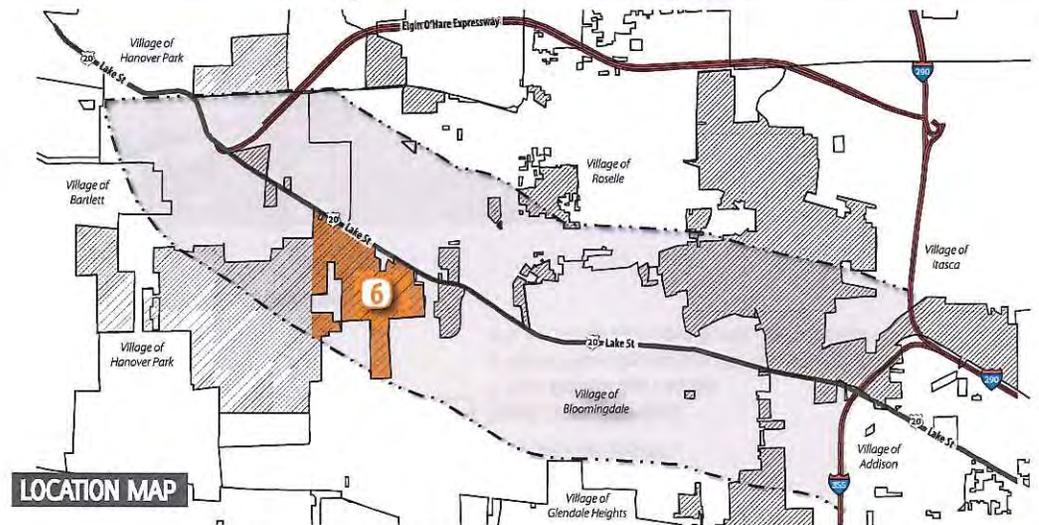
NOTE: To ensure comparison of future land use categories were consistent across municipalities and the County, a master list of land use categories was created, as provided in the map legend on the left. In some cases, multiple land use types were consolidated under one category. For example, the Industrial category includes general industrial and industrial park uses. In addition, while the primary focus of the corridor study is unincorporated parcels, land use recommendations are provided for adjacent incorporated parcels to provide logical context and compatibility with municipal land use plans.



Existing Land Use | AREA 6



Short-Term Future Land Use Plan | AREA 6



LOCATION MAP

Sub-Planning Area 6

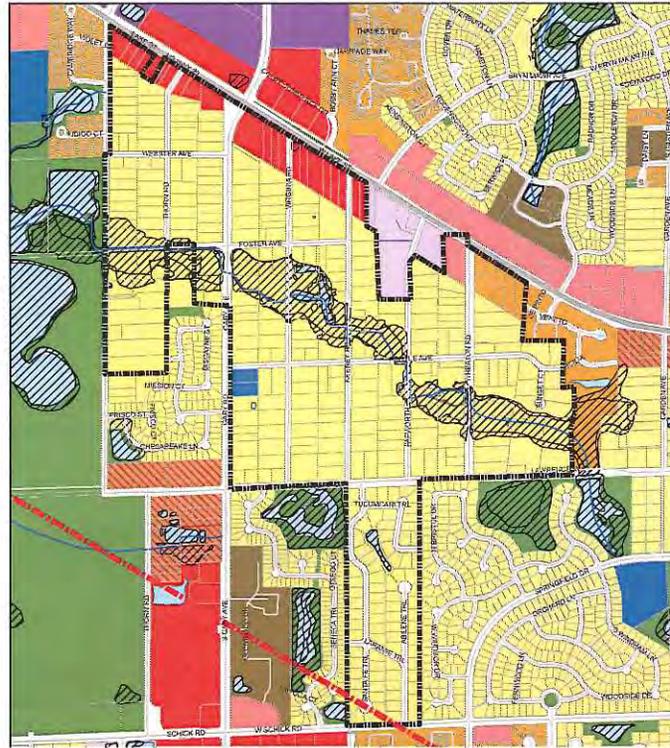
Corridor Land Use Plan along Lake Street Corridor

COMPARISON

SHORT-TERM FUTURE LAND USE TO LONG-TERM FUTURE LAND USE

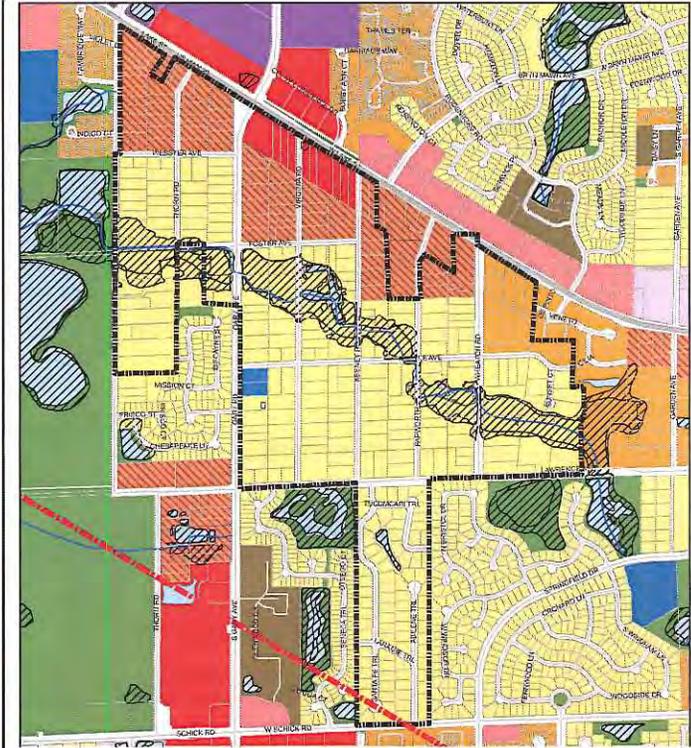
	SF Residential		Office
	MD Residential		Corridor Mixed Use
	HD Residential		Public/Institutional
	LD Commercial		Recreation/Parks/Open Space
	HD Commercial		Special Management Area
	Industrial		Vacant
	Study Area Boundary		
	Sub-Planning Area Boundary		
	UNINCORPORATED PARCELS		

NOTE: To ensure comparison of future land use categories were consistent across municipalities and the County, a master list of land use categories was created, as provided in the map legend on the left. In some cases, multiple land use types were consolidated under one category. For example, the Industrial category includes general industrial and industrial park uses. In addition, while the primary focus of the corridor study is unincorporated parcels, land use recommendations are provided for adjacent incorporated parcels to provide logical context and compatibility with municipal land use plans.



Short-Term Future Land Use Plan | AREA 6

For Sub-Planning Area 6, the County land use plan is influenced by the land use plans for Bloomingdale, Hanover Park, and Roselle. Overall, Area 6 maintains existing residential neighborhoods, public/institutional uses, and parks/open space. The most significant land use recommendations are along Lake Street, with Bloomingdale, Hanover Park, and Roselle recommending a mix of commercial and medium density residential, particularly leading westward towards the Gary Avenue intersection, which has strong potential to build into a major activity center along the corridor. The Turnberry Lakes industrial park is also near the Lake Street/Gary Avenue intersection, provides a major employment generator for the western end of the Lake Street Corridor.



Long-Term Future Land Use Plan | AREA 6

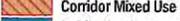
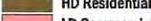
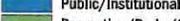
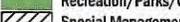
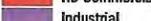
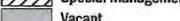
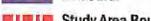
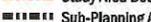
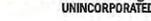
For Sub-Planning Area 6, the long-term plan diverges significantly from the short-term plan, although many of the existing residential neighborhoods, public/institutional uses, and parks/open space at the periphery are maintained. At the eastern end of Area 6, additional medium density residential is recommended to serve as a potential extension of the existing Villa Veneto townhouse development in Bloomingdale. Proceeding westward, new office uses and a mix of medium and high density residential uses are integrated as part of the corridor mixed use along Lake Street, along with low and high density commercial uses. These commercial, office, and residential uses create a balanced mix of uses that support a more economically sustainable corridor and diversified tax bases for the County and municipalities, which help build up the Lake Street/Gary Avenue intersection as a strong activity center along the corridor.

Sub-Planning Area 7

Corridor Land Use Plan along Lake Street Corridor

COMPARISON

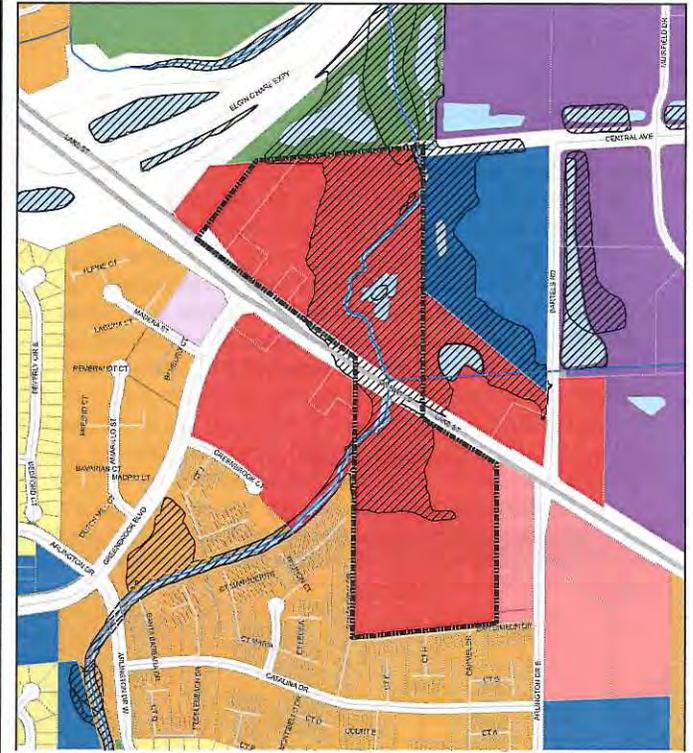
EXISTING LAND USE TO SHORT-TERM FUTURE LAND USE

 SF Residential	 Office
 MD Residential	 Corridor Mixed Use
 HD Residential	 Public/Institutional
 LD Commercial	 Recreation/Parks/Open Space
 HD Commercial	 Special Management Area
 Industrial	 Vacant
 Study Area Boundary	
 Sub-Planning Area Boundary UNINCORPORATED PARCELS	

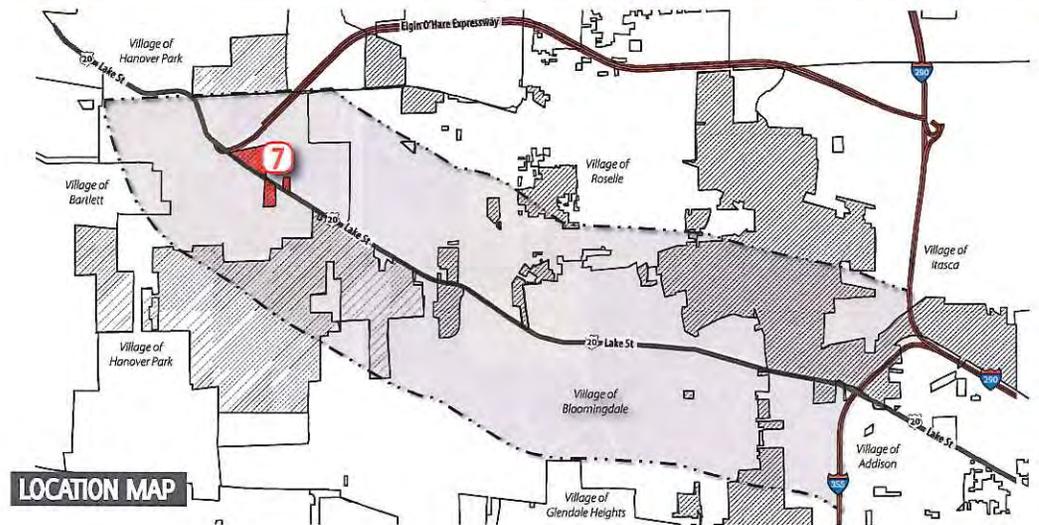
NOTE: To ensure comparison of future land use categories were consistent across municipalities and the County, a master list of land use categories was created, as provided in the map legend on the left. In some cases, multiple land use types were consolidated under one category. For example, the Industrial category includes general industrial and industrial park uses. In addition, while the primary focus of the corridor study is unincorporated parcels, land use recommendations are provided for adjacent incorporated parcels to provide logical context and compatibility with municipal land use plans.



Existing Land Use | AREA 7



Short-Term Future Land Use Plan | AREA 7



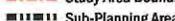
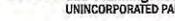
LOCATION MAP

Sub-Planning Area 7

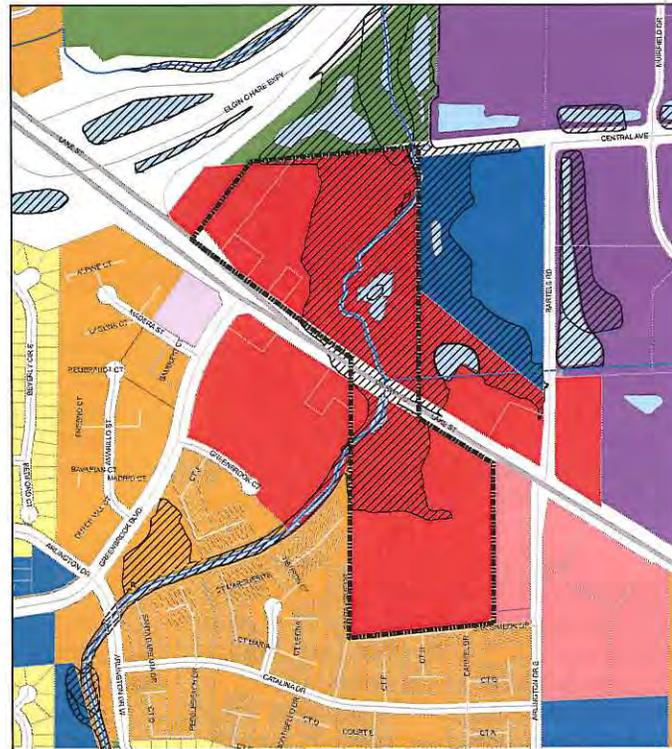
Corridor Land Use Plan along Lake Street Corridor

COMPARISON

SHORT-TERM FUTURE LAND USE TO LONG-TERM FUTURE LAND USE

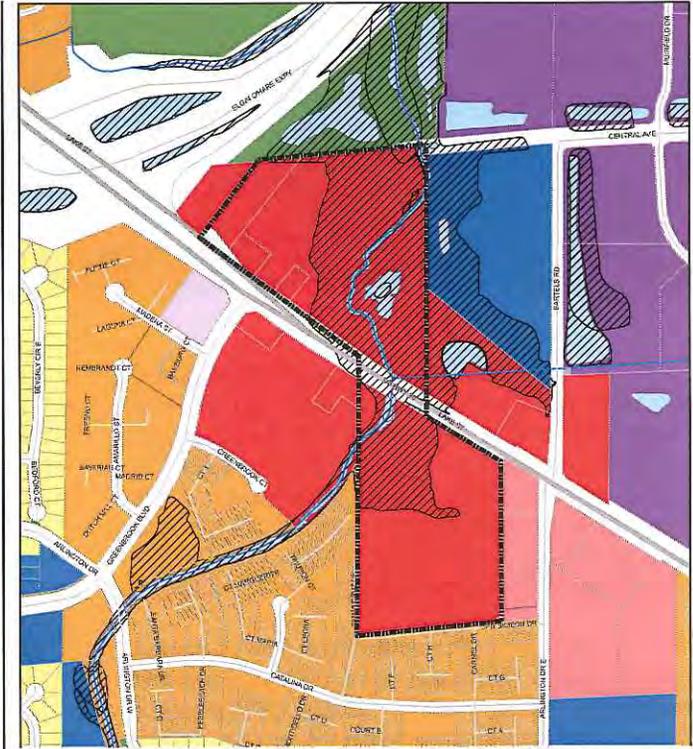
	SF Residential		Office
	MD Residential		Corridor Mixed Use
	HD Residential		Public/Institutional
	LD Commercial		Recreation/Parks/Open Space
	HD Commercial		Special Management Area
	Industrial		Vacant
	Study Area Boundary		
	Sub-Planning Area Boundary		
	UNINCORPORATED PARCELS		

NOTE: To ensure comparison of future land use categories were consistent across municipalities and the County, a master list of land use categories was created, as provided in the map legend on the left. In some cases, multiple land use types were consolidated under one category. For example, the Industrial category includes general industrial and industrial park uses. In addition, while the primary focus of the corridor study is unincorporated parcels, land use recommendations are provided for adjacent incorporated parcels to provide logical context and compatibility with municipal land use plans.



Short-Term Future Land Use Plan | AREA 7

For Sub-Planning Area 7, the County land use plan is influenced by the land use plan for Hanover Park. Overall, Area 7 maintains existing residential neighborhoods, public/institutional uses, parks/open space, and office uses. Commercial uses are recommended along both sides of Lake Street, which takes advantage of the close proximity to the Elgin-O'Hare Expressway. A strong commercial center in Area 7 can also support local residents and the daytime population provided by the office and industrial uses in the Turnberry Lakes industrial park.



Long-Term Future Land Use Plan | AREA 7

For Sub-Planning Area 7, the long-term plan is the same as the short-term plan, which indicates the strong support to continue building up Area 7 as a strong commercial center adjacent to the Elgin-O'Hare Expressway. In addition to nearby residential neighborhoods and the Turnberry Lakes industrial park, the Hanover Park Metra Station and proposed TOD area provide additional residential and employment activity to support commercial expansion.

10: Site Development Guidelines

The long-term County Land Use Plan for the Lake Street Corridor provides the proposed land use structure to help shape specific site development guidelines to improve the functionality, appearance, and viability of uses along the corridor. The site development guidelines described in this section support the long-term Land Use Plan by encouraging development that fosters a balanced mix of uses that are economically sustainable, as well as enhance the tax base for the County and corridor communities.

The site development guidelines address corridor elements such as building placement, parking, pedestrian and bicycle amenities, landscaping and buffering opportunities, and other site design elements. County and municipal officials may utilize these guidelines to

evaluate development proposals, add projects to their capital improvements plans, or collaborate with other agencies to implement certain elements that support the vision, goals, policies, and recommendations outlined by the Framework Plan (Sections 5, 6, and 7) and Land Use Plan (Section 9). For example, the County should continue to work with local park districts and municipalities to further improve connectivity for pedestrians and bicyclists with new paths and facilities.

To attach a recognizable identity to the site development guidelines, the guidelines illustrated in Figures 10.1 and 10.2 relate to a specific area along the Lake Street Corridor, specifically the Gary Avenue node and adjacent support area. The Gary Avenue node and support area were selected as the focus due to: the present mix of uses;

opportunities for redeveloping underutilized sites or enhancing existing sites; planned transit improvements; and the network of existing and proposed pedestrian and bicycle connections. This area also has considerable potential for transformative change, as outlined in the Framework Plan and long-term Land Use Plan.

While the site development guidelines illustrated in Figures 10.1 and 10.2 specifically relate to the Gary Avenue node and support area, the guidelines can be adapted to fit other nodes or segments along the Lake Street Corridor. Overall, the site development guidelines should be viewed in a general sense to ensure broad applicability along the Lake Street Corridor and encourage adaptability to unique sites or blocks along the corridor.

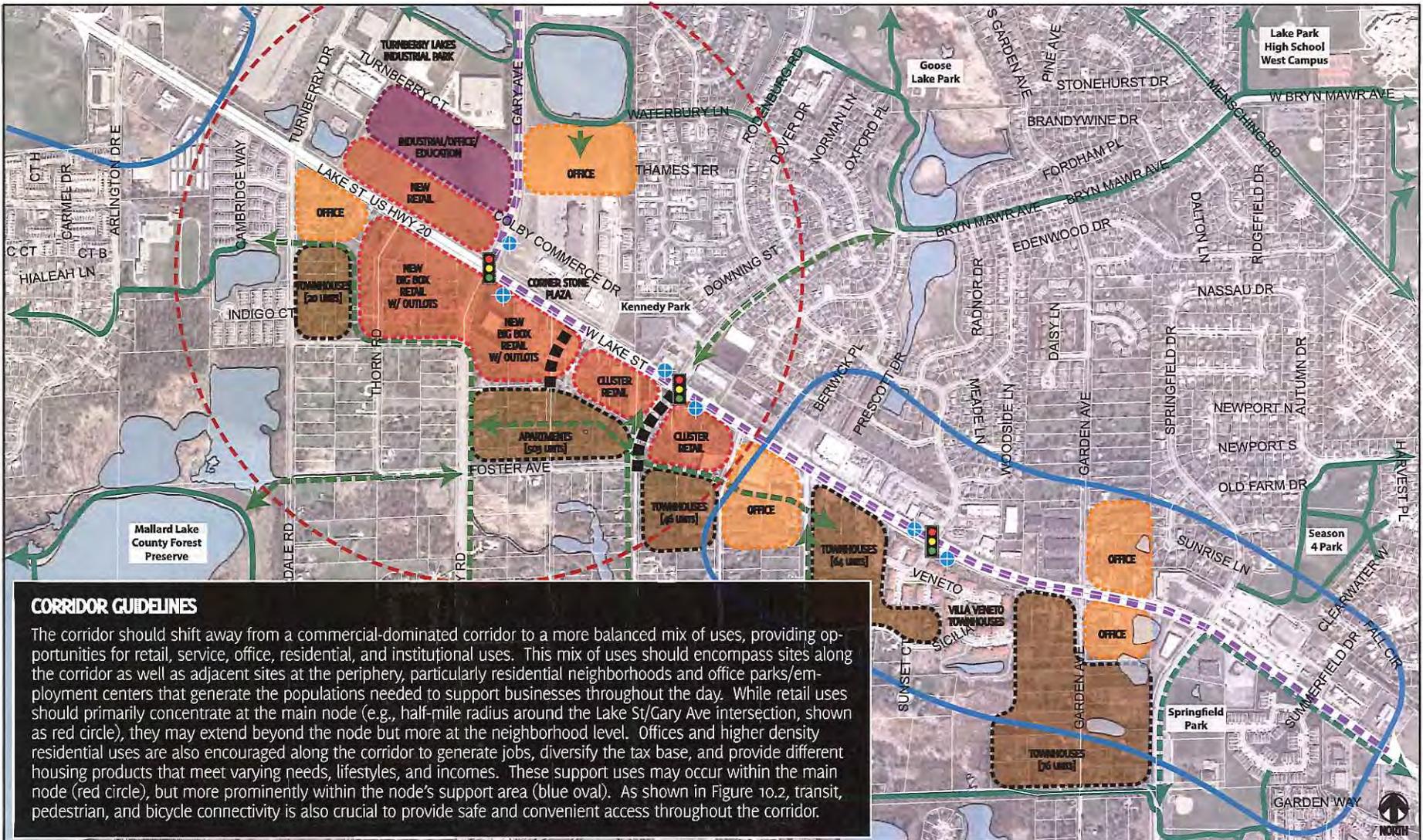
Located at the northeast corner of Lake Street and Gary Avenue, Corner Stone Plaza is one of the newest developments along the corridor and embodies many of the site development guidelines outlined in this section. From a landscaped setback and attractive architecture to pedestrian connections and a mix of retail types adjacent to residential neighborhoods, Corner Stone Plaza is the type of development that is envisioned to support a more balanced mixed of uses that are economically sustainable, enhance a diversified tax base, and provide multimodal connectivity along the corridor.



FIGURE 10.1
Site Development
Guidelines
CORRIDOR VIEW
GARY AVENUE NODE
& SUPPORT AREA

-  Node
-  Node Support Area
-  Bicycle Connection [EXISTING]
-  Bicycle Connection [PROPOSED]
-  Bus/Transit Route [PROPOSED]
-  Bus Stop [PROPOSED]

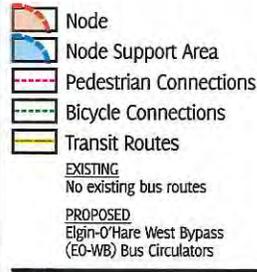
Using the long-term County Land Use Plan for the Lake Street Corridor (see Figure 9.2) as a foundation, the map below illustrates site development guidelines for potential development and corridor improvements along Lake Street at one of the nodes and support areas defined in the Framework Plan (see Figure 7.1). This map focuses on the Gary Avenue node and support area. Future land use concepts and development guidelines are defined to foster transformative change along the Lake Street Corridor, particularly shifting away from a corridor dominated by commercial uses and creating an environment that supports a more balanced and economically sustainable mix of uses, fosters improved connectivity for pedestrians and bicyclists, and encourages greater usage of existing and planned transit routes. Figure 10.2 illustrates a more detailed prototype of site development guidelines for the Gary Avenue node and support area.



CORRIDOR GUIDELINES

The corridor should shift away from a commercial-dominated corridor to a more balanced mix of uses, providing opportunities for retail, service, office, residential, and institutional uses. This mix of uses should encompass sites along the corridor as well as adjacent sites at the periphery, particularly residential neighborhoods and office parks/employment centers that generate the populations needed to support businesses throughout the day. While retail uses should primarily concentrate at the main node (e.g., half-mile radius around the Lake St/Gary Ave intersection, shown as red circle), they may extend beyond the node but more at the neighborhood level. Offices and higher density residential uses are also encouraged along the corridor to generate jobs, diversify the tax base, and provide different housing products that meet varying needs, lifestyles, and incomes. These support uses may occur within the main node (red circle), but more prominently within the node's support area (blue oval). As shown in Figure 10.2, transit, pedestrian, and bicycle connectivity is also crucial to provide safe and convenient access throughout the corridor.

FIGURE 10.2
Site Development
Guidelines
SITE VIEW
**GARY AVENUE NODE
& SUPPORT AREA**



- 6k** **RETAIL**
308,000 sq ft
- 12k** **OFFICE**
60,000 sq ft
- 24** **RESIDENTIAL**
503 apartment units
46 townhouse units

The graphic below illustrates a more detailed prototype of site development guidelines for the Gary Avenue node and support area. While retail maintains a strong presence in this prototype, the introduction of denser housing options build up greater population density around the Gary Avenue node to support the retail businesses and services along Lake Street. Multi-family housing structures also provide more appropriate transitioning between the retail uses along Lake Street and the lower density single family residential homes to the south. The increase in residences also enhance the local workforce to support the existing Turnberry Lakes industrial park at the northwest corner of Lake Street and Gary Avenue, as well as new office uses proposed near the Wheaton Road intersection. These new offices mark the transition from strong retail frontage along Lake Street to a mix of offices and multi-family residential uses, such as the existing Villa Veneto townhouses to the east. Overall, the Gary Avenue node and support area transforms from a commercial-dominated area to a more balanced and economically sustainable mix of uses.

CONNECTIONS | Enhanced pedestrian, bicycle, and transit connectivity allows for residents, employees, and visitors to safely and conveniently access retail, employment, recreational, and educational facilities.

PEDESTRIANS
Significant parkway space should be provided to create a buffer area between the sidewalk and main road. Retail and office developments adjacent to residential neighborhoods should also provide convenient paths and site entryways for residents to access businesses or employers on foot.

BICYCLES
The County should continue to work with local park districts and other agencies to connect existing bike trails to new trails, creating a more interconnected system. Bicycle racks should also be provided at businesses, offices, schools, and residential developments to encourage biking.

TRANSIT
Transit facilities along the Lake Street Corridor are presently concentrated at the far eastern end near Swift Road and the I-355 interchange. Over time, transit capacity will increase, primarily with the Elgin-O'Hare West Bypass (EO-WB) Bus Circulators along Lake Street and other major side streets.



Economic Impact
GARY AVENUE NODE & SUPPORT AREA

In addition to transforming the Gary Avenue node from a commercial-dominated area to a more balanced and economically sustainable mix of uses, the site development concept mixes those uses in a manner that creates a local economy. The local economy happens when apartments and offices add customers for retail development. Although the retail development must serve a larger market to succeed, it benefits greatly from the strong relationship with day and evening populations in the nearby residential and office. The table below illustrates the investment necessary to accomplish this concept and estimates the revenue that it could offer local government. One can add the property tax from each use to predict revenues close to \$4 million. Sales tax is duplicated if the residents and employees are spending their money in the local development, so the best estimate of that annual revenue would be the \$800,000 for the retail development.

New Development	Units	Development Cost	Annual Property Tax ¹	Annual Municipal Sales Tax ²
Residential				
Apartments	503	\$105,782,500	\$2,115,650	\$251,500
Townhouses	46	\$11,500,000	\$230,000	\$23,000
Subtotal	549	\$117,282,500	\$2,345,650	\$274,500
New Development	sq ft	Total Sales Value	Annual Property Tax ¹	Annual Municipal Sales Tax ²
Office				
Subtotal	60,000	\$13,589,700	\$271,794	\$17,520
Retail				
QSR ³	4,000	\$1,260,500	\$25,210	\$12,000
Store	8,000	\$1,665,000	\$33,300	\$24,000
Store	15,000	\$2,790,500	\$55,810	\$45,000
Restaurant	6,000	\$1,784,500	\$35,690	\$18,000
QSR ³	4,000	\$1,260,500	\$25,210	\$12,000
Store	13,000	\$2,467,500	\$49,350	\$39,000
Store	13,000	\$2,467,500	\$49,350	\$39,000
QSR ³	5,000	\$1,515,000	\$30,300	\$15,000
Bank	4,000	\$1,345,500	\$26,910	-
Store	10,000	\$1,987,500	\$39,750	\$30,000
Supermarket	75,000	\$13,568,000	\$271,360	\$225,000
Warehouse Store	100,000	\$15,738,500	\$314,770	\$300,000
Store	8,000	\$1,665,000	\$33,300	\$24,000
Store	4,000	\$1,260,500	\$25,210	\$12,000
Store	6,000	\$1,784,500	\$35,690	\$18,000
Store	6,000	\$1,784,500	\$35,690	\$18,000
Store	12,000	\$2,232,400	\$44,648	\$36,000
Store	15,000	\$2,790,500	\$55,810	\$45,000
Subtotal	308,000	\$59,367,900	\$1,187,358	\$912,000

Source: RSMean's Quick Cost; ICSC: Office-Worker Retail Spending in a Digital Age, 2012; BDI.

- ¹ Estimated at 2% of development costs due to uncertainty of assessment and rate at the time taxation commences.
- ² Assumes office workers spend \$146 per week, each residential unit has \$50,000 in annual retail spending, and each retail square foot generates \$300 in sales. This does not include Home Rule sales tax, Business District Sales Tax, or Entertainment Tax. Not all spending is spent locally along the example Gary Avenue node and support area; however, the annual municipal sales tax generated by the conceptual new development shown in the table is substantial enough to support the local economy.
- ³ Quick Service Restaurant

11: Zoning Recommendations

The Lake Street Corridor Plan provides a framework or guideline to assist both DuPage County and member communities along the corridor in planning and regulating development. While the Plan it is not necessarily to be viewed as a direct indication of the appropriate zoning regulations to apply to a specific parcel of land, both the Framework and Land Use plan recommendations should be viewed as the basis for future zoning and rezoning requests. The timing of development, however, of any given parcel will to a large extent depend on the availability of public utilities.

It is therefore recommended that both County and municipal zoning and land subdivision codes be examined and amended to ensure that they are consistent with the policies and recommendations outlined in this Plan.

More specifically, this project focuses on the zoning map and regulations of DuPage County as they apply to unincorporated areas. This Section outlines the recommended changes to County zoning to implement the Lake Street corridor plan, as well as potential changes to municipal zoning over the long term. As provided below, several optional approaches are proposed to assist the County in evaluating the most effective method to both implement the vision and create consistency between municipal and County ordinances.

Zoning Approaches

The Lake Street corridor consists of seven sub-planning areas impacting six communities. In the Corridor Assessment Report, both current County and relevant municipal

zoning were evaluated to determine conflicts, if any, between zoning designations for areas for which there is mutual interest. Provided below are zoning proposals that can be implemented in the short term and which represent changes that would have the least impact on current zoning of member communities. Recommended long term zoning proposals that provide a flexible zoning approach will require further development and review by the County and corridor communities, but have the greatest opportunity to foster the transformative changes recommended in this Plan.

Short-Term Recommendations

The goal of the short term recommendations are to establish consistency between corridor communities and County zoning designations through the use of tradi-



Zoning that supports the transformative nature of the long-term Land Use Plan will help foster a development climate that shifts corridors like Lake Street away from being dominated by retail towards a balanced mix of economically sustainable uses. As this view shows, the Villa Veneto townhouse development in Bloomingdale is a strong indication that non-retail uses are viable along Lake Street.

tional/conventional zoning districts that are currently in effect, with exceptions/additions noted below. Application of bulk and other design standards would be left to individual communities to establish and enforce. Recommended changes to current County zoning by sub-planning area are described in the table to the right.

Lake Street Corridor – Zoning Recommendations				
Sub-Planning Area	Current County Zoning	Relevant Municipal Zoning Designations	Proposed County Land Use ⁽¹⁾	Proposed County Zoning ⁽²⁾
<ul style="list-style-type: none"> Area One 	<ul style="list-style-type: none"> Single Family (R3-R4) General Residence (Multiple-family R5-R7) 	<ul style="list-style-type: none"> R1-R2 Single Family (Itasca, Bloomingdale) R3-R4 General Residence (Multiple-family) (Itasca, Bloomingdale) 	<ul style="list-style-type: none"> Single Family MD Residential Parks/Open Space Public/Institutional 	<ul style="list-style-type: none"> R3, R4 Single Family, R5, R6 Multiple Family Consider establishing a new Civic/Institutional category ⁽³⁾ Consider establishing a new conservation/recreation category - public ⁽⁶⁾ Consider establishing a new conservation/recreation category - private ⁽⁷⁾
<ul style="list-style-type: none"> Area Two 	<ul style="list-style-type: none"> R3 Single Family 	<ul style="list-style-type: none"> R1, R2 Single Family (Bloomingdale, Addison) R3 Multiple Family (Bloomingdale, Addison) 	<ul style="list-style-type: none"> Single Family 	<ul style="list-style-type: none"> R2 Single Family ⁽⁴⁾ R5 Multiple Family B1 Local Business
<ul style="list-style-type: none"> Area Three 	<ul style="list-style-type: none"> R3 Single Family 	<ul style="list-style-type: none"> R1, R2 Single Family (Bloomingdale) 	<ul style="list-style-type: none"> Single Family Parks/Open Space Public Institutional 	<ul style="list-style-type: none"> R3-Single Family Conservation/recreation category - public ⁽⁶⁾
<ul style="list-style-type: none"> Area Four 	<ul style="list-style-type: none"> B2 Business O Office R3, R4 Single Family 	<ul style="list-style-type: none"> R1 Single Family (Roselle) B3 Business (Bloomingdale) 	<ul style="list-style-type: none"> Single Family Public/Institutional HD Commercial LD Commercial 	<ul style="list-style-type: none"> R3 Single Family ⁽⁵⁾ Civic/Institutional ⁽³⁾ Conservation/recreation category - public ⁽⁶⁾
<ul style="list-style-type: none"> Area Five 	<ul style="list-style-type: none"> R4 Single Family B2 General Business O Office 	<ul style="list-style-type: none"> R1, R2 Single Family (Roselle, Bloomingdale) R3 Multiple Family Residential (Roselle, Bloomingdale) B3, B5 Commercial (Bloomingdale, Roselle) 	<ul style="list-style-type: none"> Single Family Mixed-use Corridor Commercial MD Residential 	<ul style="list-style-type: none"> R3 Single Family ⁽⁴⁾ B2 General Business R5 Multiple Family Conservation/recreation category - public ⁽⁶⁾
<ul style="list-style-type: none"> Area Six 	<ul style="list-style-type: none"> R3, R4 Single Family B2 General Business O Office 	<ul style="list-style-type: none"> R1, R2, R3 Single Family (Hanover Park, Roselle, Bloomingdale) B2, B3, B5 Commercial (Hanover Park, Bloomingdale, Roselle) O Office (Roselle) 	<ul style="list-style-type: none"> Single Family Public/Institutional Parks/Open Space HD/LD Commercial MD Residential 	<ul style="list-style-type: none"> R3 Single Family Conservation/recreation - public ⁽⁶⁾ B2 General Business R5 Multiple Family
<ul style="list-style-type: none"> Area Seven 	<ul style="list-style-type: none"> R2 Single Family R5 Multiple Family 	<ul style="list-style-type: none"> B2 Commercial (Hanover Park) 	<ul style="list-style-type: none"> HD Commercial 	<ul style="list-style-type: none"> B2 General Business

¹ See Proposed Land Use Maps (Section 9)

² See Existing and Proposed Zoning Maps on following pages (to be provided)

³ Current County code does not provide a separate zoning classification to recognize existing or proposed institutional uses. Although allowed within residence districts, the lack of clarify in zoning could result in uses not consistent with current municipal or County plans.

⁴ Modify County R3 District to provide that smaller lots sizes may be considered if served by public water and sewer and annexed to a municipality, or where a municipality has agreed to provide full public services (utilities, administrative, public safety).

⁵ Establish a mixed-use zoning district to accommodate a mix of uses on a single site, or create a mandatory Planned Development district that when mapped shall require approval through the planned unit development process of the County. Each of these approaches will provide for the development flexibility provided for on the recommended land use plan.

⁶ The conservation/recreation - public category is intended to provide for the location of public parks, forest preserves, and other open-space uses of a non-commercial nature.

⁷ The conservation/recreation - private category is intended to provide for the location of private parks, open-spaces, zoos, animal sanctuaries, golf-courses and other open space uses of a commercial nature.

Long-Term Recommendations

The goal of the long term recommendations is to introduce a non-traditional, flexible zoning approach that provides both the County and municipalities with greater latitude in considering supportive and complimentary uses that would both serve to strengthen the economic viability of the corridor and encourage greater use of public transit and other non-motorized travel options. The concept is intended to implement the Framework Plan recommendations which encourage a greater mix of uses within certain sub-areas or districts, referred to as “nodes” and “support” areas. Recommended changes to current County zoning is described below.

Flexible Zoning Concept

The idea of incorporating a flexible approach to zoning along the Lake Street corridor has been well established in zoning practice. The most common tool used to provide flexibility from traditional zoning is the planned unit development – PUD process. More recent tools, such as Form Based codes, regulate building function and design as a method to control use rather than limit uses that can be considered. There are a number of flexible zoning tools available to the County to be applied in the County Zoning ordinance that allows for a broader consideration of uses consistent with the corridor land use plan recommendations and general Framework Plan principles. This Plan advocates for concentrated development at “nodes” or intersections of high intensity, and allowance for a greater mix of non-traditional commercial uses in the “support” areas, or those locations between the nodes that may not be considered desirable for commercial only uses. The goal of this approach is to provide an alternative to traditional zoning that limits land use options to strict use lists. Under flexible zoning corridor communities and the County can pursue a range of potential development options that are consistent with the overall Plan and local market conditions without being tied to a narrow range of uses. The result is a process that is more market responsive. The flexible zoning approach fosters greater cooperation over review of specific proposals to ensure proposals that are con-

sidered by either municipal and County boards meet the objectives of the general Plan.

The concept behind the flexible zoning approach includes changes to the County Zoning Code that will allow for the following:

- ❑ Provide for one or more mixed-use categories that include a compatible range of uses, not individual use lists limited to only one type of development (i.e. commercial, office, residential).
- ❑ Establishment of development principles and performance standards, as outlined in the Corridor Framework Plan, that may supercede or be required in addition to specific use bulk standards. The bulk standards and would be applied to a property would be determined by the annexing community or by the County if it remains unincorporated. In this instance, zoning applied to the corridor would act more like a form based code approach that relies on design standards by use zone or area (i.e. nodes vs. supportive areas), versus adherence to specific use lists.

Establish the Lake Street Overlay Zoning District

To implement the flexible zoning approach discussed above, consideration should be given to establishment of an “overlay” zoning district for the Lake Street corridor. As described, the overlay district literally “overlays” on top of existing zoning, such that the requirements of the underlying zoning districts do not change. The result of the overlay district is to impose an additional or different set of standards that apply to a portion of a community, in this case the Lake Street corridor as described in this Plan. The overlay district is intended to supersede some of the existing zoning requirements of municipal or County ordinances. It creates a uniform set of flexible zoning requirements in order to expand the options developers have, and to even the playing field among all jurisdictions. The application of the overlay district is intended to apply to properties fronting or within 1000

ft of Lake Street, which consist primarily of commercial zoned lands. The balance of the corridor consists primarily of residential uses, for which current zoning would not change, except as noted above. The key features of the proposed overlay district are as follows:

- ❑ To encourage uniform implementation of the overlay district, an inter-jurisdictional cross review process is proposed between County and municipal partners. For incorporated areas, individual municipalities would retain control of all zoning processes. The overlay district process would include a mechanism for jurisdictions to notify one another and provide advisory comments on proposed projects to ensure compliance with the general principles of this Plan and foster greater cooperation in joint planning along the corridor. Consideration should be given to the mandatory enforcement of regulations, with oversight review comments from all corridor member communities.
 - » Individual municipalities and County would have the responsibility of reviewing proposed projects and enforcing the requirements of this district. A change which involves any one of the following conditions would result in a mandatory collective review of affected communities and County:
 - Requested change in use from the adopted Land Use Plan.
 - Requested change in allowable Floor Area Ratio (FAR) (see below) to allow more building square footage than allowed.
 - A proposal for unincorporated property that adjoins or is within the planning area of two or more communities.
 - » Comments from other jurisdictions would be advisory only. Each individual municipality and the County will retain final authority to approve or disapprove a project.

- ❑ In order to encourage consolidation and redevelopment of larger sites, and avoid piecemeal development reoccurring, a key feature of the district would be the inclusion of an incentive based sliding-scale Floor Area Ratio (FAR) system, such that a developer receives a higher amount of building square footage, or FAR, based on ability to assemble larger sites. This approach was created by Teska Associates, Inc. (Teska) for the Village of Deer Park IL to encourage redevelopment of the Rand Road corridor in Lake County. This approach has proven successful with the completion of a 50 acre life-style shopping center, and subsequent large scale office, and smaller retail centers, all of which resulted in consolidation of small, narrow and fragmented parcels. Deer Park also provided for height concessions if large percentages of open space were created and setbacks were increased to reduce impact on adjacent residential areas.
- ❑ Residential densities shall be established by either underlying zoning, or determined as result of applying municipal height, bulk, landscape and open space requirements.
- ❑ To improve overall traffic flow, reduce congestions and increase safety, access control guidelines should be included in accordance with IDOTs Strategic Regional Arterial (SRA) plan for Lake Street. Guidelines should include promoting the placement of

buildings closer to the road, such that most of the parking would be hidden from view from the road. This is illustrated in the site development guidelines in Section 10.

- » Each project should provide a cross access easement and extend access to adjoining properties to allow circulation between sites.
- » Pedestrian walkways and bike paths. When a building is separated from the right-of-way by a parking area, sidewalks should be provided to connect the public sidewalk with the primary uses. Sidewalk and bike path connections should also be provided between abutting properties to create a continuous pedestrian access, and designed with adequate width to create a well landscaped, safe and attractive pedestrian experience.
- » Adopt Pace transit development guidelines to require site plans promote suburban bus usage.
- ❑ Another consideration is the aesthetic quality of the built environment along the corridor. A possible feature of the overlay district would be the inclusion of unified set of landscape and streetscape standards to provide a common high quality image. The landscape and streetscape regulations should be designed to allow flexibility, diversity, and individual

image expression of each member community, yet provide objectivity in the review of site plans.

Application to Lake Street

As described on the Land Use Plan, the Lake Street corridor consists of many sub-districts which process unique characteristics. The proposed overlay district should recognized and/or promote these areas by establishing flexible land use categories or sub-areas within the corridor that provide for a range of compatible uses, which may include the following mixed-use sub-areas:

- ❑ CR-MX (Commercial/Residential Mixed-Use). This category promotes development of high intensive retail nodes that may include residential uses an ancillary uses, either on free-standing sites as part of a larger development.
- ❑ OC-MX (Office/Commercial Mixed-Use). This category promotes the development of employment in office locations, where commercial and residential uses are ancillary.
- ❑ RC-MX (Residential Mixed-Use). This category promotes the development of medium to high density residential uses that mix dwelling types and densities, ranging from townhomes to mid-rise apartments. Limited services oriented commercial uses would be allowed as ancillary uses.