

Request for Proposals

CITY OF WEST CHICAGO CENTRAL-MAIN STREET REDEVELOPMENT PLAN UPDATE



Submitted by Teska Associates, Inc. in partnership with



Valerie S. Kretchmer Associates, Inc.



August 25, 2016

John D. Said, AICP
Community Development Director
City of West Chicago
475 Main Street
West Chicago, IL 60185

Re: Central-Main Street Redevelopment Plan Update RFP

Dear Mr. Said:

On behalf of our consultant team, I am pleased to submit our proposal for the update of the Central-Main Street Redevelopment plan. This proposal brings together an exceptional team of experts that will address all of the issues addressed previously, and who bring a special knowledge of the Central-Main Street area based on our previous planning effort, current work on the Homes for a Changing Region, and extensive experience with stormwater management, market economics, development feasibility and developer solicitation. You will find that the scope of the effort is comprehensive, providing a process that will result in the City's ability to directly market the sites.

We look forward to the opportunity to discuss our experiences and approach, and work with the City to create a process that fits your needs and expectations. We believe this exciting opportunity to be part of City's future, one that will help solidify downtown West Chicago as vital civic, entertainment and social center. I will serve as project manager managing all aspects process and will be the primary point of contact for the City.

Sincerely,

Konstantine T. Savoy, AICP
Principal

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1 Company Profiles Attachment A Teska Associates, Inc.

EXHIBIT A COMPANY PROFILE INFORMATION

Each respondent shall complete the following information:

1. Legal name of firm: Teska Associates, Inc.
2. Doing business under other company name? If yes, name of company: N/A
3. Headquarters address: 627 Grove Street
4. City, state and zip code: Evanston, Illinois 60202
5. Web site address: www.TeskaAssociates.com
6. Number of years in business: 41
7. Total number of employees: 21
8. Total annual revenues separated by last three full fiscal years: _____
2015: \$2,489,074 2014: \$2,579,337 2013: \$2,671,423
9. Major products and/or services offered: _____
Community planning, economic development, land planning, site design, landscape architecture and urban design
10. Other products and/or services offered: _____
N/A
11. Describe the firm's demonstrated experience in providing services responsive to the scope of services requested in this RFP: _____
Teska has over 40 years of experience serving northern Illinois communities with downtown planning, revitalization, development finance, urban design and extensive public engagement. Teska is joined by VKA – market consultant, WBK – stormwater engineering consultant, and REVA Development builder of many urban housing products in the Chicago area, and throughout the country. All the services requested in the RFP will be provided by our experienced team.

1 Company Profiles - Attachment A

Valerie Kretchmer Associates, Inc.

EXHIBIT A COMPANY PROFILE INFORMATION

Each respondent shall complete the following information:

1. Legal name of firm: Valerie S. Kretchmer Associates, Inc.
2. Doing business under other company name? If yes, name of company: No
3. Headquarters address: 807 Davis Street, #2004
4. City, state and zip code: Evanston, IL 60201
5. Web site address: www.kretchmerassociates.com
6. Number of years in business: 31
7. Total number of employees: 3 Full Time
8. Total annual revenues separated by last three full fiscal years: 2015 - \$523,2000; 2014 - \$477,600; 2013 - \$486,300
9. Major products and/or services offered: Urban planning, real estate and economic consulting

10. Other products and/or services offered: _____

11. Describe the firm's demonstrated experience in providing services responsive to the scope of services requested in this RFP: Extensive work for public and private sector clients in real estate market analysis for new development and redevelopment, downtown, commercial corridor and neighborhood revitalization strategies.

1 Company Profiles - Attachment A

WBK Engineering

EXHIBIT A COMPANY PROFILE INFORMATION

Each respondent shall complete the following information:

1. Legal name of firm: WBK Engineering, LLC
2. Doing business under other company name? If yes, name of company: No
3. Headquarters address: 116 W. Main Street, Suite 201
4. City, state and zip code: St. Charles, IL 60174
5. Web site address: www.wbkengineering.com
6. Number of years in business: 18
7. Total number of employees: 43
8. Total annual revenues separated by last three full fiscal years: this information will be made available upon if needed during negotiation.
9. Major products and/or services offered: stormwater, civil, structural, municipal engineering, land planning, survey, natural resources and permitting consulting.
10. Other products and/or services offered: landscape architecture, public outreach, entitlements, traffic studies.
11. Describe the firm's demonstrated experience in providing services responsive to the scope of services requested in this RFP: WBK Engineering, LLC consists of civil and agricultural engineers highly trained in the areas of hydrology, hydraulics, flood analyses, and stormwater regulation. We have extensive experience serving public and private sector clients who have a need to quantify the amount and timing of surface water flows, as well as the hydraulics of natural riverine and man-made conveyance systems.

Company Profiles - Attachment A

REVA Development

EXHIBIT A COMPANY PROFILE INFORMATION

Each respondent shall complete the following information:

1. Legal name of firm: REVA Development Partners, LLC
2. Doing business under other company name? If yes, name of company: N/A
3. Headquarters address: 116 W. Illinois St. FL7
4. City, state and zip code: Chicago, IL 60654
5. Web site address: www.revadevelopment.com
6. Number of years in business: four
7. Total number of employees: three
8. Total annual revenues separated by last three full fiscal years: confidential
9. Major products and/or services offered: REVA Development Partners is a real estate developer focused on developing high quality suburban multi-family properties.
10. Other products and/or services offered: Development consulting
11. Describe the firm's demonstrated experience in providing services responsive to the scope of services requested in this RFP: With four active suburban projects totaling more than 1100 units in the past 3 years we offer real time experience with respect to project design, cost and financial feasibility.

2 Consultant Team Background & Staff Experience

Teska Associates, Inc. (Teska) will be the lead consultant of our team. Our sub-consultants, Valerie Kretchmer & Associates, WBK Engineering and Reva Development, join Teska to provide expert knowledge and years of experience for the West Chicago Land Use Plan.



Teska Associates Inc. LEAD CONSULTANT

TESKA LEAD CONSULTANT Planning & Engagement

Evanston Office

627 Grove Street
Evanston, Illinois 60201
847.869.2015
www.teskaassociates.com

Since 1975, Teska has provided public and private sector clients with professional services directed toward the development and revitalization of our nation's communities. Our team of experts specialize in community planning, economic development, creative engagement, landscape architecture and site design. The firm has completed dozens of comprehensive plans, corridor and sub-corridor plans, special area, neighborhood, TOD, and downtown plans -- all of which have incorporated a variety of design techniques and interactive mediums to inspire creative discussion and communicate goals surrounding the built environment. Our visualization processes transition from ensuring community input to developing strategies and implementing projects.



Kon Savoy, FAICP
Teska | 32 years

Principal-in-Charge: Kon will provide senior oversight of all major documents and draft plans prior to completion.



Todd Vanadilok, AICP
Teska | 15 years

Project Planner: Todd will serve as lead project planner undertaking zoning, land use, and policy and strategy development.



Michael Blue, FAICP
Teska | 3 years

Project Manager: Michael will serve as project manager and key point of contact. In this role he will oversee the overall completion of work and will be present at all client meetings.



Erin Cigliano, AICP
Teska | 10 years

Engagement + Design Specialist: Erin will help guide the public process via the creative marketing materials, interactive web tools, and dynamic graphic layouts for the final plan.



Jodi Mariano, RLA CLARB
Teska | 14 years

Landscape Architect + Urban Designer: Jodi will provide land planning, site capacity analysis, urban design and public place design services including architectural renderings if desired.



Dominic Suardini
Teska | 4 years

Urban Designer: Dominic will urban design and place design services.

The planners, landscape architects, and designers at Teska build the following into each of our assignments:



Building Livable Communities

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



Creating Memorable Places

We strive to craft exceptional people places that fit their environment while helping to create a positive buzz about your project or community.



Composing the Right Team

We partner with other firms who provide complement services that enhance the overall quality and thoroughness of our services.



Building Client Capacity

We equip clients for success; sharing our expertise, leadership, and creativity while educating communities on the what, where, how, and why of win-win development solutions.



Building Relationships

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



Going the Extra Mile

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



Using Appropriate Technology

We admit to a fondness for the latest tech tools and tricks, matching technology to the task. While we keep up with state-of-the-art technology and software, we also stay true to simple approaches like hand sketches and building block exercises.



Giving People Choices

We give clients choices through a careful matching of design approaches to the place. We promote careful evaluation of choices through our firm's diverse skill set, supplemented by team partners matched to the specifics of the project.



Ensuring Economic Sustainability

We believe that profit and strong communities are intertwined. Developments and local infrastructure must meet community demands while producing fiscally responsible impacts.

**RESUME OF
KONSTANTINE SAVOY, AICP**
Principal

EXPERIENCE

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

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

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



KONSTANTINE SAVOY, AICP
Principal

EDUCATION

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

PROFESSIONAL AFFILIATIONS & AWARDS

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

LECTURES AND SPEAKING ENGAGEMENTS

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

REPRESENTATIVE PROJECTS

Comprehensive Plans

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

Cost Revenue Impact Analysis

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

Transit-Oriented Development

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

Central Business Districts/Economic Development

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

Regional Planning Studies

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

Transportation/Commercial Corridor Plans

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

Tax Increment Financing

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

Neighborhood Planning

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

Historic and Rural Preservation

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

Appearance and Design Guidelines

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

Residential/Recreational/Institutional Planning and Design

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

Zoning, Subdivision and Urban Design Studies

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

RESUME OF
MICHAEL BLUE, FAICP
Principal

SELECTED EXPERIENCE

Mr. Blue has a unique background working in both the public and private sectors of the planning profession. Having started his career as a consultant, he worked extensively in the broad policy areas of comprehensive and special area planning, development land use and economic impacts, commercial district planning, and public participation. After more than a decade, he moved to the public sector and spent the next 15 years working as a community development department manager, where his focus shifted to the day to day operations of development approval, economic development, managing public commission processes, personnel, and municipal governance. Having now returned to consulting, this diverse background affords Mr. Blue a wide-ranging perspective when conducting planning assignments, allowing him to appreciate the varied viewpoints of multiple stakeholders, and to understand how they apply to any given situation or issue.

Prior to joining Teska Associates in 2013, for eleven years Mr. Blue was the Director of Community Development in Highland Park, IL. There he managed a department of 30 staff and focused on long range planning, review and approval of proposed development projects, permit approval, and support of City Council and Commission activities. The Department served nine City Commissions addressing the issues of development, housing, historic preservation, cultural arts, and the natural environment. While in Highland Park, Mr. Blue managed the passage and implementation of the City's affordable housing ordinance. Before his position in Highland Park, Mr. Blue served as Deputy Community Development Director in the Village of Mount Prospect, IL for five years, managing staff in day to day operations related to planning, building permits and code enforcement.

Mr. Blue is actively involved in the local and national leadership of the American Planning Association and is currently the Planning Officials Development Officer for the IL - APA. In this role he has been a leader in developing a curriculum for training Plan Commissioners throughout the State; a program for which he and others received the organization's 2013 Distinguished Service Award. In 2008 Michael was selected to the College of Fellows of the American Institute of Certified Planners and he regularly speaks at local, state, and national conferences on a range of planning themes, most recently on topics related to the development approval process, economic development, and local government organizational management. He also has been a guest lecturer at a number of university classes on topics ranging from the development approval process to affordable housing.

PROFESSIONAL AFFILIATIONS

- College of Fellows of the American Institute of Certified Planners (FAICP)
- American Planning Association (APA)
- Lambda Alpha Economics Society
- Planning Officials Development Officer for the Illinois Chapter of the APA.



MICHAEL BLUE, FAICP
Principal

EDUCATION

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

REPRESENTATIVE PROJECTS

Development Ordinances

Drafted complete zoning ordinance updates for Des Plaines, IL and Elkhorn WI. Prepared zoning district adopted jointly by the cities of Mattoon and Charleston, IL to facilitate common and high quality development in the corridor between the communities (the ordinance was acknowledged with an award from the IL-APA). Currently working with the City of Champaign to revise select commercial and residential zoning districts in order to facilitate desired development forms. Worked with Village of Glenview IL to prepare documents aimed at making development regulations easier to understand for the public and staff. These included scripts for educational videos prepared by the Village and a zoning review checklist. While working for the City of Highland Park, oversaw numerous amendments to zoning and subdivision ordinances related to planned developments, signs, permitted uses, bulk regulations, and development approval procedures.

Economic Development / Strategic Planning

Worked with the City of Warrenville to prepare a Strategic/Economic Development Plan for the City. Plan focused on developing economic development actions for the City, but also addressed topics that included community character, natural resources, and public services. Prepared market study for the Village of Winfield in conjunction with a comprehensive plan. The study focused on the potential to attract development to a key subarea of the plan. Developed land use guidelines for Metra Commuter Rail to identify optimal land use configurations around commuter stations to encourage economic development. Developed unique “market studies” to determine growth opportunities for the Salvation Army and the Rosenwald religious school in Chicago. Conducted economic development plan in Memphis, TN to determine priorities for community development efforts. As Deputy Community Development Director for the Village of Mount Prospect, worked with Village’s Economic Development Commission and conducted business retention and attraction assignments.

Comprehensive Plans

Conducted comprehensive plans for Illinois communities including Des Plaines, Manteno, Mokena, New Lenox, Glencoe, Carbondale, Darien (village and park district) and Round Lake (current). Also prepared comprehensive plans for Brownsberg, IN, Dublin, OH, Urbandale and West Des Moines, IA, and Elkhorn, WI (current).

Current Planning and Development Reivew

Managed all aspects of development zoning approval and building permit application review while working in Mount Prospect and Highland Park. Coordinated efforts with other departments and commissions. Prepared audit of new Development Services function for City of Greensboro to identify system enhancements. Developed strategic plan for Greensboro, NC Planning and Neighborhood Development Departments (and Work Plan for the Current Planning Division) to support strong department operations and focus projects and development review work. Served as outside development review consultant to Villages of Mokena and River Forest.

Downtown & Commercial Area Planning

While working for municipalities led extensive downtown planning efforts with different focuses. In Mount Prospect, the downtown plan was geared toward implementing a Tax Increment Finance (TIF) District. The plan highlighted redevelopment opportunities in the area. For Highland Park, downtown plan involved extensive public input and large committee structure. Plan focused on creating a new vision of the downtown and determining potential for redevelopment. Also in Highland Park, led establishment of TIF District and development of a plan for the Ravinia Business District. Conducted downtown plans for Toledo, OH and Des Plaines, IL. Corridor plans conducted for River Forest, IL and Melrose Park, IL (current).

Fiscal Impact Analysis

Conducted development and fiscal impact analyses for proposed developments in several communities, most recently in Lincolnshire and Bolingbrook, IL. In Lake Bluff, IL prepared an in depth fiscal impact analysis of all Village services for potential annexation of the Knollwood neighborhood.

RESUME OF

JODI Z. MARIANO, PLA, ASLA, CLARB

Principal

EXPERIENCE

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

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

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

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

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

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

PROFESSIONAL AFFILIATIONS

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

SPEAKING ENGAGEMENTS / PROFESSIONAL ACTIVITIES

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



JODI Z. MARIANO, PLA, ASLA, CLARB
Principal

EDUCATION

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| B.A. | Landscape Architecture
University of Illinois
Urbana-Champaign |
| M.A. | Architecture
University of Illinois
Urbana-Champaign |

REPRESENTATIVE PROJECTS

Corridor and Urban Design Guidelines

Participated in and led community planning assignments which resulted in the design direction for publicly and privately owned properties, including assignments in Prospect Heights (Milwaukee Avenue Corridor), Arlington Heights (Palatine Road/Rand Road/Arlington Heights Road Corridor), Oak Lawn (95th Street Corridor), Ridgeland Avenue Corridor (Burbank, Oak Lawn, Chicago Ridge, Worth, Alsip, Palos Heights), Broadview (Roosevelt Road) Berkeley (St. Charles Road Corridor), Western Springs, Lombard, South Elgin, Itasca, West Chicago, Sugar Grove and Prairie Grove. Continuing services for many of these communities have provided assistance with municipal decision making for items such as new development, building additions and modifications.

Transportation & Streetscape Planning

Worked on behalf of both private developers and municipalities to develop streetscape visioning and detailed bid document plans for streetscape developments. Assisted with obtaining ITEP (Illinois Transportation Enhancement Program) funding for streetscape implementation. Transportation & Streetscape planning assignments include Orland Park Transportation Plan, Canton Downtown (Canton); Sherman Plaza, Maple Avenue & Borders Plaza (Evanston); Vernon Court Parking Lot, Downtown Planters & Dundee Road median plantings (Glencoe); Lemont Downtown and Historic I&M Canal Trail (Lemont); St. Charles Road (Berkeley); and Southside Streetscape (Greensboro, NC).

Façade Enhancements

Provided historical research and façade enhancement studies to assist with downtown revitalization projects. Assisted with obtaining DCEO (Department of Commerce and Economic Opportunity) grants for façade implementation. Façade enhancement assignments in downtowns include Chicago Ridge, Broadview, Canton, Glencoe, Fox River Grove, Rochelle and Lombard. Façade enhancement assignments for commercial centers include Olympia Fields.

Gateway & Wayfinding Signage

Prepared gateway and wayfinding signage packages for downtown district and corridor enhancement. Signage assignments have been completed for the Villages of Orland Park, Glendale Heights, Oak Lawn, Arlington Heights and Broadview.

Site, Landscape and Architectural Plan Review

Analyzed and prepared project reviews and testimony for a variety of large and small scale projects for the City of Highwood and Villages of Bloomingdale, Itasca, Glencoe, South Elgin, Algonquin and Highwood.

Landscape Architecture

Provided landscape architecture design services for multiple residential projects, including single family, townhome and condominium homes. Provided landscape architectural design for specialty garden areas such as the Wilmette Reading Garden, Glenbrook Hospital Memorial Sculpture Garden, Glencoe Village Hall and Downtown Planters, Astellas Pharmaceuticals. Provided landscape architecture for Northwestern University campus areas including North Campus Infrastructure, Foster Walker Quad, Patten Gym, Cresap Lab, Dearborn Observatory and University Hall.

Open Space and Parks Planning

Prepared open space planning for Vehe Farm (Deer Park). Prepared park plans for the South Elgin Parks Department, including Gateway Plaza, Pickerel Park, and Pioneer Park. Prepared playground plans for B'Nai Torah Congregation (Highland Park) and Apache Park (Des Plaines).

Infrastructure Design

Prepared concept through bid phase documentation for Washington Street underpass (Grayslake). While at another firm, collaborated with teams of engineers, architects and landscape architects on high profile infrastructure projects including the South Lake Shore Drive Reconstruction through Historic Jackson Park and the Michigan Avenue Planters above the North & South Grant Park Garages in Chicago.

RESUME OF
TODD VANADILOK, AICP
Senior Associate

EXPERIENCE

With 14+ years of experience since joining Teska in 2001, Todd has built up a diverse background in planning and design that cover different community and project types. From the regional and county levels to the municipal and neighborhood scales, he is able to adapt his experience to any community, regardless of type, size, needs, and expectations. His planning background includes experience in community development, housing, neighborhood planning, corridor and special area planning, transit oriented development (TOD), comprehensive planning, zoning, development review, site planning, tax increment financing (TIF), and community engagement. Todd is also an advocate for creating appropriate planning and design graphics to clearly communicate ideas and ensure sound decision making by communities and organizations.

Todd is significantly involved in Teska's community development practice, particularly collaborating on multiple projects with LISC/Chicago, Habitat for Humanity, Chicago Housing Authority, and neighborhood-based organizations in Chicago, IL, Dubuque, IA, St. Paul, MN, and Philadelphia, PA. These projects generally focused on issues relating to housing, safety, economic development, and capacity building. His experience in community development, housing, and neighborhood planning include: developing neighborhood planning handbooks for Aurora and Elgin, IL; collaborating on housing and community improvement initiatives (e.g., New Communities Program and Testing The Model) with LISC/Chicago and community-based organizations in various neighborhoods on Chicago's South and West Sides; and leading pilot programs in Philadelphia, PA, Chicago Heights, IL, and Valdosta, GA, to advance Habitat for Humanity's Neighborhood Revitalization Initiative to expand Habitat affiliate services beyond housing to embrace a holistic approach to community development.

Todd has also played an integral part in establishing Teska's transit planning practice, particularly building strong relationships with the Chicago region's transit agencies (RTA, Metra, CTA, and Pace). He has developed multiple TOD plans for multiple Illinois communities like Northbrook, Romeoville, Highwood, Lake Villa, Schiller Park, and Western Springs, including award-winning plans for Montgomery, Lombard, and Prairie Grove. He also collaborated with the City of Chicago and Metra to create a Typologies Study for the City's 77+ Metra stations to encourage transit supportive development, particularly in advance of the City's 2015 passage of its updated TOD ordinance.

PROFESSIONAL AFFILIATIONS & AWARDS

- American Planning Association (APA), 2001-present
- American Institute of Certified Planners (AICP), 2011-present
Membership Standards Committee, Region IV Representative, 2015
- APA Illinois State Chapter (APA-IL)
Chicago Metro Section (APA-CMS), Assistant Director, 2012-present
Diversity Committee, Chair, 2012-present
Pro Bono Committee, Member, 2013-present
- CMAP Land Use Working Committee, 2012-present



TODD VANADILOK, AICP
Senior Associate

EDUCATION

B.S.	Civil Engineering Northwestern University Evanston, IL
Career Discovery Program	Urban Planning & Design Harvard University Graduate School of Design Cambridge, MA
M.U.P.	Urban Planning University of Michigan Ann Arbor, MI

RESUME OF
ERIN CIGLIANO, AICP
Senior Associate

EXPERIENCE

Strategic planner and multidisciplinary designer with an eye for innovation and pixel perfection. Erin has worked at Teska Associates for the past 8 years creatively engaging communities using her experience in planning and interactive design. Serving as Teska’s New Media Specialist, Ms. Cigliano’s abilities span from graphic design and web development to marketing, public outreach, and in-person workshop facilitations.

By merging the application of engagement mediums, Erin is able to effectively build project momentum and optimize outreach efforts. A self-taught web guru, she has designed dozens of project websites including those for the 2011 APA Awarded plans, ‘Sustainable Decatur’ and ‘Downtown Lombard’.

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

Erin’s recent outreach and design work includes the complete revamp of Teska’s own website - from design conception, verbiage, and web design, RTA’s ‘Setting The Stage For Transit Guidebook’, Oak Lawn’s 95th Street Corridor Plan, and Plainfield’s Transportation Plan Update.

PROFESSIONAL AFFILIATIONS

- AICP | American Institute of Certified Planners
- AIGA | American Institute of Graphic Artists
- APA | American Planning Association



ERIN CIGLIANO, AICP
Senior Associate

EDUCATION

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

Professional Mentor for Masters Students within the Fine & Applied Arts Masters Program at the University of Illinois (Urbana); Year 2013

Two-Time Recipient of AICP Outstanding Student Award / Graduated 1st in Major

**RESUME OF
DOMINIC SUARDINI**
Associate

EXPERIENCE

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

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

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



DOMINIC SUARDINI
Associate

EDUCATION

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

REPRESENTATIVE PROJECTS

Corridor and Urban Design Guidelines

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

Transportation & Streetscape Planning

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

Gateway & Wayfinding Signage

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

Landscape Architecture

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



HOMES FOR A CHANGING REGION

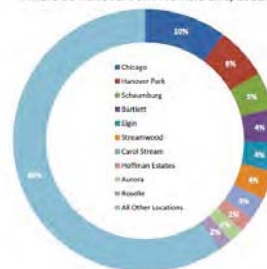
Dupage County, Illinois

Teska Associates, Inc, teamed with Valerie S. Kretchmer Associates (VSKA), currently is preparing a Homes for a Changing Region study for the NW DuPage County Cluster of West Chicago, Hanover Park, and Glendale Heights. HOMES is a project of the Chicago Metropolitan Agency for Planning (CMAP), the Metropolitan Mayor’s Caucus, and the Metropolitan Planning Council. The effort is developing housing policies and action plans for the communities regarding current issues and future needs. The HOMES plan will result in individual housing plans for each of the communities, plus a sub-regional plan. Topics addressed include the mix of housing types, understanding the needs of current and future residents and workers, and improving overall quality of life. The HOMES plan will support the goals of CMAP’s GO TO 2040 Plan by advancing livable communities, diverse housing and efficient governance through inter-jurisdictional collaboration. Some fifty communities in northeastern Illinois have participated in the program to date, with this program being the first done by a consultant team.

Work on the HOMES plan has included conducting a thorough market study to understand existing condition and development of preliminary findings. A web site was developed for the project with a separate section for each community. The site is geared toward sharing information with residents and providing opportunities for input. Public outreach has also included community workshops in each municipality, visual preference surveys, and stakeholder involvement. The remaining elements of the process will be to work with each of the communities to prepare recommendations and housing related ‘next steps’ for plan implementation.



Where do Hanover Park Workers Live, 2011?



Where do Hanover Park Residents Work, 2011?





LOMBARD DOWNTOWN REVITALIZATION PROJECT GUIDEBOOK

LOMBARD, IL

LOMBARD DOWNTOWN REVITALIZATION

Lombard desired more than a plan; what the Village envisioned and received was a practical guidebook of projects to enable them to hit the ground running.

Downtown Lombard’s function in the community as a center for commerce and community has changed for a variety of reasons. From the emergence of other commercial districts and Yorktown Center, certain businesses and uses were drawn away from the downtown area, changing its role as the traditional central business district. The primary objective of the Lombard Downtown Revitalization Project Guidebook was to identify specific projects and actions that the Village and its partners can implement to rejuvenate Downtown Lombard as a strong commercial district with a balance of supporting uses and dynamic gathering spaces.

Teska Associates, Inc. – along with its partners BDI, Gewalt Hamilton, Fish Transportation Group, Hitchcock Design Group, wohltgroup, and sculptor Richard Hunt – took past planning and visioning efforts to the next level to create a series of action steps that the Village and its partners can begin implementing immediately and continue rolling out as resources become available.

From redeveloping vacant sites to creating a downtown branding program, the Lombard Downtown Revitalization Project Guidebook was supported by a series of civic engagement activities to build public consensus on strategies to revitalize Downtown Lombard as a more vibrant destination and livable community. In addition, redevelopment strategies were market-tested to ensure their feasibility.



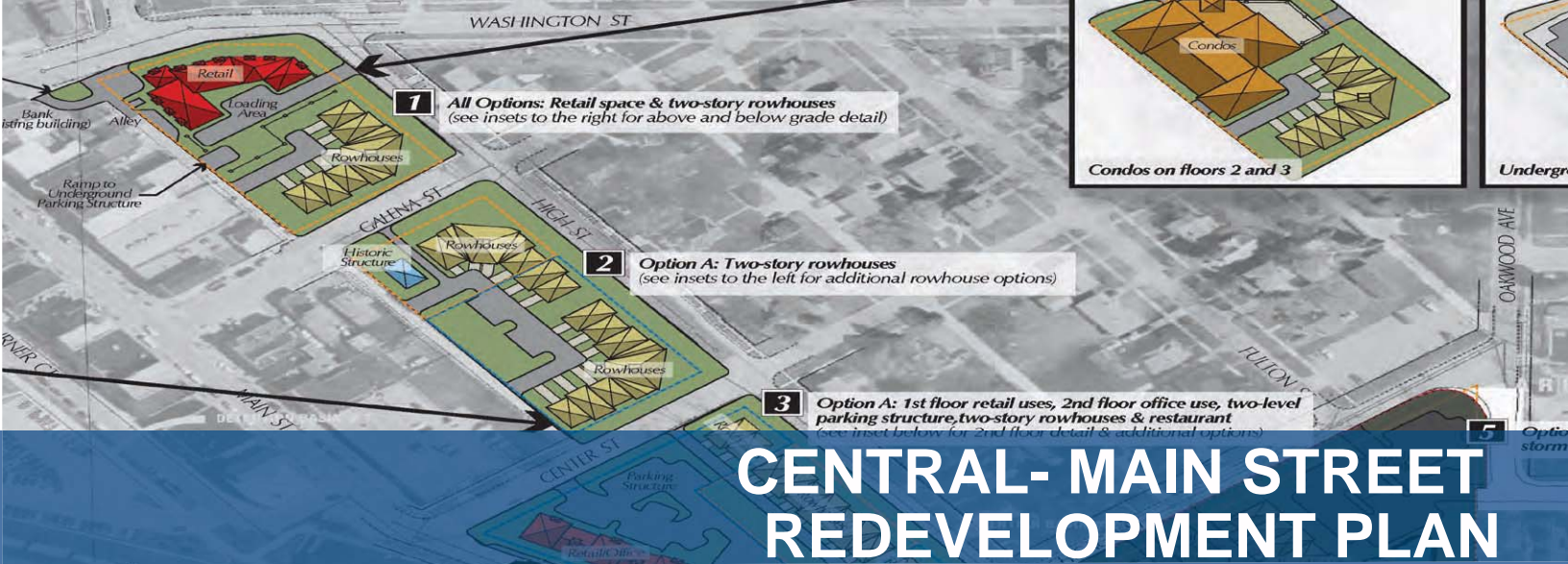
Creating the brand for Downtown Lombard around the symbolic lilac, the Village’s official flower.



Streetscape Signage and Pedestrian Crossing



Proposed infill development for commercial site in Downtown Lombard.



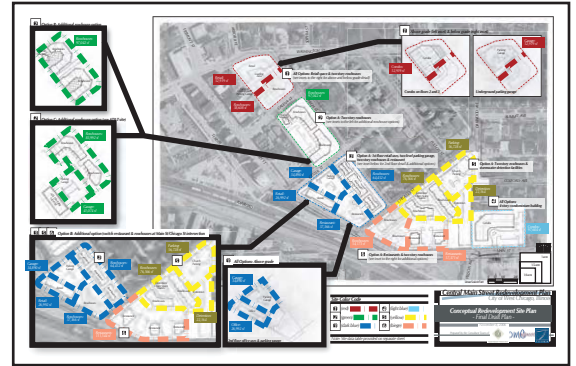
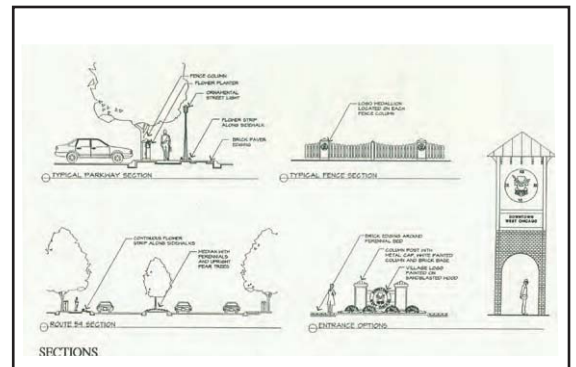
CENTRAL- MAIN STREET REDEVELOPMENT PLAN

WEST CHICAGO, IL.

CENTRAL-MAIN STREET REDEVELOPMENT PLAN

The Central-Main Street Redevelopment Plan is a focused study to explore potential redevelopment opportunities for the City of West Chicago’s traditional downtown area and the downtown’s immediate surroundings. Teska Associates, Inc.(TAI), in conjunction with other consulting firms, conducted a series of analyses to gain a thorough understanding of the existing physical, economic, and land use conditions of the study area, as well as the larger downtown area, to provide a context for development recommendations. The City’s main redevelopment goal for the study area was to stress the importance of creating a strong gateway into downtown West Chicago, capitalizing on transit-oriented development opportunities and linkages to its historic downtown by enhancing the recognition of downtown by residents, people of nearby communities and the region.

TAI’s plan features a Redevelopment Plan illustrating the conceptual layout of desired building types, including residential, commercial, mixed-use structures, stormwater detention facilities, and parking. The Redevelopment Plan was created to be flexible by encompassing a series of specific site plans for six target blocks. The Plan encapsulates a wide range of redevelopment scenarios for each block accompanied by design guidelines per each building type. Stormwater detention facilities, strengthening the gateway into downtown by integrating the Metra train station, and respecting the neighborhood character were all paramount aspects of the design schemes.



Central Main Street Redevelopment Plan
City of West Chicago, Illinois
Site Data for Final Conceptual Site Plan
November 8, 2006

Site	Site Area (Ac)	Building or Lot Floor Area (Sq Ft)	Total Number of Existing Floor Area	Parking
Block 1	10,000	1,000,000	10,000,000	100 spaces
Block 2	10,000	1,000,000	10,000,000	100 spaces
Block 3	10,000	1,000,000	10,000,000	100 spaces
Block 4	10,000	1,000,000	10,000,000	100 spaces
Block 5	10,000	1,000,000	10,000,000	100 spaces
Block 6	10,000	1,000,000	10,000,000	100 spaces
Total	60,000	6,000,000	60,000,000	600 spaces



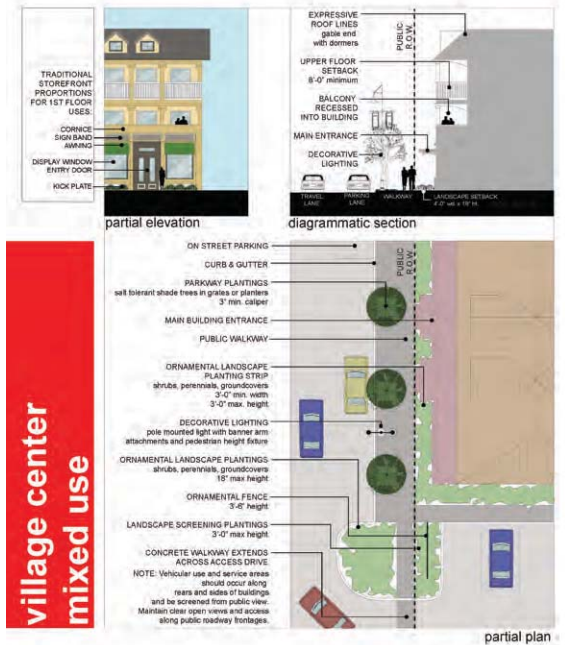
TRANSIT ORIENTED DEVELOPMENT PLAN & PARK-AND-RIDE LOCATION STUDY

MONTGOMERY, IL

TOD PLAN & PARK-AND-RIDE LOCATION STUDY

With the potential to extend commuter rail service south from Aurora to Montgomery and Kendall County, the Village assigned the preparation of a Transit Oriented Development (TOD) Plan and Park-and-Ride Location Study to a consultant team led by Teska Associates, Inc. In order to prepare Montgomery for different transit scenarios, Teska led a Steering Committee and engaged the public to evaluate the optimal location for a Park-and-Ride facility in the short-term and a commuter rail station in the long-term.

Funded by the Regional Technical Assistance Program (RTAP) administered by the Regional Transportation Authority (RTA), the plan included research of existing conditions, a market assessment, concept plans, a circulation and access plan, design guidelines, and implementation strategies. The strategies and concepts from the plan help prepare the Village to consider how it can enhance its transit opportunities and capitalize on transit oriented development opportunities within Downtown Montgomery.





VILLAGE CENTER PLAN

Willow Springs, IL

WILLOW SPRINGS VILLAGE CENTER PLAN

Willow Springs was founded in 1892, yet it has never had a central place or business district. The Village has now embarked on an ambitious program to fill that void by redeveloping a 36-acre area of obsolete uses and underutilized properties located adjacent to the I&M Canal Heritage Corridor. The Village Center Plan prepared by Teska envisions a traditional mixed-use, pedestrian friendly district. The new "heart" of the Village will be focused on a one-block long Market Street terminated by a new Metra commuter rail station and village green. A variety of new residences will surround the business core, and linkages to adjacent neighborhoods will complete the transit-oriented development concept. The Village Center will also be a convenient stop on the regional bikeway trail. Following adoption of the plan by the Village Board, Teska assisted the Village with the preparation of a companion tax increment financing redevelopment plan.



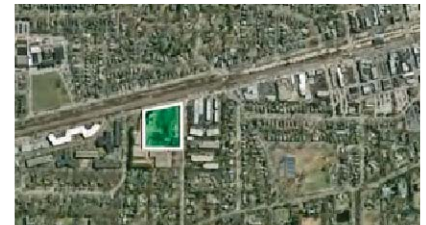


LAUREL WESTERN REDEVELOPMENT LAKE FOREST, IL

The City of Lake Forest had over a number of years acquired property and buildings on the northern edge of its historic downtown. The properties have been put to various public and private uses, all of which had become obsolete. The City had offered the property to private developers, but had found the proposals for development wanting. The City retained Teska Associates to prepare a strategic plan for redevelopment and to orchestrate the selection of a private developer to achieve the goal of redevelopment that fit its context and contributed to the strength and diversity of its Downtown and neighborhoods. Along the way, Teska prepared development guidelines, adopted by Plan Commission and City Council, which provided guidance for the selection of a development team most likely to achieve both City and developer goals. The result was the successful recruitment and selection of Focus Development company, which has planned a mixed residential redevelopment of 174 dwellings with a development pattern which leaves more than 60% of the 10 acre site in public open space.



CITY OF LAKE FOREST



REQUEST FOR PROPOSALS

Redevelopment of Property at
Laurel and Western Avenues,
Lake Forest, IL





DOWNTOWN PROJECTS GUIDEBOOK

HIGHWOOD, IL

DOWNTOWN PLANNING AND URBAN DESIGN

One of the best kept secrets along Chicago’s North Shore for dining and entertainment, the City of Highwood is planning for downtown enhancements that reflect the City’s eclectic style and expands well-attended festivals. On behalf of the Regional Transportation Agency (RTA) Teska led a team to develop very specific, action oriented plan referred to as The Downtown Projects Guidebook. Teska’s role included project management, community outreach, site and land use planning and urban design. The project team included transportation planning, economic development support and community branding. Urban design efforts are focused on improving pedestrian safety, key site redevelopments and enhancing the overall community image.

Key urban design recommendations include a coordinated gateway and wayfinding signage system which promote the City’s “Celebrate” brand, streetscape improvements that support festivals, welcoming façade enhancements and recommendations to improve the parking system and appearance. Select streetscape concepts are under consideration to be coordinated with upcoming roadway improvements and grant opportunities.

The Downtown Projects Guidebook has been adopted by the City. Please visit the project website at: <http://highwoodtod.wordpress.com/>



Shared Street Streetscape Supports Highwood’s Well-Attended Festivals



North Avenue Shared Street Concept



Conceptual Signage and Wayfinding (image credit: wohlgroup)



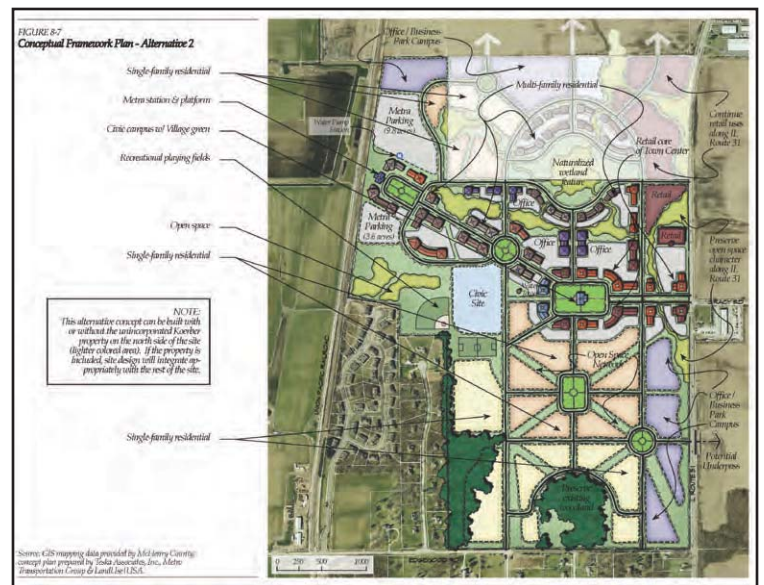
PRAIRIE GROVE TOWN CENTER & TOD PLAN PRAIRIE GROVE, IL

TOWN CENTER & TOD PLAN

With funding and technical assistance from the Regional Transportation Authority's (RTA) Community Planning Program, Teska Associates, Inc. has led a collaborative planning process with Village staff and a Steering Committee to plan and design a mixed-use Town Center and Transit-Oriented Development (TOD) around the future Metra station on the Village's far northwest side. Along with Metro Transportation Group, Teska and LandUse|USA collaborated to develop alternative framework plan concepts for the Town Center and TOD, outlining the general land use, design, infrastructure, and transportation principles. These concepts are based on an existing conditions assessment, in-depth market assessment and strategy development, findings from an interactive public design charrette, and discussions with Village staff, Steering Committee, and transit agencies.

Next steps in this ongoing planning process involved the Prairie Grove community selecting a preferred alternative concept, which will provide the basis for more detailed design and development plans for the Town Center and TOD. Utilizing the market assessment findings, a market strategy was developed to determine opportunities for retail, office, and residential uses, as well as potential themes for the Town Center and TOD. The market strategy ensures that the concepts for the Town Center and TOD are grounded in market realities.

The plan also placed a strong emphasis on integrating sustainability principles into the project's ultimate design, including the potential to seek LEED-ND certification. While these principles will help promote environmental stewardship and produce a sustainable development, they will also help the Village of Prairie Grove build itself as a regional leader in sustainability within McHenry County and the region.





PRAIRIE GROVE TOWN CENTER & TOD ZONING DISTRICT

PRAIRIE GROVE, IL

TC-TOD ZONING DISTRICT

Prairie Grove was one of three communities selected by the Chicago Area Regional Transportation Authority (RTA) to participate in a pilot program to craft specialized zoning regulations to promote development of a new Town Center transit-oriented district (TC-TOD) around the planned addition of a commuter rail train in the Village. The Teska team was hired to work cooperatively with both the RTA staff and the Village of Prairie Grove to prepare the Transit Oriented Zoning District as an implementation task of the Town Center Transit-Oriented Development Plan, also prepared by Teska Associates, Inc. – recipient of the Strategic Plan Award from the Illinois Chapter of the American Planning Association. Prairie Grove is a small community located about 50 miles northwest of Chicago.

The Village of Prairie Grove Transit-Oriented Zoning District is a continuation of the Village’s previous planning efforts to create a highly livable and vibrant community.

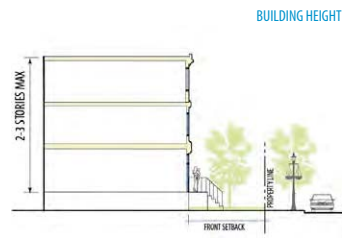
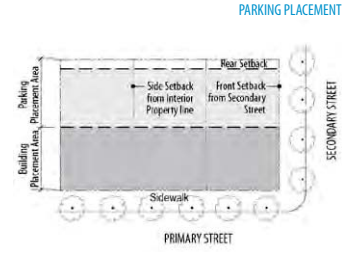
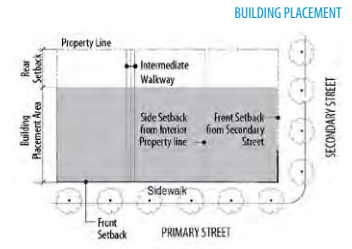
The TC-TOD Zoning District is intended to be the civic core of Prairie Grove, providing for commuter train and other public transportation options, a vibrant mix of housing and pedestrian-oriented shopping, while accommodating existing land uses and emulating the rural, countryside character of the Village. The intent is to encourage transit-supportive land use that promotes commercial, cultural, institutional, governmental, and residential uses in a compact pedestrian oriented design in accordance with the Prairie Grove Town Center Transit Oriented Development Plan. Objectives for the TC-TOD include:

- Placement of dwellings, shops, and workplaces generally located in close proximity to each other, not separated by large expanses of parking, with incentives for ‘green buildings’ and LEED-ND certification;
- Well configured open spaces and landscaped streets dedicated to collective social activity, recreation and visual enjoyment, and sustainable design to minimize energy consumption and stormwater runoff;
- On-street parking and centralized parking facilities to collectively support principal uses in the Town Center; and civic buildings that act as landmarks, symbols, and activity centers for community identity; and
- Creating a streamlined development review process and clear standards to encourage development.

Townhouse/Rowhouse Residential

BUILDING PLACEMENT	
SETBACKS/LOT FORM	
Front Setback - Townhome	15'
Front Setback - Rowhome	10'
Side Setback - Townhome	5' min.
Side Setback - Rowhome	0'
Rear Setback - Townhome	25'
Rear Setback - Rowhome (rear lot line abuts alley 10')	0'
Rear Setback (rear lot line abuts commercial use)	10'
Rear Setback (rear lot line abuts residential use)	30'
Side Setback (from interior Property Line)	0' to 5' max.
Lot Size - Townhomes	3,500 sf
Lot Size - Rowhomes	1,500 sf
Lot Width	24'
GARAGE AND PARKING PLACEMENT	
SETBACKS	
Parking lots and entrances cannot be located along Primary Streets and must be located to the rear or sides of buildings	
Side Setback (from Secondary Street)	10'
Side Setback (from interior Property Line)	0'
Garage Rear Setback (rear lot line abuts an alley)	10'
Rear Setback (rear lot line abuts commercial use)	5'
Rear Setback (rear lot line abuts residential use)	10'

REQUIRED SPACES	
Residential Use	1 space per dwelling unit. Required spaces must be provided within building envelope.
HEIGHT	
Minimum Height	2 stories
Maximum Height	3 stories
PERMITTED USE (See Table X)	
ARCHITECTURAL STANDARDS	
Entrance	Front doors and entrances must connect directly to the sidewalk with pedestrian paths.
Balconies	Street facing balconies cannot project more than 2 feet from the building facade.
Stoops	May encroach into the front setback area up to 8' max. and shall be a minimum of 6' wide.
Porches	May encroach into the front setback area up to 8' max.
Stairs	May encroach into the front setback



* In addition to the specific standards provided in this section, all building and uses shall comply with the Residential Development Guidelines of the Village and the Architectural Guidelines contained in the Town Center TOD Plan.



Valerie S. Kretchmer Associates, Inc. (VSKA) is a 31-year old real estate and planning consulting firm based in Evanston, Illinois. VSKA specializes in real estate market analysis, economic development and planning. The company has prepared numerous market analyses for public sector clients as part of housing and comprehensive plans, as well as for downtown, neighborhood, business district, transit-oriented development and commercial corridor revitalization strategies. VSKA is certified as a Women's Business Enterprise by the City of Chicago, Cook County and the State of Illinois.

VALERIE S. KRETCHMER ASSOCIATES, INC. EXPERIENCE

Over the past 31 years, Valerie S. Kretchmer Associates, Inc. (VSKA) has provided planning and real estate consulting services to municipalities, transit and regional planning agencies, developers, property owners and lenders, including the Chicago Metropolitan Agency for Planning (CMAP), the Regional Transportation Authority, Chicago Transit Authority, Pace and Metra. VSKA has extensive experience working on development projects throughout the Chicago metropolitan area and is certified as a Women's Business Enterprise by the City of Chicago, Cook County and the State of Illinois.

VSKA was the market analysis consultant for CMAP for three years for its Local Technical Assistance (LTA) program. In that capacity, we conducted a total of 17 assignments in municipalities including Chicago and the collar counties that involved analyzing real estate market conditions, economic development opportunities and planning issues for comprehensive plans, downtown and business district plans, commercial corridor and industrial area plans. In past years, we prepared market assessments for transit-oriented development plans for the RTA and municipalities including Olympia Fields, Park Forest, Glenwood, New Lenox and Wood Dale. In the past year, VSKA was a sub-consultant to Teska Associates for Homes for a Changing Region in West Chicago, Hanover Park and Glendale Heights so we are familiar with the city.

In addition, the firm has conducted hundreds of market studies for developers, property owners, lenders, the Illinois Housing Development Authority and municipalities for a wide range of residential, retail, office and industrial uses in a variety of settings, including downtowns, neighborhoods, inner cities, suburbs, small cities and rural locations. VSKA has extensive experience in all housing types including market rate and affordable apartments; condominiums; attached and detached homes; all types of senior housing; student housing; and supportive housing for those with special needs. Our private sector work gives us the knowledge of what developers and lenders consider when planning and executing development projects.

Education

Washington University in St. Louis, B.A., 1974, Phi Beta Kappa

New York University Graduate School of Public Administration M.P.A., 1976

Professional Affiliations and Publications

Urban Land Institute

Lambda Alpha land economics honorary society

American Planning Association

Illinois Housing Council

Affordable Assisted Living Coalition

National Council of Housing Market Analysts

CMAP Housing Committee for ON TO 2050 Regional Plan

Evanston Plan Commission, past member

Principal Author, [Housing 123: A Workbook for Local Officials and Community Leaders](#) by the Metropolitan Planning Council

Contributing Author: [Real Estate Market Analysis; Methods and Case Studies](#) by the Urban Land Institute

VALERIE SANDLER KRETCHMER

President

Experience

Valerie Sandler Kretchmer founded Valerie S. Kretchmer Associates, Inc. in 1985. She brings 40 years of experience as a real estate and planning consultant for a wide range of public and private organizations, counseling clients in:

- Market and financial feasibility analysis
- Development and redevelopment strategies
- Downtown, neighborhood and commercial corridor revitalization strategies
- Real estate investment and disposition analysis
- Transit-oriented development
- Economic development
- Consumer research and surveys
- Fiscal impact analysis

Valerie S. Kretchmer Associates, Inc. -- Principal

VMS Realty Partners -- Assistant Vice President, Director of Real Estate Analysis/Due Diligence, Senior Real Estate Analyst

Real Estate Research Corporation -- Senior Analyst and Analyst

Community Improvement Agency (New Orleans, LA) -- Project Planner

Councilman Robert F. Wagner, Jr. (New York, NY) -- Aide

Representative Assignments

- Housing and demographic analysis for Homes for A Changing Region in Hanover Park, West Chicago and Glendale Heights for the Chicago Metropolitan Agency for Planning.
- Senior housing needs assessment and recommendations for ways to enable seniors to remain in their communities, for the Northwest Suburban Housing Collaborative (Arlington Heights, Mount Prospect, Rolling Meadows, Palatine and Buffalo Grove) and the Metropolitan Mayors Caucus.
- Market studies for market rate senior independent living, assisted living, memory care and skilled nursing facilities for developers and property owners for numerous sites in Illinois and Indiana.
- Market assessment for apartments and retail space in the Little Village neighborhood on the southwest side of Chicago for a not-for-profit development corporation.
- Market studies for market rate apartments, townhouses and single-family homes for developers in numerous locations throughout Illinois.
- Market assessment for retail and office space at Seven Bridges in Woodridge, a master-planned development, for the Village of Woodridge.
- Retail market analysis for economic development studies for Archer Avenue in the Garfield Ridge community area and Northwest Highway in the Norwood Park community area of Chicago, for the City of Chicago Department of Planning and Development.
- Market analysis for for-sale townhouses in the Sauganash neighborhood on the northwest side of Chicago for a developer.
- Market analyses for transit-oriented development plans in Olympia Fields, Glenwood, New Lenox, Wood Dale and Park Forest for the RTA and the municipalities.
- Retail, office, residential and industrial market analysis for a comprehensive plan in Carol Stream for the village and CMAP.
- Retail, office and industrial market assessment for development in Oswego as part of a comprehensive plan for the Village of Oswego and CMAP.
- Retail, office and residential market assessment and recommendations for development for sites in Addison as part of the comprehensive plan for the Village of Addison and CMAP.
- Market analysis for market rate apartments in downtown Waukegan for the Greater Waukegan Development Coalition.
- Market analysis for market rate apartments and condominiums in downtown Peoria for the Downtown Development Corporation.

Education

St. Joseph's University, B.A., English, 2003

The University of Illinois at Urbana-Champaign, M.U.P., 2010

Professional Affiliations

American Planning Association

Urban and Regional Information Systems Association (URISA)

RYAN HOLMES

Senior Planner

Experience

Ryan Holmes has 9 years of experience in urban planning and related fields for the public and private sector. His educational and professional experience includes:

- Market research and feasibility studies
- Demographic analysis
- Long-range sustainable corridor planning
- Public administration support
- GIS and data analysis

Valerie S. Kretchmer Associates, Inc. – Senior Planner, Planner

Army Corps of Engineers Construction Engineering Research Lab -- Research Assistant

University of Illinois at Urbana-Champaign
Teaching Assistant and Research Assistant

Community Preservation Corporation Resources, Inc.
Asset Management Assistant

Town of Bethel, Connecticut -- Assistant to the First Selectman

Representative Assignments

- Housing and demographic analysis for Homes for A Changing Region in Hanover Park, West Chicago and Glendale Heights for the Chicago Metropolitan Agency for Planning.
- Senior housing needs assessment and recommendations for ways to enable seniors to remain in their communities, for the Northwest Suburban Housing Collaborative (Arlington Heights, Mount Prospect, Rolling Meadows, Palatine and Buffalo Grove) and the Metropolitan Mayors Caucus.
- Market studies for market rate and affordable senior independent living, assisted living, memory care and skilled nursing facilities for developers and property owners for numerous sites in Illinois and Indiana.
- Market studies for market rate apartments, townhouses and single-family homes for developers in numerous locations throughout Illinois.
- Market analysis for downtown, commercial corridor and transit-oriented development plans for suburban municipalities in the Chicago metro area.
- Retail, office, residential and industrial market analysis for a comprehensive plan in Carol Stream for the village and CMAP.
- Retail, office and industrial market assessment for development in Oswego as part of a comprehensive plan for the Village of Oswego and CMAP.
- Retail, office and residential market assessment and recommendations for development for sites in Addison as part of the comprehensive plan for the Village of Addison and CMAP.
- Market assessment and recommendations for selected sites in Westchester as part of a comprehensive plan for the Village of Westchester and CMAP.
- Residential, office and retail market analysis for downtown Moline as part of a comprehensive plan for the city of Moline.
- Residential, office and retail market analysis in downtown Bettendorf, IA for a developer selected by the city to redevelop city-owned sites.
- Office, retail and industrial market assessment for Prospect Heights for a comprehensive plan for the City of Prospect Heights and CMAP.
- Retail market analysis for economic development studies for Archer Avenue in the Garfield Ridge community area and Northwest Highway in the Norwood Park community area of Chicago, for the City of Chicago Department of Planning and Development.

Education

Columbia University, B.A., 2006

Jewish Theological Seminary, B.A.,
2006

University of North Carolina at
Chapel Hill, MCRP, 2012

URI PACHTER **Planner**

Experience

Uri Pachter has 8 years of experience in urban planning and related fields for the public and non-profit sectors. His educational and professional experience includes:

- Affordable housing policy and planning
- Transit-oriented development
- Public participation and community engagement
- Market research and existing conditions reporting
- GIS and data analysis

Valerie S. Kretchmer Associates, Inc. – Planner

Greenbelt Alliance – Project Manager

Jewish Council on Urban Affairs – Senior Staff, Teen Urban Poverty Program

Town of Carrboro, NC – Physical Activity and Health Coordinator

Mazon: A Jewish Response to Hunger – Advocacy Coordinator

Metro Seniors in Action – Organizer and Acting Executive Director

Representative Assignments

- Market analysis for market rate for-sale townhouses on the northwest side of Chicago for a developer.
- Market assessment for market rate apartments in Morton Grove for a lender.
- Market analysis for affordable housing for families and individuals in Wilmette for a non-profit development corporation.
- Market assessment for apartments and retail space in the Little Village neighborhood on the southwest side of Chicago for a not-for-profit development corporation.
- Market analysis for family apartments in Humboldt Park, Logan Square and Wicker Park for a non-profit development corporation.
- Market analysis for affordable senior housing in the Washington Heights and Calumet Heights neighborhoods on the south side of Chicago for developers.
- Market analysis for senior housing in Crystal Lake for a developer.
- Market analysis for affordable family housing in McHenry for a developer.
- Market analysis for market rate independent living for seniors in Deerfield and Hanover Park for developers.
- Market analysis for market rate housing in the Woodlawn neighborhood on the south side of Chicago for the developer.
- Market analysis for housing for veterans in the Roseland neighborhood on the south side of Chicago for the developer.
- Market studies for market rate and affordable senior independent living, assisted living, memory care and skilled nursing facilities for developers and property owners for sites in Illinois and Indiana.
- Market analysis for market rate apartments and condominiums in downtown Peoria for the Downtown Development Corporation.
- Residential, office and retail market analysis in downtown Bettendorf, IA for a developer selected by the city to redevelop city-owned sites.

Homes for a Changing Region – West Chicago, Hanover Park and Glendale Heights, Illinois

VSKA was a member of a team led by Teska Associates, Inc. to work with these three western suburbs on housing issues. This was one of a number of community clusters for which sub-regional housing plans were developed on behalf of the Chicago Metropolitan Agency for Planning (CMAP), the Metropolitan Mayors Caucus and the Metropolitan Planning Council. VSKA conducted the following for this assignment:

- Toured each of the communities to identify key issues of concern relative to housing.
- Interviewed planners, elected officials, Realtors, property owners, residents and developers in each community regarding housing issues.
- Analyzed demographic and housing data for each community including population and household trends, incomes, housing tenure, home values, rents, housing affordability, foreclosures, new construction, housing mix, future housing needs, and the gap between existing and future needs.
- Identified locations for new construction, areas in need of rehabilitation, and specific housing issues affecting each municipality. These included affordability for different populations, code enforcement, overcrowding, foreclosures, homeowner association problems, parking deficiencies, and providing housing to meet the needs of an aging population.

Client: Chicago Metropolitan Agency for Planning
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Date: 2015-2016

Garfield Ridge Economic Development Study

VSKA was retained by the City of Chicago Department of Planning and Development to prepare a retail market analysis and recommendations for Archer Avenue between Cicero and Harlem Avenues on the southwest side of Chicago. VSKA conducted the following for this assignment:

- Tours of the study area and competitive locations.
- Interviews with the local alderman, business owners, property owners, residents, developers, residential and retail real estate brokers, community groups and the Chamber of Commerce.
- Identification of key sites for development and redevelopment, and vacant buildings suitable for different types of retailers.
- Analysis of the area's business mix.
- Analysis of the area's competitive strengths and weaknesses.
- Compilation and analysis of demographic, employment, retail sales potential and 1211retail gap data.
- Compilation and analysis of data on housing prices and sales.
- Identification of retailers that are expanding in the Chicago area that would be candidates for Archer Avenue given the market area's demographics and availability of suitable sites.
- Recommendations of funding sources, physical improvements, basic parking and traffic improvements, marketing activities, business attraction and organizational efforts to enhance the area's retail mix.

Client: City of Chicago Department of Planning and Development
Mary Bonome, Deputy Commissioner
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Date: 2014

Market Assessment for Seven Bridges in Woodridge

VSKA was retained by the Village of Woodridge to evaluate the retail, office and hotel development prospects at Seven Bridges, a master-planned mixed-use development. Most of the development was built out with high quality single-family detached homes, townhouses, rental apartments, condominiums, a banquet hall, fitness center, ice rink, golf course, and some retail, restaurant and office space. However, the original Planned Unit Development called for a mixed-use town center with a hotel on a portion of the site.

The retail and office portions of the site had not been fully built out when the developer lost control of the property during the recession. A new developer was requesting a change to the PUD to allow for more multi-family apartments in place of additional commercial space, given his difficulty in attracting retail and office users. Before approving any changes to the PUD, the Village wanted to determine whether a market existed for more commercial space. VSKA was the prime consultant for a team that also included T.R. Mandigo and Company (hotel market analysis) and Cabanban, Rubin & Mayberry Commercial Realty (retail broker).

The work included the following:

- Tour of the site and existing buildings.
- Meetings with Village staff and the current property owner to review past plans and ideas for the future of the property.
- Review of information obtained from the owner on Seven Bridges' rents, occupancy, turnover, and marketing efforts.
- Interviews with the multi-family property manager, managers of the fitness center, golf clubhouse, ice rink, and commercial space to determine the type of uses that would complement what was already built.
- Survey of competitive retail and office properties to determine potential tenants that are absent from the market and the relative desirability of Seven Bridges to competing locations.
- Interviews with retail brokers active in DuPage County to discuss potential tenants for the site, achievable rents, build-out allowances and the type of tenants that could be attracted to Seven Bridges.
- Analysis of the site's competitive advantages and disadvantages compared to other available locations.
- Recommendations to the Village as to the feasibility of additional retail and office development, in addition to attracting a hotel at this site.

Client: Village of Woodridge
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Date: 2013

Market Analysis for Comprehensive Plan in Oswego

VSKA was retained by CMAP under the Local Technical Assistance program to assist the Village of Oswego with an update to its comprehensive plan. VSKA analyzed the market for retail, office, and industrial development in five sub-areas of the village. This included the following:

- Field inspections of the study areas and competitive locations.
- Interviews with real estate brokers, property owners, municipal officials and businesses in Oswego, and brokers active in the far western suburbs.
- Compilation and analysis of demographic and employment data for Oswego, and competitive communities including Montgomery and Yorkville.
- Compilation and analysis of retail, office and industrial market data for Oswego, and its sub-market in comparison to the metro area as a whole.
- Compilation and analysis of retail sales and sales potential data for Oswego and its sub-market.
- Comparison of conditions in Oswego and the five sub-areas to competitive locations in neighboring communities.
- Analysis of the strengths and weaknesses of the different locations within the village for these uses.
- Conclusions on the marketability of the areas for different types of development and recommendations of actions the Village could take to attract development.

Client: Chicago Metropolitan Agency for Planning
Bob Dean, Deputy Executive Director for Local Planning
(Project Manager – Trevor Dick, no longer at CMAP)
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Date: 2013

Transit-Oriented Development Plan for the 203rd Street Metra Station Area in Olympia Fields

As part of a transit-oriented development plan for the area around the 203rd Street Metra station, VSKA prepared a market assessment of the retail, office and residential uses for vacant land near the station. In addition, VSKA worked with Camiros, Ltd., the prime consultant, to identify the appropriate locations for different land uses, the type of space, number of residential units and commercial square feet that could be supported.

Client: Bob Dean, Deputy Executive Director for Local Planning
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Date: 2013

Market Study for Downtown Housing in Peoria, Illinois

VSKA was retained by the Downtown Development Corporation, a non-profit group working to improve downtown Peoria, to prepare a market study for apartments and condominiums. The purpose of the study was to help the corporation and the City of Peoria attract developers and financing. VSKA conducted the following for this assignment:

- Toured the study area, existing downtown apartments and condominiums, and competitive locations.
- Interviewed Realtors, leasing agents, developers, bankers, planners, property owners, major employers, University of Illinois College of Medicine and other institutions downtown.

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