

**A RESOLUTION APPROVING
A PROFESSIONAL SERVICES AGREEMENT WITH THE LAKOTA GROUP
(Kirchoff Road & Northwest District Subarea Plans)**

WHEREAS, the City of Rolling Meadows ("City") desires to retain a firm to perform a land use planning study of the City's Kirchoff Road Corridor, Northwest Industrial Quadrant, and certain connecting areas (the "**Services**"); and

WHEREAS, while not required by the City's Purchasing Manual, the City conducted a competitive Request for Proposals process to solicit qualified firms to provide the Services in order to retain the firm that, in the City's discretion, would provide the greatest advantage to the City; and

WHEREAS, the City has received a proposal to provide the Services from The Lakota Group for \$78,375 plus certain reimbursable expenses, and the City has determined that it is in its best interests to enter into an agreement with The Lakota Group for the Services.

NOW THEREFORE, be it resolved by the City Council of the City of Rolling Meadows, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

Section 2: The City Manager is hereby authorized and directed to enter into an agreement in a form acceptable to the City Attorney with The Lakota Group to provide the Services consistent with the proposal attached as **Exhibit A** for a cost not to exceed \$80,000.00.

Section 3: This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 12th day of March, 2024.

AYES: Reyerez, Koehler, McHale, Budmats, O'Brien, Vinezeano

NAYS: 0

ABSENT: Boucher



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Exhibit A

Proposal

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CITY OF ROLLING MEADOWS, IL

KIRCHOFF ROAD & NORTHWEST DISTRICT SUB-AREA PLAN

RFP Response | January 30, 2024

Revised March 6, 2024

**THE
LAKOTA
GROUP.**

Kimley-Horn
Sightline
Vetter Consulting



Our journey is driven by a singular purpose - to leave a lasting positive impact on the places we touch, creating better communities for generations to come, fostering a brighter and more connected future for all.

**KIRCHOFF ROAD & NORTHWEST
DISTRICT SUB-AREA PLAN
CITY OF ROLLING MEADOWS, ILLINOIS**

THE LAKOTA GROUP

1 E. Wacker Dr. 27th Fl. | Chicago, Illinois 60601
Contact: Scott Freres, PLA, ASLA, President
E: sfreres@thelakotagroup.com
P: (312).467.5445 x 202

OUR SERVICES

Planning
Urban Design
Landscape Architecture
Historic Preservation
Community Engagement

January 30, 2024

Rob Sabo, City Manager
Glen Cole, Assistant City Manager & Community Development Director
City of Rolling Meadows

**THE
LAKOTA
GROUP.**

Re: Kirchoff Road & Northwest District Planning Study RFP

Dear Mr. Sabo & Mr. Cole,

The Lakota Group, in collaboration with our partners, Kimley Horn, Vetter Consulting, and Sightline Planning & Zoning, is excited to present our comprehensive professional services proposal to support the City of Rolling Meadows in developing a vision for the Kirchoff Road Corridor, the Northwest Industrial District, and the connecting areas. As partners who appreciate Rolling Meadows growth over the years and recognize the changes the future brings, we are enthusiastic about the opportunity to contribute to the continued development of your vibrant community.

Rolling Meadows has an established identity in the region as a close-knit community and a great place to live. A big part of this is progressive planning and identifying the need for a clear, shared vision for the City's greatest assets. Development pressures can alter the character of a community if not well-guided. We'd love the chance to help develop a community-led plan for the key subareas before the development moratorium along the Kirchoff Road Corridor expires.

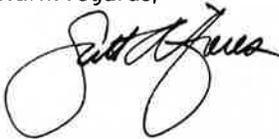
As we embark on this project, we are committed to preserving Rolling Meadows' character while enhancing the importance of the central downtown area the Kirchoff Corridor represents. Our team is well-prepared to navigate the delicate balance between heritage and progress. Our approach will encompass a range of elements, including analyzing current land uses and Comprehensive Plan designations, reviewing zoning regulations within the subareas, making recommendations for streetscape improvements and roadway design, and developing concepts for the development of vacant and City-owned properties. We will also analyze trends and changes in commercial sectors that impact economic development strategies so future plans remain flexible and resilient.

Here's why we are the perfect team for the job:

- » **We are creative planners and urban designers.** We are skilled at activating districts, downtowns, neighborhoods, cities, waterfronts, and parks that incorporate strategies for placemaking and aesthetics, economic development, community engagement, effective public-private partnerships, multi-modal transportation, and sustainability and resiliency. Our creativity, passion, and expertise are perfectly suited for addressing the needs of this project.
- » **We are multi-faceted, with strong credentials in economic development.** As you will see from our team's qualifications, The Lakota Group has significant experience in district and downtown planning, historic preservation planning, and placemaking. Our team understands the economic intricacies of transforming commercial corridors. Our approach is rooted in creating vibrant and economically viable spaces around the nation.
- » **Not only do we bring national and regional-based experience, but we also understand the local issues.** While we bring a wealth of national and regional experience, we also recognize the local nuances that set Rolling Meadows apart. Our team's work throughout the Chicago Region equips us to address your community's specific challenges and aspirations.
- » **We are approachable.** We roll up our sleeves and work with community leaders, organizations, business owners, residents, developers, and other stakeholders to create positive dialogue from the beginning. We strive to pinpoint the qualities that make each place special and to build ideas and visions from those assets.
- » **We are realistic.** Our vision is not only inspiring but also achievable. We develop actionable implementation strategies that ensure the realization of the plan's vision and goals. Our community-centric approach involves hands-on collaboration with community leaders, organizations, business owners, residents, developers, and other stakeholders. We believe in fostering open dialogue and building on Rolling Meadows' strengths.

Please don't hesitate to reach out with any queries or for further discussions. We look forward to the opportunity of sharing our vision with you and your selection committee.

Warm regards,



Scott Freres, PLA, ASLA
President, The Lakota Group
sfreres@thelakotagroup.com
312.467.5445 x 202

GET INTO IT

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Why Lakota?

The Lakota Group is a premier planning firm based in Chicago with a national portfolio of work. The boutique nature of the firm means we provide highly personal and customized client services with each project led and supported by senior staff. We understand that planning is not just about creating spaces; it's about crafting experiences, shaping communities, and leaving a lasting impact. This is why our boutique nature allows us to immerse ourselves in the nuances of every project, dedicating the time, expertise, and attention necessary to create solutions that truly resonate.

We bring to Rolling Meadows a long familiarity with the community that allows us to understand the place deeply, as well as the perspective of having worked in top tier communities in almost every state. Planning for subareas and corridors requires a focused effort that has produced impactful, long-lasting results in cities throughout the Midwest and on both coasts.

Our team for Rolling Meadow brings *subject matter experts* to the table with experience in creating special places communities embrace as a downtown, analyzing market trends and the impacts of major sports facilities in suburban settings, transforming automobile-centric roadways into "streets meant for all," and transforming zoning frameworks to be adaptive, resilient, and incorporate best practices.

Of all the commitments we make to the communities we serve, the most important is *listening*. We know how critical it is to meet people where they are and to ensure their voices are heard and valued.

Our defining attribute is fostered through a team-based approach to project management centered on positive dialogue. Led by our drive to institute change in a sustainable way, Lakota associates abide by a process that combines critical thinking and community engagement. The result? A practice that seeks to produce the most effective solutions, carefully balancing the real with the ideal.

The Lakota Group enjoys the opportunity to work with local communities, which is reflected in its name: "Allies," the English translation of the Indigenous American word Lakota.

Though based in Chicago with strong roots in the Midwest, we have worked in communities ranging from Maui, Hawaii to Denton, Texas to Albany, New York. Every new city we work in provides insight into the characteristics that make our communities different, and also often very similar.

Kimley-Horn Firm Overview

Since our founding in 1967, Kimley-Horn has provided transportation planning and engineering services in a wide range of locations—from urban centers to suburban communities to rural corridors—throughout the United States and worked to address challenges in a way that reflects the character and context of the surrounding area. We offer diverse range of transportation planning/engineering experience and technical resources with:

Company Headquarters
421 Fayetteville Street
Suite 600
Raleigh, NC 27601

7,400+
Employees

110+
Offices

Experience in
12+ Illinois

Work in 60+ Illinois
Cities/Villages

Our Chicago-based staff have enjoyed a long history of positive contributions on numerous projects throughout the metropolitan region. Our relationships with the region's jurisdictional agencies, including IDOT, Chicago Department of Transportation (CDOT), County DOTs, and dozens of municipalities have contributed to a mutual level of understanding in solving our transportation challenges in a safe, equitable, and effective way.

We offer specialized services in addressing transportation challenges including:

- Assessing traffic impacts
- Developing master plans
- Leading corridor/comprehensive plans
- Public engagement of all kinds
- Safety analyses
- Preparing multimodal access, circulation, and mobility plans
- Parking evaluations and design
- Traffic simulation modeling
- Cost estimating
- Agency coordination

Our experience spans from small-scale projects focused on a single intersection or parcel to complex analyses involving multiple alternatives, coordination with numerous professional disciplines and agencies, and consideration of multiple stakeholder perspectives. Projects have ranged from data collection for all modes of transportation; evaluating traffic impacts for hundreds of site development proposals; working on transportation components of downtown, corridor, and transit-oriented development plans in collaboration with other planners, architects, and market analysts; neighborhood-scale traffic evaluations; parking analyses and design for on- and off-street locations; pedestrian safety reviews; and studying the feasibility of changes to multimodal access, circulation, and mobility.

Kimley»Horn



Sightline Planning and Zoning

About

Sightline Planning and Zoning is an independent urban planning consulting firm focused on better zoning for communities large and small. We envision a future where better planning and zoning lead to balanced land uses, greater opportunity, paths to economic development, and more equitable communities. With a strong foundation in land use planning, we help implement your community goals through zoning, subdivision, and land development codes that are easy to understand and use.

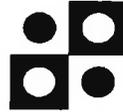
Why Work With Us

Local officials and staff know that their zoning and land development regulations are some of the most important tools in their toolboxes. However, it is incredibly difficult to repair a tool when you're using it every day. Ordinance updates can be complex, intimidating, and time consuming. As a result, they often get neglected and fall to the bottom of your to-do list, which only makes the problems more acute.

Sightline Planning and Zoning works with you to simplify the process by building on your institutional knowledge. We take care of the regulations so that you and your staff can focus on your job: planning for the future. We don't try to be everything to everyone, we don't do it all. We focus on land development regulations and what communities need at this key moment in their evolution.

Our Approach

Our ordinances are designed with the user in mind, so that they can be easily understood by residents, developers, staff, and local officials. They are written in simple, straightforward language that is legally defensible without being mired in legal jargon. We incorporate design and illustrations to help communicate complex regulations. Our projects include outreach that balances in-person discussions, virtual engagement, and education to communicate the purpose of the ordinance and how it can impact the future of our communities.



Vetter Consulting Enterprises LLC
Markets-Feasibility-Economics

FIRM PROFILE



Vetter Consulting Enterprises LLC
Markets-Feasibility-Economics

OFFICE

CHICAGO, IL

5201 South University Ave

Chicago, IL 60615

Phone: +1-872-297-4828

Email: infovcellc@gmail.com

Website: www.vcellc.org

ABOUT VETTER CONSULTING ENTERPRISES, LLC

VCE consultants have completed more than 250 market, financial feasibility, master plan economics, and economic and fiscal impact studies in communities around the United States and in a dozen countries, working at Market Feasibility Advisors (MFA) and the former ERA/AECOM (Economics Research Associates).

Whether working directly for clients or as a part of multi-disciplinary team, VCE executes market, feasibility, master plan economics, and impact studies resulting in strategic planning based on realistic environments and the unique characteristics of each specific community, jurisdiction, site, project, and target market.

We often work with firms that provide professional services in Finance; Architecture; City and Regional Planning; Real Estate Development, Entertainment, Leisure and Recreation Development and Design, Exhibit Design; Fund Raising; Landscape Architecture; Legal Services; Survey Research; Civil Engineering; Theatre Design; Museum Planning; Transportation; Education and Branding.

In urban and regional economics, we conduct economic and demographic base studies, urban redevelopment feasibility assessments and studies involving growth and development policies, including affordable workforce housing analyses for long-range master and comprehensive plans.

- Public-sector work includes: markets (retail, real estate, office leisure & recreation, sports, tourism, convention & meetings, industrial), demographics and economics for comprehensive and downtown plans, assessments for waterfront and corridor plans, neighborhood, parks and recreation planning and facilities, and many other types of economic development and urban redevelopment plans including economic and fiscal benefit assessments
- Private sector work includes: mixed-use developments, housing, retail, hotel and resort, casinos, office, medical facilities, and commercial entertainment, including theme parks, waterparks and other attractions.
- Cultural and non-profit sector clientele includes: performing arts facilities, zoos, historic structures and districts, aquariums, museums and cultural attractions.

TEAM ORGANIZATION



PROPOSED TEAM

THE LAKOTA GROUP



SCOTT FRERES,
PLA, ASLA
President &
Principal In Charge



KEVIN CLARK,
PLA, AICP
Principal
Urban Design Specialist



ANDY CROSS, AICP
Senior Planner
Project Manager



JOSH BLOOM
Senior Economic
Development Specialist



ALEXIS STEIN
Associate Planner



CARLOS TERRY
Graphic Specialist

KIMLEY-HORN



PETER LEMMON,
PE, PTOE
Senior Transportation
Engineer



JUSTIN OPITZ, AICP
Transportation Planner



JACOB SEID, AICP
Founding Principal

SIGHTLINE PLANNING & ZONING

VETTER CONSULTING



CHRISTIAN VETTER
Principal/Owner



SCOTT FRERES

PLA ASLA

PRESIDENT | 1993 - PRESENT

HOMETOWN

Northbrook, Illinois

EDUCATION

University of Wisconsin-Madison
*Bachelor of Science in Landscape
 Architecture*
 Madison, WI
 (1986)

ORGANIZATIONS

- American Society of Landscape Architects
- American Planning Association
- American Institute of Architects
- Wisconsin Alumni Association - Alumni Park Design Committee
- Lambda Alpha International
- Urban Land Institute
- Illinois Park & Recreation Association
- Society for Environmental Graphic Design
- Winnetka Parks Foundation
- Teaching Professional Architect - State of Illinois
- Village of Winnetka Plan Commission & Design Review Board - Former Member
- Skokie/Crow Island/Hubbard Woods Schools - Former Member

EXPERIENCE

Years with Lakota: 30
 Years of Practice: 37

Scott is the President and co-founder of The Lakota Group, and has over 30 years of experience in designing and shaping communities and open spaces around the country. As an industry leader in sustainable design, Scott has worked with cities, towns, developers, institutions, and non-profit agencies, using his skills placemaking and urban design to create beautiful and engaging places. Scott's ability to take a fresh, simple, and inclusive approach to problem solving has established The Lakota Group's reputation as a creative leader in the industry.

SIGNATURE PROJECTS

Landscape Architecture & Site Design

- Irish Green - Notre Dame, IN
- Lake Forest Place Landscape Design - Presbyterian Homes - Lake Forest, IL
- North Shore County Day School Master Plan - Winnetka, IL
- Fox Meadow Site Plan & Landscaping - Northfield, IL
- Heatherfield Site Plan & Landscaping - Glenview, IL

Open Space and Park District Planning

- Hubbard Woods Park Master Plan - Winnetka, IL
- Skokie Playfields Master Plan - Winnetka, IL
- Lakefront Master Plan - Winnetka, IL
- FCEC Feasibility Study - Chicago, IL
- Park District of Highland Park Comprehensive Plan - Highland Park, IL

Streetscape & Urban Design

- Downtown Open Space and Streetscape - Homewood, IL
- Lockport Street Streetscape - Plainfield, IL
- Pleasant District Streetscape - Oak Park, IL
- Park Ridge Uptown Streetscape - Park Ridge, IL
- Marion Street Streetscape - Oak Park, IL

Park District Planning

- Hubbard Woods Park Master Plan - Winnetka, IL
- FCEC Feasibility Study - Chicago, IL
- Park District of Highland Park Comprehensive Plan - Highland Park, IL
- Skokie Playfields Master Plan - Winnetka, IL
- Lakefront Master Plan - Winnetka, IL

Urban & Regional Planning

- Illinois Route 53/120 Land Use Strategy - Lake County, IL
- Riverfront Neighborhoods Comprehensive Plan Update - Moline, IL
- MedQuarter Master Plan - Cedar Rapids, IA
- Downtown Strategic Development Plan - Kenosha, WI
- Illinois Medical District Master Plan - Chicago, IL
- Willow Road Corridor Plan - Northfield/Winnetka, IL
- State of Oregon Main Street Revitalization Services - OR
- Village Center Master Plan - Wilmette, IL
- San Antonio Strategic Historic Preservation Plan - San Antonio, TX

**THE
LAKOTA
GROUP.**



KEVIN CLARK

PLA AICP

PRINCIPAL & DIRECTOR OF DESIGN | 2005 – PRESENT

HOMETOWN

Louisville, Kentucky

EDUCATION

University of Illinois at Chicago

Master of Urban Planning and Policy
Chicago, IL
(2006)

University of Kentucky

Bachelor of Science in Landscape
Architecture
Lexington, KY
(2000)

ORGANIZATIONS

- American Planning Association
- American Society of Landscape Architects, Awards Jury (2014)
- Congress for New Urbanism
- American Institute of Architects, Associate Member
- American Planning Association Mentorship Program
- Lambda Alpha, ELY Chapter
- Uptown Development Partners
- Greentown Advisory Committee (2014)
- UIC Professional Development Panel (2010)

EXPERIENCE

Years with Lakota: 18
Years of Practice: 23



Kevin brings over 20 years of experience in urban planning and landscape architecture to The Lakota Group, where he oversees the firm's urban design projects. His award-winning portfolio spans downtown, transit-oriented and neighborhood revitalization plans, physical and economic development strategies, and innovative design of open spaces and public places. He is passionate about dynamic and interactive public processes and works to integrate innovative technology throughout all of Lakota's projects.

SIGNATURE PROJECTS

Comprehensive Planning

- Pryor Creek Comprehensive Plan - Pryor Creek, OK
- Yorkville Comprehensive Plan - Yorkville, IL
- Burlington 2040 Vision - Burlington, WI
- It's Hobart's Time - Hobart, IN

Urban Planning & Design

- North Clark Street Strategic Plan - Chicago, IL
- South Main Corridor Master Plan - Rockford, IL
- Peoria Avenue BRT Land Use Framework - Tulsa, OK
- Vision Clark Street Corridor Plan - Rogers Park, Chicago, IL
- Lincoln Avenue Corridor Plan - Lincoln Park, Chicago, IL

Campus Planning & Design

- University of Notre Dame Irish Green - Notre Dame, IN
- University of Notre Dame Hesburgh Library Plaza - Notre Dame, IN
- AbbVie Campus Master Plan - North Chicago, IL
- Abbott Courtyard and Landscape Design - Lake Bluff, IL
- Delnor Hospital Landscape Master Plan - Geneva, IL
- New Trier High School Plaza Design - Winnetka, IL
- Waters School Campus/Landscape Design - Chicago, IL
- Loyola Academy Campus Plan - Wilmette, IL
- Illinois College of Optometry - Chicago, IL

Park & Open Space Design

- Howard Park - South Bend, IN
- Century Center Island Park - South Bend, IN
- Hubbard Woods Park - Winnetka, IL
- Skokie Playfiends - Winnetka, IL
- Swedish Heritage Park - Loves Park, IL
- City Commons - Park Ridge, IL

Streetscape & Urban Design

- Lockport Street Streetscape - Plainfield, IL
- Marion Street Streetscape - Oak Park, IL
- Uptown Park Ridge Streetscape - Park Ridge, IL
- Algonquin Streetscape Master Plan - Algonquin, IL
- Lake Street Streetscape - Oak Park, IL
- Homewood Downtown Streetscape - Homewood, IL



ANDY CROSS AICP

SENIOR PLANNER | 2022 - PRESENT

HOMETOWN

Rochester, Minnesota

EDUCATION

University of Wisconsin - Milwaukee

Master of Urban Planning
Milwaukee, WI
(2003)

University of St. Thomas

Bachelors in Geography
Bachelors in German
St. Paul, MN
(1998)

ORGANIZATIONS

- American Planning Association
- American Institute of Certified Planners
- LAI-ELY Chapter
- Chaddick Institute (DePaul Univ.)

EXPERIENCE

Years with Lakota: 2
Years of Practice: 20

Andy has nearly twenty years of experience as a municipal planner, first in a suburb of the Twin Cities and later as a Senior Planner in Highland Park, Illinois. Working with Plan Commissions, Architecture Review Commissions, Preservation Commissions, and City Councils, he has shaped local policy and helped citizen planners and preservationists make effective decisions through dedicated leadership and training. Andy has experience working with the development community, guiding them through the local regulatory environment to realize their vision while making a positive impact in the communities they are part of. He is an Advisor with DePaul University's Chaddick Institute for Metropolitan Development, speaking in graduate courses and bringing planning professionals together through the Municipal Design Review Network to discuss common concerns and find creative solutions. Andy is on the Board of the Illinois Chapter of the American Planning Association, presents at annual State Planning Conferences, and volunteers with the Plan Commissioner Training Program throughout the Chicago area.

SIGNATURE PROJECTS

Winnetka Futures Comprehensive Plan - Winnetka, IL

The Village of Winnetka is updating their comprehensive plan to reflect community goals in housing, a thriving downtown, diverse demographics, and more. Capitalizing on key assets and an engaged community, the Lakota Group is working with Village residents, staff, and business owners to create a strategic long-term plan that establishes a vision and a roadmap for a successful future. Andy was involved with identifying policies and strategies that supported Village goals in civic engagement, urban design, zoning administration, and economic development.

Niles 2040 - Niles, IL

As a suburban community that developed largely in the 1950s through the 1980s, the Village of Niles needed to update its Comprehensive Plan to address issues like an older housing stock, commercial districts framed around enclosed malls, and commercial corridors that lacked pedestrian amenities. The Lakota Group created strategies to revitalize commercial corridors, help establish more contemporary and impactful commercial districts, and encourage residents to maintain and improve housing in the community. Andy helped create policies and programs to diversify the housing supply and incentivize reinvestment in existing housing.

Hickory Hills Comprehensive Plan - Hickory Hills, IL

Hickory Hills is a suburban community defined by single-family residential neighborhoods. The Lakota Group teamed with the Chicago Metropolitan Agency for Planning (CMAP) to create a comprehensive plan and long-term vision for this community. The challenges included the lack of a central downtown or commercial core, as well as demand for senior housing and alternatives to the standards single-family residences. Andy reviewed the City's zoning code and made specific recommendations that allow "missing middle" housing and more opportunities for dense multifamily housing in the community.

Consulting Planner Services - Burlington, WI

Andy serves as the City Planner for the City of Burlington, appearing before the Plan Commission and the Common Council regularly, reviewing large development plans, meeting with staff and applicants, and implementing improvements to the Zoning Code and other regulatory mechanisms in the community.





JOSHUA BLOOM

SR. ECONOMIC DEVELOPMENT STRATEGIST | 2022 - PRESENT

HOMETOWN

South Orange, New Jersey

EDUCATION

University of Pennsylvania
Masters in Historic Preservation
Philadelphia, PA
(1998)

Columbia University
Bachelor of Arts
New York, NY
(1985)

EXPERIENCE

Years collaborating with Lakota: 15
Years of Practice: 30

Josh is a leader in the revitalization of historic commercial districts and held senior positions at the National Main Street Center and The Community Land Use and Economics Group prior to joining Lakota. He uses local data to craft market-based strategies that help cities and communities build economically differentiated, dynamic places. He also has deep interest in social enterprise and community-owned businesses. He is currently a board member, and is a past president, of Weavers Way Cooperative, a \$40 million retailer in Philadelphia with three grocery stores, a pet supplies store, two health-and-beauty aid stores, a "Mercantile" gift shop, and 11,000 member-owner households.

SIGNATURE PROJECTS

Arts and Culture District Plan - Galveston, TX

Galveston, a city of 50,000 located on the Texas Gulf Coast, has long been a destination for beachgoers. Less well-known are Galveston's arts assets like the Grand 1894 Opera House or the nationally-competitive Galveston Artist Residency program, or its cultural history as the birthplace of Juneteenth. Josh led Lakota's planning work to establish a new arts and culture agency - which the City and partners have already committed to fund - and a framework for growing an expansive and inclusive arts economy that includes fine arts, performing arts, culinary arts, history and culture, and creative manufacturing and makers.

Tacony Market Analysis + Economic Development Strategy - Philadelphia, PA

The Lakota Group developed a market analysis and economic development strategy for the Tacony neighborhood of Philadelphia. Josh provided demographic, retail, consumer mobility analysis, and revitalization strategies. Tacony's history as a "company town" of sawblade manufacturing dates to the 19th century, but today, the neighborhood is much changed and faces significant obstacles, including pervasive crime. Josh's work helped to better-align the Tacony Community Development Corporation's work and spurred an initiative to directly convert vacant storefronts to incubator spaces.

Grandmont Rosedale Restaurant Feasibility Analysis - Detroit, MI

Grandmont Rosedale Development Corporation engaged The Lakota Group to provide market research and a feasibility analysis for developing a restaurant on the ground floor of its new senior housing apartments, Minock Park Place, on the West Side of Detroit. Josh led this project which included community engagement, market analysis, and business planning. The feasibility analysis included sizing of the space, kitchen formats for cost efficiency, alternative ownership models (e.g., social enterprise), and projected restaurant operating revenues and expenses. The study included a five-year operating pro forma.

Main Street Refresh: A Market-Based Approach to Downtown Revitalization

The National Main Street Center engaged Josh's former firm, CLUE Group, to take a strategic look at the Main Street model, which had not changed in 40 years. The work proposed a fundamental change in the Main Street methodology, recommending that local program activity be based on one or two market-based strategies, grounded in the context of the community's economics. These "Transformation Strategies" would guide all revitalization work, from business development to streetscape design. The NMSC adopted the recommendation, and Josh developed a set of training materials and publications. The methodology has now been implemented in more than one hundred towns and cities and has won accolades from the American Planning Association, Urban Land Institute, and others.





ALEXIS STEIN

ASSOCIATE | 2021 - PRESENT

HOMETOWN

Denver, Colorado

EDUCATION

University of Illinois

Master of Urban Planning and Policy
Chicago, IL
(2019)

DePaul University

Bachelor of Arts
International Studies and Geography
Chicago, IL
(2016)

ORGANIZATIONS

- American Planning Association
- Women in Planning & Development

EXPERIENCE

Years with Lakota: 2
Years of Practice: 4

Alexis is a planner and designer who has experience working on a wide range of project types, from mixed-use development master planning to placemaking initiatives to community-informed framework plans. Her multidisciplinary background in community development, design, and housing development has allowed her to work with numerous communities, public agencies, municipalities, and private developers to help achieve their visions for vibrant and resilient urban places. She believes that innovative design is best achieved through comprehensive public engagement processes and is committed to working alongside communities to design places that are sustainable and livable.

SIGNATURE PROJECTS

Keith Creek Corridor Plan - Rockford, IL

Region 1 Planning Council engaged the Lakota Group to create a corridor plan for the Keith Creek neighborhood that addressed mobility, economic development, flood mitigation, and sustainability through urban design, placemaking, and transportation planning. The result was a plan for a vibrant and resilient neighborhood with plenty of recreational opportunities, community gathering places, economic development opportunities, and flood mitigation strategies. Alexis was responsible for project management, goal and strategy creation, and the production of graphics, maps, and writing for the final plan document.

DuPage County Mobility Plan - DuPage County, IL

The Regional Transportation Authority and DuPage County Division of Transportation engaged the Lakota Group to create a comprehensive mobility plan focused on forming a coordinated vision for the future of mobility in the county. The plan establishes strategies for inter-agency collaboration, funding and investment, mobility connectivity, land use, equity and access, and more. Alexis was responsible for project management, vision, goal and strategy creation, the production of graphics, maps, and writing, as well as the creation of the final document.

Hobart Comprehensive Plan - Hobart, IN

The City of Hobart worked with the Lakota group to update its Comprehensive Plan to help guide the future of development, recreation, sustainability, housing, and other key community initiatives. The Plan helps the City to address economic, demographic, environmental, and physical changes occurring within Hobart and harness the opportunity to create a resilient, well-designed, and livable community. Alexis assisted with the overall land use strategy, as well as planning strategies and action items. She also supported the production of master planning concepts, graphics, and maps for the final Plan.

Wheeling Restaurant Row Corridor Plan - Wheeling, IL

The Village of Wheeling engaged the Lakota Group to create a Corridor Plan for Restaurant Row in order to enhance connectivity, encourage economic development, and create a vibrant streetscape along Milwaukee Avenue and the western edge of the Des Plaines River. The plan built a dynamic vision for the corridor that emphasized walkability, placemaking, and revitalization. Alexis was responsible for the first phase of planning, including analyzing existing conditions and gathering stakeholder feedback. She was responsible for creating key strategies and action items and assisted with the creation of maps and graphics.





CARLOS TERRY

GRAPHIC SPECIALIST | 2021 - PRESENT

HOMETOWN

Lima, Peru

EDUCATION

Pontificia Universidad Catolica del Peru

*Bachelor in Architecture and Urbanism
Lima, Peru
(2016)*

EXPERIENCE

Years with Lakota: 2
Years of Practice: 8

Carlos is an architectural and landscape designer with 7 years of experience in design practice in Chicago and previously in Lima, Peru. His work includes design development of public open space projects like schools, education facilities, parks, playgrounds, trails, plazas and streetscapes. Carlos has experience in rendering, graphic presentation and construction drawings and documentation.

SIGNATURE PROJECTS

Joliet Historic Design Guidelines Manual- Joliet, IL

The Lakota Group is developing a Historic Design Guidelines Manual for Joliet's locally designated historic landmarks and historic districts to assist the Joliet residents, property owners, and the Joliet Historic Preservation Commission in undertaking appropriate and sensitive rehabilitation, additions, and new construction. Carlos has assisted the planning team with the production of design guidelines illustrations and elevations of rehabilitated historic facades.

Eureka Springs Design Guidelines- Eureka Springs, AR

Eureka Springs, nestled within the southern Ozark mountains, is a community of exceptional historic architecture, with a local landmark district encompassing the majority of its 1978 municipal boundaries. The community's character reflects its legacy as a Victorian-era health spa, where resorts catered to those pursuing the healing powers of its abundant natural spring waters. Working closely with the Historic District Commission, The Lakota Group developed an illustrated design guidelines that present a clear framework for maintenance procedures. Carlos was the main production associate developing all illustrations for this booklet.

Cicero Avenue Corridor Study- Chicago, IL

The Chicago Department of Transportation (CDOT) is partnering with the Department of Planning and Development (DPD), to create a study to improve Cicero Avenue Corridor. As a sub-consultant, The Lakota Group will evaluate land use and private development, and investigate potential land use improvements. Carlos has assisted with graphic production of different scenarios and design guidelines along the road.

Downtown Itasca Strategic Action Plan- Itasca, IL

The Village of Itasca is working with the Lakota Group to create a vision for the Downtown and surrounding area that leverages existing transportation facilities and infrastructure, real estate development opportunities, and community involvement to create a downtown that is welcoming and an active meeting place for residents and visitors. Carlos has assisted in the production of graphics for this project.

Westminster Place Exterior Wayfinding & Signage Plan- Evanston, IL

The Lakota Group is creating a clear, organized and compelling branded Wayfinding and Signage program that provides easy to read community identification, directions and orientation to allow residents, visitors and staff to safely navigate to their homes or campus destinations. As part of the design team, Carlos has assisted in the production of concepts and illustrations for this project.





Professional Credentials

Bachelor of Science,
Civil Engineering,
Purdue University

Professional
Engineer:

- Illinois
- Indiana

Professional Traffic
Operations Engineer

Peter Lemmon, P.E., PTOE

Senior Transportation Engineer

Peter has 25 years of experience managing and conducting numerous multimodal transportation engineering, mobility planning, parking analysis, data collection, and access/circulation planning studies. With his career largely centered in the City of Chicago and the surrounding region, he demonstrates a focus on urban areas, institutions, and healthcare campuses with multimodal sensibilities to safely balance needs of pedestrians, cyclists, transit, and motorists. Peter frequently presents study data, considerations, and key findings for both technical and non-technical audiences while collaborating with stakeholders in various formats to share recommendations, solicit input, and gain broad support on plans that factor various perspectives and viewpoints.

PROJECT EXPERIENCE:

- North Avenue Traffic Safety and Mobility Plan, Chicago, IL – *Project Manager*
- Green Bay Multimodal Corridor Improvements Plan, Evanston, IL – *Transportation Engineer*
- Sheridan Road Corridor Pedestrian Crossings Evaluation, Wilmette, IL – *Project Manager*
- Master Bike and Active Transportation Plan Implementation Strategy, Wilmette, IL – *Project Manager*
- Navy Pier Centennial Master Plan and Implementation, Chicago, IL – *Project Manager*
- Union Station Redevelopment Traffic Study and Transportation Management Plan, Chicago, IL – *Project Manager*
- Northwestern Campus Transportation Management Plan and Annual Activity Report, Chicago, IL – *Project Manager*
- Purdue University Third Street Pedestrian Mall Conversion, West Lafayette, IN – *Project Manager*
- IU Health Methodist Hospital Mobility Plan, Indianapolis, IN – *Project Manager*



Justin Opitz, AICP

Transportation Planner

Professional Credentials

Bachelor of Science,
Community and Regional Planning,
Civil Engineering,
Iowa State University

American Institute of Certified Planners (AICP)

American Planning Association (APA) Member

Justin has performed professional transportation and mobility planning work on a multitude of comprehensive plans and corridor plans/studies, which regularly include exploration of mobility alternatives and extensive public outreach efforts. He also manages the production of traffic impact studies for private development of all sizes and public institutions, such as schools and Villages/Cities. Justin provides in-depth mobility analysis on each study, including planning for the circulation of automobiles, trucks, bicycles, and pedestrian traffic. He has helped craft mobility plans for a number of municipalities, as well as analyzed traffic calming options and pedestrian and bicycle connectivity on most corridor plans he has contributed to. Just has worked on more than 150 traffic impact studies for locations throughout the Chicagoland area.

RELEVANT EXPERIENCE:

- Northwestern University Ryan Field Redevelopment Plan, Evanston, IL
- Washington Comprehensive Plan, Washington, IL
- Hobart Comprehensive Plan, Hobart, IN
- Hickory Hills Comprehensive Plan, Hickory Hills, IL
- Algonquin Comprehensive Plan, Algonquin, IL (*ongoing*)
- Onalaska Comprehensive Plan, Onalaska, WI (*ongoing*)
- Harvey Comprehensive Plan, Harvey, IL (*ongoing*)

PROJECT EXPERIENCE PRIOR TO JOINING KIMLEY-HORN:

- IL Route 92 Corridor Study, Illinois Quad Cities
- Avenue of the Cities Corridor Plan, Moline, IL
- Southwest Highway Corridor Study, Oak Lawn, IL
- IL Route 83 Corridor Plan, DuPage County
- McKinley Park Comprehensive Plan, Chicago, IL
- Waukegan Comprehensive Plan, Waukegan, IL
- Northfield Comprehensive Plan, Northfield, IL
- Northfield Road Corridor Plan, Northfield, IL
- North Avenue Corridor Plan, PACE/RTA
- Galesburg Comprehensive Plan, Galesburg, IL
- Channahon Comprehensive Plan, Channahon, IL
- Minooka Comprehensive Plan, Minooka, IL
- Uptown Parking Study, Park Ridge, IL
- Freeport Comprehensive Plan, Freeport, IL



SIGHTLINE PLANNING AND ZONING

Education

Master of Urban Planning and Policy,
University of Illinois at Chicago

Bachelor of Arts in History and Art History,
Rutgers University – Summa Cum Laude

Professional Affiliations

American Planning Association (APA)

Certifications

American Institute of Certified Planners (AICP)

Professional Volunteer Service

Past President, American Planning Association,
Illinois Chapter (APA-IL), 2022

President, APA-IL, 2020 to 2021

President Elect, APA-IL, 2019

Treasurer, APA-IL, 2013 to 2018

Awards and Honors

Notable Leader in Community Development
Crain's Chicago Business, 2022

Top Ten Episode of the Year

GovLove Podcast, 2021

Contact

jseid@sightlineplanning.com

312.339.7992

Jacob Seid AICP Founding Principal

For more than 15 years, Jake has partnered with communities large and small on a wide array of planning and zoning projects. Jake's work focuses on zoning ordinances, land use planning, and authentic community outreach and engagement.

During the course of his career, Jake has honed unique skills and abilities in zoning and land use regulations. He has made a significant impact by crafting easy-to-use zoning codes that implement community goals and provide greater land use flexibility and housing choice. He has teamed with local and regional partners in the Chicago area and beyond with the Chicago Metropolitan Agency for Planning (CMAP) and at Camiros.

Jake is dedicated to his community and to his profession, serving for ten years on the Executive Board of the Illinois Chapter of the American Planning Association, including two years as President. Throughout his career, he has been a frequent speaker on topics around modernizing and improving zoning with engagements at the national, state, and local level.

Work Experience

Chicago Metropolitan Agency for Planning (CMAP), Chicago IL

>> Senior Planner, 2017-2023; Associate Planner 2013-2017

Camiros, Chicago IL, Associate Planner 2008-2012

City of Highland Park, Highland Park IL, Planning Intern 2007-2008

Project Experience: Work completed at CMAP and Camiros.

Land Development Ordinances

>> As Project Lead

Alsip, IL: Zoning Analysis

Bensenville, IL: Zoning Ordinance

Berwyn, IL: Zoning Ordinance

Elmwood Park, IL: Zoning Analysis

Montgomery, IL: UDO

Norridge, IL: Zoning Analysis

North Aurora, IL: Zoning Ordinance

Oswego, IL: UDO

Park Forest, IL: UDO

South Elgin, IL: UDO

Comprehensive Plans

Cook County, IL: Maine-

Northfield Township Comp Plan

North Chicago, IL: Comp Plan

Regional Planning Liaison to Consultant Team

Carol Stream, IL: UDO

Harvard, IL: UDO

Richton Park, IL: Zoning Ordinance

Sugar Grove, IL: Comp Plan

Summit, IL: Zoning Ordinance

>> As Project Team Member

Baltimore, MD: Zoning Ordinance

Buffalo, NY: Green Code

LaGrange Park, IL: Zoning Ordinance

Lincolnshire, IL: Sign Ordinance

Maywood, IL: Zoning Ordinance

Mundelein, IL: Zoning Ordinance

New Orleans, LA: Zoning Ordinance

Wilmette, IL: Zoning Ordinance

Winnebago County, IL: UDO

Additional Planning Projects

Chicago, IL: 107th/Halsted TIF

Eligibility Study

Chicago, IL: Roseland Medical

District Existing Conditions Report

Chicago Ridge, IL: Comprehensive

Plan Amendment

Rockford, IL: Ellis Heights Choice

Neighborhoods Plan



RESUMÉS



CHRISTIAN VETTER
PRINCIPAL

CONTACT

chriscvcellc@gmail.com

www.vcellc.org

Phone: 312-375-5091

PROFESSIONAL EXPERIENCE

Mr. Vetter's professional experience includes work in Chicago for Market & Feasibility Advisors (MFA) as Principal, Economics Research Associates (ERA) and AECOM as a Senior Associate, and in Germany for BKC and OPLA, consulting practices focused on community consulting, land use, downtown revitalization and redevelopment, planning, and economic impact assessments.

EDUCATION

Mr. Vetter received undergraduate and master's degrees from the University of Augsburg, with a focus in economics.

EXPERIENCE

Mr. Vetter has completed assignments for public and private clients, covering market and feasibility studies, highest and best use assessments, economic and fiscal impact assessments in a variety of real estate related fields, utilizing and analyzing a broad spectrum of different data sources and socio-economic, commercial and demographic indices. With more than 20 years of experience providing advanced consulting team leadership to drive innovative projects and strategies, Mr. Vetter is able to generate superior results for his clients and positively impact community development through the skillful execution and management of projects.

PLANNING & ECONOMIC DEVELOPMENT

Market, needs and opportunity analysis for Downtown and Comprehensive Plans, identifying and implementing strategies to create sustainable long-term plans for communities achieving a healthy growth pattern along with fiscal benefits. This includes analyzing the local economy, infrastructure and demographics, recreation and leisure demand, ongoing economic programs and policies, resulting in an array of strategies, solutions and recommendations for future sustainable growth opportunities.

RECENT DOWNTOWN AND COMPREHENSIVE PLAN ASSIGNMENTS

- ✓ **Racine County, WI** Targeted Residential and Commercial Real Estate Development Study and Strategies for Foxconn impacts on local markets and potential economic and fiscal benefits
- ✓ **City of Arlington Heights, IL** Highest and Best Use Assessment for a 13-acre site (International Plaza Mall) within a TIF District to create sustainable long-term tax revenues. Market evaluation and potential for residential and commercial uses including senior living.
- ✓ **City of Kankakee, IL** Riverfront Masterplan, Real Estate Market Study, Recreation, Entertainment Market Study, Economic and Fiscal Impact Assessment
- ✓ **City of Hobart, IN** Comprehensive Plan, Market Study, Real Estate Market Study and Strategies, Demographics and Economic (Re-) Development Strategies incl. Southlake Mall
- ✓ **Carpentersville, IL** Comprehensive Plan, Market Study, Real Estate Market Study and Strategies, Demographics and Economic (Re-) Development Strategies incl. a new downtown mix used development at Spring Hill Mall
- ✓ **Itasca, IL**, Downtown Action Plan, Retail Market Study, Real Estate Market Study and Strategies, Demographics and Development & Redevelopment Recommendations
- ✓ **Flower Mound/Grapevine, TX**, Market Assessment for the Southgate Mixed-Use Development, anchored by 400,000 square feet of class A office, space, entertainment venues, 300,000 square feet of retail/restaurant, and 970 multifamily and 250 single family homes including a retail gap analysis and residential and office space absorption rates.



Engagement & Outreach

A successful approach should serve as a catalyst for meaningful dialogue, aiding in decision-making while fostering enthusiasm and support for the ideas under consideration. It should be an enjoyable endeavor, even if it entails embracing some unpredictability. Beyond mere listening, community meetings possess the potential to reshape conversations altogether. We fully acknowledge that a uniform approach cannot address the unique dynamics of each situation. That's why we present a range of tried-and-tested pathways for engagement, harnessing the involvement of diverse stakeholders as collaborative partners in the process, with the overarching objective of ensuring a comprehensive representation of voices. Our collaborative effort with the City of Rolling Meadows will entail creating a tailored engagement strategy that engages residents and property owners impacted by changes in the subareas, cultivates widespread participation across all sectors, accommodates diverse perspectives, and aligns harmoniously with Rolling Meadow's economic and social fabric. City staff's local knowledge and familiarity with key stakeholders, civic organizations, and property owners will be an important part of assembling meaningful groups to convene, as well as identifying efficient means of communication with them.

The strategies outlined here provide a range of outreach possibilities that demonstrate adaptability, fuse tradition with innovation, embrace both predictability and spontaneity, bridge in-person and digital realms, and seamlessly navigate the formal and informal worlds. Our inspiration stems from the diverse cities and clients we've partnered with, igniting our passion to pioneer fresh approaches to engagement. Recognizing the limited time frame for studying and planning for the Kirchoff Road Corridor, we will tailor the most fitting approach to suit Rolling Meadows.



PROJECT BRAND & WEBSITE

We're all about creating project brands and websites that capture the essence of what the planning process is about. What's the goal? Delivering an accessible process under a cohesive brand and marketing approach that makes the whole journey smooth and fun to be a part of. This platform will serve as the project's information clearinghouse where we cultivate inspiration, disseminate information, promote engagement opportunities, capture survey results, and broadcast general announcements. Social media and marketing collateral, designed as expansions of the project brand, will be developed by our graphic team to promote all engagement opportunities.

VIRTUAL & DIGITAL TOOLS

We're constantly seeking out technologies that expand our outreach and intensify our online presence. Virtual workshops, social media platforms, and interactive forums have transformed how people connect and voice their opinions. An intensive online presence not only ensures that information reaches a wider audience but also enables real-time engagement, allowing participants to join discussions, provide feedback, and actively contribute to the conversation.

VIDEO CONTENT

Through carefully crafted videos, we share the project's progress, transforming complex information into easily digestible content. We use video content to increase engagement and build enthusiasm for the planning process. Visual storytelling increases public understanding, making information more relatable and captivating. By visually showcasing key strategies, milestones, and insights, we create a compelling narrative that resonates with a wide audience.

OPEN HOUSES

These gatherings are vibrant and enjoyable community events that go beyond rote presentations - they are highly interactive and become platforms for celebration, dialogue, and the advancement of the planning process. Imagine a scenario where attending a public meeting isn't just a checkbox on a to-do list, but an eagerly anticipated event. By infusing an element of enjoyment and engagement, public meetings evolve into occasions that resonate with the community. We're not just sharing data; we're transforming the dialogue and crafting an experience that leaves a positive imprint on attendees.





POP-UP WORKSHOPS

Beyond the scope of conventional community workshops, we're all about taking the planning process to where the heart of the city beats. Working with the City of Rolling Meadows, we can study the events calendar for a diverse group of engagements, from Farmers Markets, Block Parties, Parades to events at schools, churches, and even setting up a booth at a local grocery store. By converging with these local events, we break free from the constraints of traditional meeting spaces and venture into the heart of the community. We meet people where they're already gathered, tapping into the comfort and familiarity of their surroundings.

WALKSHOPS / BIKE TOURS

Introducing vibrant and community-driven experiences that take engagement to new heights. We'll stroll or cycle through the city, stopping at key sites to discuss issues and opportunities, and scenario planning. It's dynamic dialogue, making urban exploration a catalyst for shaping Rolling Meadow's future. These experiences create connections between spaces and conversations, turning ideas into actions.

COMMUNITY BARBECUES

An occasion that goes beyond just grilling and gathering. We'll work with the city and local vendors to create a vibrant scene where residents come together in a relaxed and inviting atmosphere. Typically, a local restaurant or the city would sponsor the event. It's a space where we discuss goals, strategies, and action steps to make the city-wide vision a reality. Here, over sizzling grills, we foster vibrant conversations that shape our shared future.

LAKOTA ON THE STREET

Inspired by the infectious energy of "Billy on the Street," we introduce "Lakota on the Street" - an interactive engagement tool that brings spontaneity to community connection. We set up with a video camera rolling and a microphone in hand. We catch people as they're off to brunch, shopping, or strolling downtown, surprising them with quick, thought-provoking questions. It's the unexpected, spirited interaction that adds a vibrant touch to Saturdays and Sundays, making engagement dynamic and memorable. This on-the-spot exchange isn't just about answers; it's about capturing candid perspectives.





DYNAMIC URBANISM

In today's fast-paced world, waiting for long-term plans to materialize can be frustrating. Through urban prototyping, we bring ideas to life immediately, fostering innovation while planning unfolds. This process empowers us to test concepts. It's not just about quick wins - it's about sparking conversations, igniting creativity, and giving life to the city's future. It's about reimagining spaces and activating underutilized areas. From parklets to pop-up exhibits to pavement-to-parks transformations, these experiments allow us to initiate change.

STEERING COMMITTEE

The Steering Committee guides the vision and planning process. Knowing the City's Planning and Zoning Commission will take the lead role as the Steering Committee for this project, we'll meet with this group throughout the process to discuss key issues and review draft plan documents.

FOCUS GROUPS

In key subject areas, we find that targeted one-on-one or small group interviews and focus groups are the most effective way to explore topics in more depth. Our team will work with the city to determine which key organizations, commissions, and personnel will most logically be approached with this method.

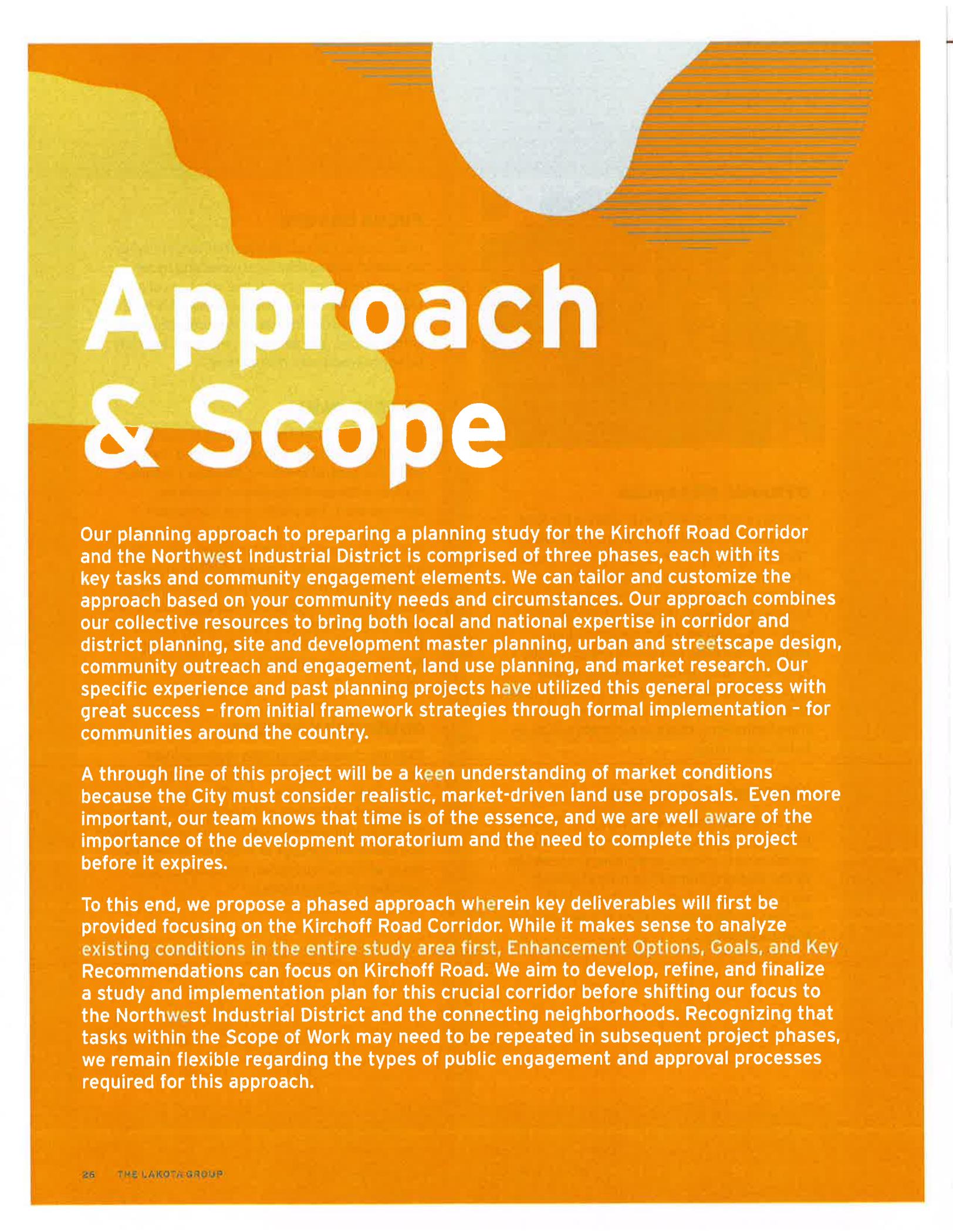
EXPERT PANEL

Think of a panel where we gather thought leaders to participate in a moderated discussion on topics central to Rolling Meadow's future, such as affordable housing or economic development. The panel moderator poses incisive questions and guides the conversation to bring forward the most relevant ideas. When opposing ideas may emerge, it often means we're getting to core issues and it presents an opportunity to engage more deeply. Audience members can step up to a microphone to ask their own questions of the panel, providing a 360-degree format for the free exchange of ideas.

COMMUNITY GROUPS

Existing community groups represent key opportunities to gather input from important stakeholders. Examples are a Rotary organization, Chamber of Commerce, or other business alliances. We can schedule time to meet and speak with groups at established meeting times where participation and scheduling is easier and more effective.

& MORE



Approach & Scope

Our planning approach to preparing a planning study for the Kirchoff Road Corridor and the Northwest Industrial District is comprised of three phases, each with its key tasks and community engagement elements. We can tailor and customize the approach based on your community needs and circumstances. Our approach combines our collective resources to bring both local and national expertise in corridor and district planning, site and development master planning, urban and streetscape design, community outreach and engagement, land use planning, and market research. Our specific experience and past planning projects have utilized this general process with great success - from initial framework strategies through formal implementation - for communities around the country.

A through line of this project will be a keen understanding of market conditions because the City must consider realistic, market-driven land use proposals. Even more important, our team knows that time is of the essence, and we are well aware of the importance of the development moratorium and the need to complete this project before it expires.

To this end, we propose a phased approach wherein key deliverables will first be provided focusing on the Kirchoff Road Corridor. While it makes sense to analyze existing conditions in the entire study area first, Enhancement Options, Goals, and Key Recommendations can focus on Kirchoff Road. We aim to develop, refine, and finalize a study and implementation plan for this crucial corridor before shifting our focus to the Northwest Industrial District and the connecting neighborhoods. Recognizing that tasks within the Scope of Work may need to be repeated in subsequent project phases, we remain flexible regarding the types of public engagement and approval processes required for this approach.



In developing the Planning Study, our team will explore opportunities and strategies for the study area that emphasize utilization of development opportunity sites, land uses that facilitate growth and economic vitality, placemaking, and effective road design that prioritizes pedestrians over cars. This emphasis advances several goals that are critical to maximizing the Kirchoff Road Corridor and the City's Northwest Industrial District:

- Evaluating the land use mix and regulatory environment impacting the Northwest Industrial District that maintains this important element of the local economy while allowing flexibility to address future market pressures and opportunities.
- Developing a roadway design that prioritizes pedestrians over cars.
- Enhancing building, streetscape, and public space appearance through thoughtful and engaging urban design and zoning solutions that create a meaningful sense of place.
- Creative approaches to developing vacant, underused, and City-owned parcels that contribute to the City's urban fabric.
- Engaging local stakeholders, business owners, and community members actively and effectively to ensure local buy-in for the plan's vision; and establishing stewardship and a sense of ownership over efforts to shepherd the study area's growth.

Above all, the planning study will document and prepare a compelling vision for a vibrant and resilient future for the area that makes a strong case for investment within the community.

To go beyond basic land use thinking and assist the community in visualizing its physical development potential, we will prepare concept plans and design studies of enhancements to the Kirchoff Road Corridor's built environment. Lakota is known for its "Min-Mid-Max" approach to corridor planning, which involves presenting multiple concepts for key sites or areas to help community leaders, residents, and other stakeholders visualize the physical scale, character, and context of new development and urban design enhancements.

The Phase 1 findings and Phase 2 concepts will be presented at community events and meetings to gain input and refine the plan's vision and recommendations. The summary of findings and recommendations will be further refined to create the foundation for the planning study. The ideas, concepts, and strategies must be sensitive to the needs of the community and responsive to its land use, physical and market constraints, and overall revitalization potential.

PHASE 1

ENGAGE & DISCOVER

February 2024 - April 2024

The focus of Phase 1 is to establish a planning process that involves a range of community stakeholders, impacted property owners, concerned residents, and community leaders, and to create a comprehensive information base to facilitate discussion and understanding of existing conditions. A key deliverable of Phase 1 is an existing condition report that provides a sound, community-informed foundation for land use, urban design, zoning framework, and transportation-related concepts in subsequent phases. This initial phase will include robust community engagement opportunities, including open houses, stakeholder interviews, and more.

TASK 1.1: Project Start Meeting

Conduct a project start meeting with the City of Rolling Meadows and the project steering committee to discuss:

- » Planning Mission/Area History
- » Project Goals
- » Area Context Strengths/Weaknesses
- » Work Plan and Schedule
- » Available Data, Resources, and Resource People
- » Identification of Key Stakeholders
- » Community Engagement Plan
- » Tour of Kirchoff Corridor and Northwest District

TASK 1.2: Data Collection

Compile working base map for developing analysis exhibits and concepts using data and base material from GIS and aerial maps. Existing plans, studies, and land use regulatory codes will be reviewed. A summary of base data and relevant recommendations will be compiled to be later incorporated into the existing conditions analysis.

TASK 1.3: Community Engagement Plan

Following guidance from City staff, elected officials, and the project steering committee, and drawing from the techniques described in the **Engagement and Outreach** section, we will create a community engagement plan that describes the engagement activities planned for the project. This program will be flexible and can change throughout the process but will provide a guide to establish shared expectations.

TASK 1.4: Project Brand & Website

We are proficient in crafting a distinctive logo and dedicated website for the Study. Our aim is to facilitate community involvement and encourage broader participation. The logo and branding will distinguish this project from other planning initiatives, providing it with a unique identity. Through the online platform, we will keep Rolling Meadow residents well-informed about the process, fostering enthusiasm within the community and motivating them to contribute their ideas.

TASK 1.5: Urban Anthropology

Our team will conduct a detailed in-person examination of the study area to begin analysis of the physical conditions. This will help record existing land use, physical building and streetscape conditions, zoning patterns, and development issues in the field. In addition to our physical analysis, our team will inventory the multimodal transportation conditions and provide a general assessment of the built environment and mobility characteristics including pedestrian accommodations and safety, bicycle infrastructure, parking, and a review of how transportation and design of the public way influence the character and functionality of the Kirchoff Corridor and in the Northwest District.

TASK 1.6: Stakeholder Discussions

We will conduct discussions with key stakeholders in the corridor to understand potential sites' history, goals, and potential future plans. Stakeholders may include property owners, business owners, local developers, City of Rolling Meadows Council and Commission members, and community leaders.

TASK 1.7: Market Research & Analysis

Our team will review trends in demands for retail space, housing types, and commercial land uses with an eye to impacts of the potential redevelopment of the Arlington International Racecourse. These findings will inform land use recommendations in both the Kirchoff Road Corridor and the Northwest Industrial District.

The most important and distinguishing feature of Lakota's market research is that we provide context and meaning to numbers. We recognize that data needs to be interpreted in order to be useful and in order to inform actionable strategies and tactics.

- » Short-term and long-term impacts of the COVID-19 epidemic on retail trends and suburban communities. Trends and changes in retail demand will be evaluated, as well as gaps in the local economy that can shape economic development efforts moving forward.
- » Demographic Profiles and Trends Analysis. We will provide Census and American Community Survey updates and analysis for Rolling Meadows to show the direction of population and household changes, and how those changes will impact neighborhood planning.
- » Case studies of the impacts of major sports facilities in urban and suburban settings.
- » Consumer Spending and Spending Capture. Consumer spending and lifestyle analysis will offer insights into purchasing power and consumer preferences.
- » Economic Impact and Jobs Analysis by Sector. We will look at the Rolling Meadows economy from a business segmentation perspective and its impact on neighborhood employment.
- » Trends and changes in retail demand will be evaluated, as well as gaps in the local economy that can shape economic development efforts moving forward.

TASK 1.8: Corridor Land Use & Physical Analysis

Our team will evaluate existing and proposed land-use mix, current zoning and development standards and patterns, building locations/massing/conditions, multimodal access and circulation, parking, open space, physical conditions, streetscape/facade improvement and adaptive use potential candidates, wayfinding/signage conditions, proposed developments, and other related information.

TASK 1.9: Zoning Assessment

Our team will review land use regulatory codes and guidelines, including a review of how they align with the vision for the Kirchoff Corridor established in the City's Comprehensive Plan and the concept of flexible district approach in the Northwest District. This will form the basis of the current conditions for making regulatory recommendations, including those related to the anticipated residential and commercial land use mix, issues related to religious land uses, off-street parking, and regulations impacting the built form in the Northwest District and the Kirchoff Road "Center of Town."

TASK 1.10: Transportation Assessment

Our team will assess transportation capacity and connectivity, including:

- » Designs of primary corridor roadways and how they influence land use and vice versa.
- » Safer bicycle and pedestrian facilities
- » Complete streets opportunities, including bicyclists, pedestrian and transit users
- » Public transportation framework in the study area



TASK 1.11: Community Open House & Survey #1

Our team, in collaboration with the steering committee, will host and facilitate a Community Open House, where we will share our initial findings and encourage community participation through interactive activities. This event is intended to introduce the planning process to the community and provide a casual platform for discussing Kirchoff Road's planning challenges and the need to examine the development framework in the Northwest District.

During the open house, we will set up interactive planning issue exhibits, distribute written questionnaires, facilitate visioning exercises, showcase a visual preference survey exhibit, offer mapping stations, and more. These elements are strategically designed to collect community feedback on topics related to the study area such as physical conditions, land use and zoning, placemaking, branding & wayfinding, and urban design.

All exhibits from the community workshop will be uploaded to the project website to be accessible to the community at large. To ensure broader accessibility, we will make an online version of these interactive exercises available on the project website, providing additional opportunities for community input.

In preparation for the Community Open House & Speak-Out, we will be creating marketing materials including posters, press releases, and social media posts to raise awareness about the event. We will also send email invitations to local stakeholders. Collaboration with the marketing team will be essential for effective outreach, although the responsibility for promotions will lie with the city.

TASK 1.12: State of the Corridor

We will compile a comprehensive State of the Corridor that synthesizes the community engagement feedback, as well as an in-depth analysis of various factors for the study area. These include demographics, land use patterns, zoning regulations, physical conditions, transportation infrastructure, and development opportunity sites. This graphic-rich written document/presentation will provide the backbone of recommendations forthcoming in the final Planning Study.

Upon its completion, the report/presentation will undergo a thorough review by the Steering Committee to ensure its accuracy and alignment with the corridor's current conditions and potential goals. Subsequently, we will update the project website to feature a downloadable version. This online resource will enable easy access for all stakeholders and interested parties, facilitating transparency, and understanding of the findings and recommendations.

TASK 1.13: Steering Committee Meeting

We will conduct meetings with City staff and the Steering Committee to review the State of the Corridor and to discuss revisions and the final version. The Lakota Team will revise the existing conditions to reflect comments and edits provided by City leadership.

Phase 1 Deliverables

- » Project Schedule
- » Community Engagement Plan
- » Project Brand and Website
- » Community Workshop #1 Materials and Online Survey #1
- » State of the Corridor

PHASE 2

ENVISION + EXPLORE

May 2024 - June 2024

During this phase, the Lakota team, together with City leaders and stakeholders will explore a range of options to enhance the study area's built environment, diversify land uses, and improve non-motorized mobility. The focus of Phase 2 is to interpret the analysis of the first phase and develop alternative concepts for improvements, resulting in a toolkit highlighting preferred concepts.

TASK 2.1: Conceptual Study Area Enhancement Options

Working with the steering committee, our team will explore a range of options to enhance Kirchoff Corridor and the Northwest District's built environment and image along with solutions for retaining and attracting businesses. These concepts may include, but are not limited to:

- » Evaluation of land-use mix
- » Configuration of key roadways & public-way enhancements
- » Urban form improvements (Bulk standard and zoning impacts)
- » Redevelopment of key opportunity sites
- » Parking strategies and best practices
- » Pedestrian/bicycle safety and circulation enhancements
- » Gateway, signage, and wayfinding solutions
- » Impact of institutional land uses in the study area
- » A forward-looking land use paradigm in the Northwest District

Lakota is known for its "Min-Mid-Max" approach, which involves testing and evaluating multiple tiers of concepts and creative urban design components for key target sites or areas to help community stakeholders and leaders visualize the physical impact, character, and context of potential planning and design solutions.

Concepts and solutions will be prepared using a combination of plan drawings, photo-simulations (before and after) and 3-D models to illustrate conceptual designs.

TASK 2.2: Draft Vision & Project Goals

Our team will develop a vision statement for the study area and a series of goals to be achieved that build off the goal and objectives in Rolling Meadows' 2019 Comprehensive Plan.

TASK 2.3: Steering Committee Meeting

We will conduct a working session with the Steering Committee to review alternative study area concepts, enhancement solutions, and the draft vision and project goals. This will help guide the development of the plan and refinement of ideas, as necessary, prior to hosting the second community workshop.

TASK 2.4: Community Open House & Survey #2

Our team, in collaboration with the steering committee and Rolling Meadows staff, will conduct a second community workshop to present and discuss design alternatives and planning concepts and solutions for the study area. This format will be an interactive "stations-style" setting and provide breakout round tables for more focused design charettes and discussions of specific topics, including the project's vision statement and overarching goals. Multiple activities and exercises will be provided for participants to engage, such as design elements, built environment improvements, target sites enhancements, and transportation/ mobility enhancements, among others.

All exhibits from the community workshop will be uploaded to the project website to be accessible to the community at large. To ensure broader accessibility, we will make an online version of these interactive exercises available on the project website, providing additional opportunities for community input.

TASK 2.5: Refined Concepts, Visions, and Goals

Following input from the community, staff, and the steering committee, our team will refine concept plans, alternative approaches, and general strategies.

TASK 2.6: Develop Key Recommendations

Our team will work with the City and steering committee to continue to develop key recommendations consistent with the plan's vision and goals. These recommendations will include the following:

- » Addressing the built form in the Kirchoff Road Corridor to increase its focus on pedestrian and non-motorized users.
- » Wayfinding and placemaking initiatives to improve the impact and character of Rolling Meadows' Center of Town
- » Approaches for the redevelopment of vacant and City-owned properties in the study area that enhance the form and character of Rolling Meadows
- » Best practices and different approaches to off-street parking regulations to ensure they serve local needs and address real-world demand without creating needless over-supply
- » A land use paradigm for the Northwest Industrial District that allows flexibility to address future needs and changes while maintaining the important light-industrial character of the district
- » Approaches to address changes that could impact the connecting areas that are residential in nature

Our team recognizes the need to develop these recommendations in cooperation with the City of Rolling Meadows and the Steering Committee.

TASK 2.7: Steering Committee Meeting

Finishing off the Explore + Envision phase of the planning process, our team will engage the Steering Committee in a presentation of the preferred concepts, ideas, and goals for the planning study, gathering additional feedback and input. Further refinement to the preferred concepts will be addressed as necessary.

Phase 2 Deliverables

- » Conceptual Study Area Enhancement Options
- » Draft Vision and Goals
- » Steering Committee Meeting Presentation
- » Community Workshop #2 Materials and Online Survey #2
- » Key Recommendations
- » Steering Committee Meeting Presentation



PHASE 3

PLAN & IMPLEMENT

July 2024 - August 2024

In Phase 3, we will develop key recommendations and finalize conceptual plans and approaches to planning considerations in the Kirchoff Road Corridor, the Northwest District, and the connecting areas. Conceptual plans identified in Phase 2 will be refined and finalized. To ensure longevity of the plan, we will develop implementation strategies and prioritize improvements.

TASK 3.1: Draft Study & Implementation Plan

Summarizing feedback from public engagement, as well as input from City staff and the Steering Committee, a draft planning study will be written that addresses the conceptual plans identified in Phase 2, as well as the key recommendations in Phase 3.

A draft implementation plan will be included as part of the draft plan. The deliverable is intended to be a concise, graphic-rich document suitable for printing and hard-copy, as well as a digital document to make available online. The implementation matrix, the “work book” of the plan, will be separable to serve as a standalone guiding document for future Council, Commission, and CIP planning efforts.

TASK 3.2: Steering Committee Meeting

Our team will conduct a steering committee meeting to discuss the draft final plan, implementation strategies, and preliminary narrative. Feedback from the committee will help identify areas for further clarification and articulation. Our team will provide necessary supporting exhibits to illustrate concepts and ideas, as needed.

TASK 3.3: Planning Study & Implementation Matrix Refinement

We will refine the plan and implementation matrix. A meeting with City staff will confirm appropriate partner agencies and explore potential funding strategies for plan recommendations. Based on Steering Committee and staff feedback and desired timeline for internal approval, our team will refine the plan and implementation matrix for a draft submission to the City for review and approval.

TASK 3.4: Final Kirchoff Road & Northwest District Planning Study

We will deliver a final Planning Study and Implementation Matrix to the City.

TASK 3.5: Plan Presentations

Our team will present the refined Planning Study and Implementation Matrix to City staff, elected leaders, and/or the community. Activities and events may include:

- » Presentation to Steering Committee
- » Presentation at a Community Open House
- » Presentation to Planning and Zoning Commission (public hearing)
- » Presentation to City Council

The draft Final Plan can be posted to the project website for community feedback. Given the limited timeline of this project, our team will work with the City to determine whether some activities and events can occur concurrently.

TASK 3.6: Plan/Strategy Refinements

Following the presentations and feedback, we will finalize the Planning Study as needed and distribute electronic and hard copies to the City.

Phase 3 Deliverables

- » Draft Planning Study and Implementation Strategies
- » Steering Committee Meeting Presentation
- » Implementation Matrix
- » Final Planning Study and Implementation Strategies
- » Presentation of Plan



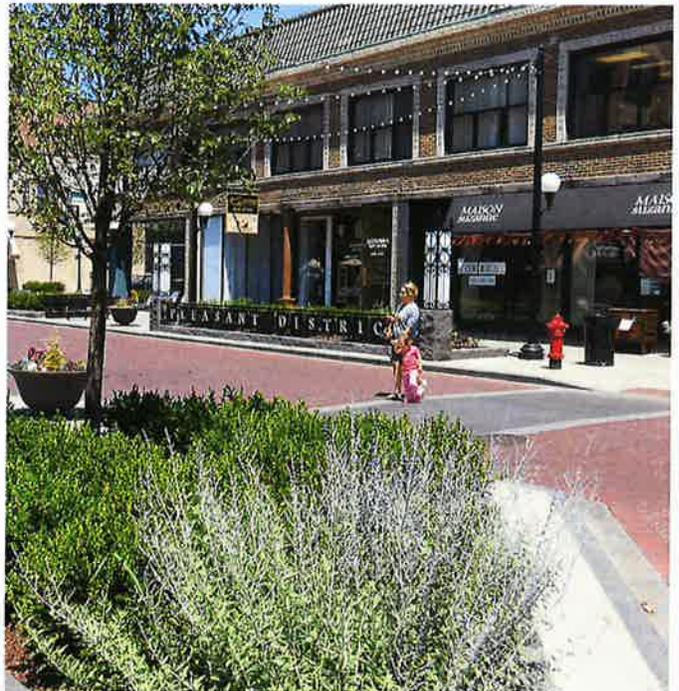
Team Experience

At The Lakota Group, our mission revolves around the transformation of communities, breathing life into corridors and districts, and integrating the art of placemaking. With a rich history of crafting transformative plans, we offer a holistic approach that empowers communities to envision and build vibrant futures.

Our journey, marked by a commitment to honor history while fostering growth, has left a lasting impact on diverse communities. As we prepare to embark on the Kirchoff Road & Northwest District planning study in Rolling Meadows, our expertise in revitalizing corridors and districts takes center stage.

Drawing inspiration from past successes, such as the transformation of Clark Street in Rogers Park, we understand that true placemaking involves engaging communities. It's about creating Corridor Master Plans that celebrate economic development, design enhancements, multi-modal transportation improvements, and the preservation of neighborhood heritage. Similarly, our experience in reimagining the Greater Virginia Avenue Corridor in Indianapolis exemplifies our dedication to crafting vibrant destinations. The GVAC Master Plan seamlessly blends revitalization priorities, promising unique and bustling spaces through actionable planning and placemaking initiatives. In Lincoln Park, our Lincoln Avenue Revitalization Strategy was guided by the principle that great places emerge when the community plays an active role in planning.

Deeply rooted in our heritage-driven approach, these samples are some of our success stories. With each endeavor, we have learned that the transformation of streets is not merely about bricks and mortar but about infusing life into the very essence of a community. These projects, exemplify our commitment to preserving heritage while catalyzing growth. We're poised to continue this legacy with this planning study in Rolling Meadows, infusing life into the streets and crafting communities that thrive.



Vision Clark Street

Old Town, Chicago, IL

The Lakota Group was engaged by Rogers Park Business Alliance to create a corridor plan for Clark Street in the heart of the multicultural Rogers Park neighborhood. Significant bilingual outreach to residents and business owners was performed to ensure the plan reflected the vision of the overall community. Over 350 people attended the first two community meetings and 500 online and in-person surveys were completed.

The final Corridor Master Plan synthesized all of the feedback received throughout the plan and graphically illustrates the issues and opportunities of the corridor and the vision for its future. Concepts outlined in the plan include economic development strategies, design, signage and wayfinding improvements, multi-modal transportation improvements and the enhancement and preservation of neighborhood character and history. An extensive implementation action plan was included to guide the community in achieving this vision.

Statistics

Start Date: March 2017
Completed: November 2017

Cost

\$60,000

Reference

Carolina Juarez, SSA Manager
Rogers Park Business Alliance
(773) 508-5885
cjuarez@rpba.org

[View Final Report.](#)





2020 Merit Award
ASLA, Illinois Chapter



GVAC Master Plan

Indianapolis, IN

The Greater Virginia Avenue Corridor (GVAC) Economic Improvements District (EID) has engaged The Lakota Group to develop a Master Plan that will focus on communications, branding, and enhancements to the built environment within the commercial district. GVAC exists to develop, enhance and maintain commercial areas in the Fountain Square, Fletcher Place and Holy Rosary neighborhoods along Virginia Avenue, Prospect & Shelby Streets. This Master Plan aims to further elevate this area, and strategic investments in

wayfinding and improved communication will serve as a catalyst for additional investment in the area. For the GVAC to become a cohesive and memorable "place," physical and digital placemaking elements are needed.

The GVAC is divided by the interstate, but linked by the cultural trail and the EID. Differing ideas about the name of place make communications a challenge—both with business owners in the district, and with visitors and residents. An authentic vision for the area must embrace its history and seek bold, creative ideas.

Statistics

Start Date: June 2020
Completed: February 2021

Cost

\$38,000

Reference

Brad Vogelsmeier, Commissioner
GVAC Board
(317) 432-0482
brad.vogelsmeier@milhaus.com

[View Final Report.](#)





"Fountain Fletcher's brand is a compilation of design assets that highlights the area's heritage and pride as well as promote the Cultural District. Our goal is to connect the community and tell Fountain Fletcher's story through the developed brand identity."



Greektown SSA Strategic Plan

A community-led vision to revitalize the heart of Greektown, Chicago, IL.

Greektown is a four-block traditional commercial district located in Chicago's Near West Loop neighborhood, a district with a diminishing concentration of Greek restaurants and other related businesses due to business displacement, rapid redevelopment and rising rents. The West Central Association engaged the Lakota Group and the Community Land Use and Economic Group to develop a new strategic plan for the district focused on business development and anti-displacement strategies, marketing and promotions, parking management, and urban design enhancements, including wayfinding, people spots, public art, and

the design of a new flex street/plaza for use for outdoor events and festivals. Key business development initiatives include the development of new business start-up incentives, securing options of prime retail spaces, and establishing a Greek culinary program to spur the establishment of new Greek restaurants.

Additional strategies focused on joint promotion activities with the National Hellenic Museum and ongoing management of the existing Special Service Area - the local business improvement district (BID) managed by the West Central Association.

Statistics

Start Date: December 2017
Completed: January 2019

Cost

\$69,000

Reference

Rod Burch
Executive Director
(312) 902-4922
rod@wcachicago.com

[View Final Report.](#)

A branded gateway to the community turned a daunting underpass to a playful branded design element.





The Greektown Strategic Plan provided strategies for unconventional outdoor spaces that activated underutilized parking spaces in the district.

Lincoln Avenue Revitalization Strategy

Lincoln Park, Chicago, IL

The Lakota Group developed the Lincoln Avenue Revitalization Strategy to guide improvements within this historic corridor in the heart of Lincoln Park. Given the significant changes occurring along Lincoln Avenue in the area, from the redevelopment of the former Children's Memorial Hospital and the ELEVATE mixed-use project, to the construction of the new DePaul Music School, it was a critical time to reassess this corridor and plan for its future.

Lakota completed an assessment of the existing physical, demographic, transportation, and market conditions as a baseline to forming the plan. Concepts and strategies were developed for physical enhancements and placemaking, transportation improvements, branding and marketing, and business attraction. The final plan outlines the vision for the future of Lincoln Avenue – an active, pedestrian oriented commercial corridor that serves the needs of visitors and residents alike.

Statistics

Start Date: July 2016
Completed: February 2017

Cost

\$39,000

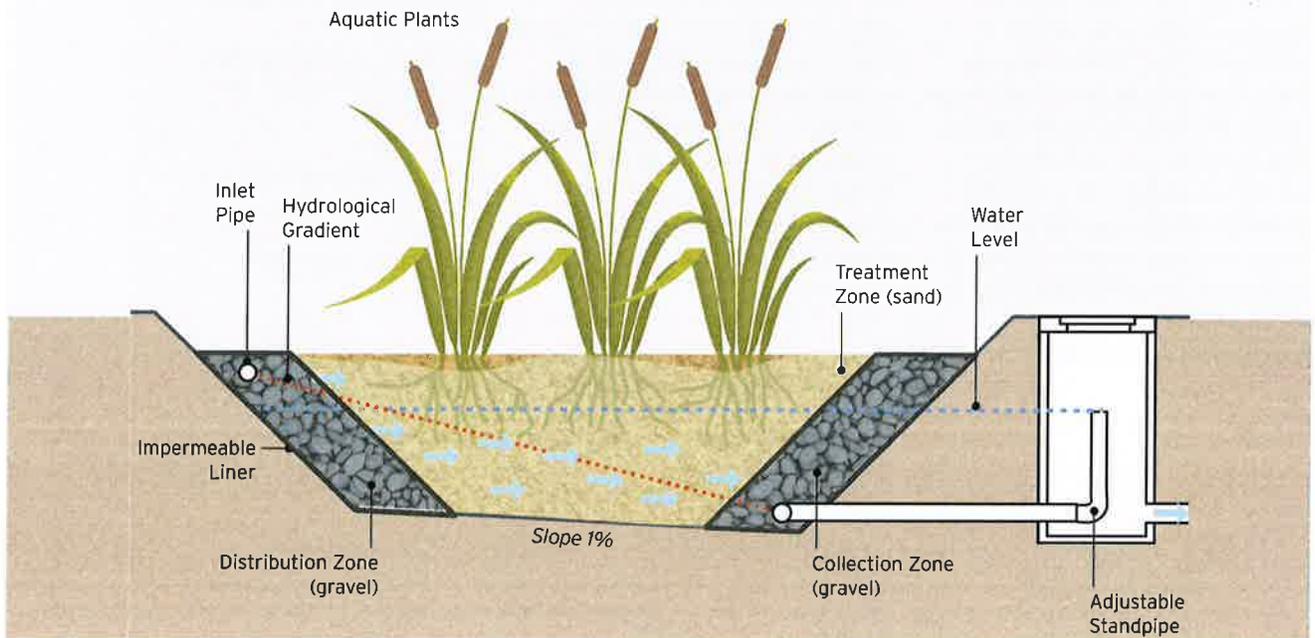
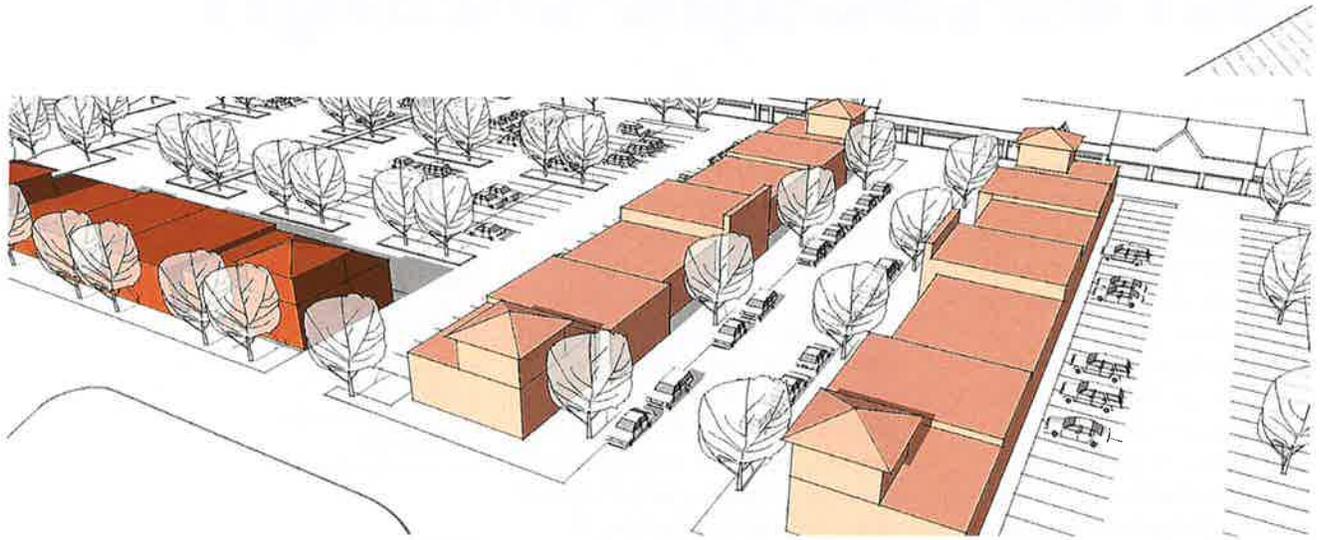
Reference

Kim Schilf
CEO + President
Lincoln Park Chamber of Commerce
(773) 880-5200
kim@lincolnparkchamber.com

[View Final Report.](#)







Pleasant District Streetscape Design



Oak Park, IL

Lakota developed plans to open Marion Street to two-way traffic in order to revitalize the deteriorated pedestrian mall in the center of Historic Downtown Oak Park. The overall plan links the mall to another new, pedestrian-friendly street that has several local businesses. The streetscape design focused on rejuvenating this well-known commercial center with a rich variety of materials and flexible outdoor gathering spaces. The design included natural stone, brick street/sidewalk paving, custom site furnishings, a central water feature, new plantings, and custom lighting. Sustainable design techniques, such as an under-sidewalk heat mat and a gray water storage system for irrigation, were used. The project has been integral to creating an active and vibrant commercial district, and has spurred additional streetscape enhancements and economic development within the downtown.

Following the success of North Marion Street, the Village of Oak Park engaged The Lakota Group to develop streetscape designs, plans, and construction documents for South Marion. While the material palette was mostly defined, there were unique challenges and goals associated with this new phase. Wider street widths prompted the use of additional overhead roadway lights. An increased focus on Complete Streets led to subtle modifications to cross-walks and alley crossings. The area as a whole re-branded itself as the Pleasant District during the process and the streetscape design was coordinated to reinforce the new moniker, including a custom gateway signage element. Custom design elements helped connect to an adjacent park and tie the street back to the neighborhood in an authentic way.

Client

Village of Oak Park

References

Craig Failor
Village Planner
Village of Oak Park
708-358-5418

Bill McKenna
Village Engineer
The Village of Oak Park
708-358-5722
bmckenna@oak-park.us

Awards

Honor Award
American Society of Landscape Architects,
Illinois Chapter

Gold Award for Implementation
American Planning Association,
Illinois Chapter

Charter Award
Congress of New Urbanism,
Illinois Chapter

Gold Award
Brick Industry Association



Oswego, IL Unified Development Ordinance (UDO)
Adoption December 2023 – [Click here to view the ordinance](#)



Project Summary

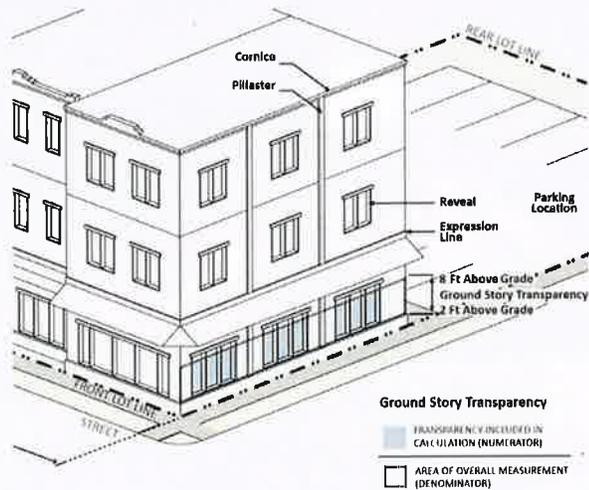
Oswego is one of the **fastest growing communities in Illinois**, but its **zoning and subdivision regulations have not kept pace with the rate of growth**. The old ordinances had become so outdated that nearly all development was approved through the planned unit development (PUD) process.

The new UDO facilitates more by-right development to provide consistent development outcomes. Single-family residential districts will allow duplexes, townhomes, and accessory dwelling units to provide greater housing choice.

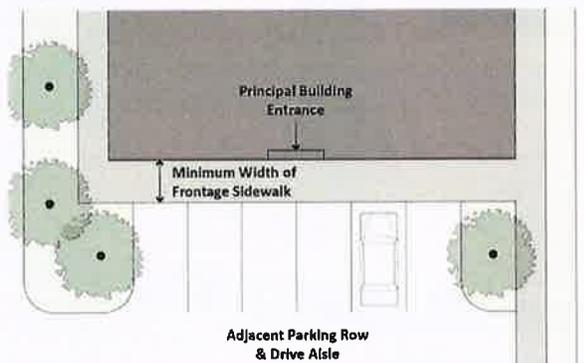
The UDO also includes Oswego’s **first ever downtown zoning district to balance the historic character of existing development, recent residential growth, and proximity to the Fox River**. In addition, the UDO eliminates minimum parking requirements for commercial uses and includes maximum parking requirements so parking areas do not take up valuable land for development.

Reference

Rod Zenner
Development Services Director
Village of Oswego
100 Parkers Mill, Oswego, IL 60543
(630) 554-3622 | rzenner@oswegoil.org



Commercial district design standards



Pedestrian paths for parking areas

Montgomery, IL Unified Development Ordinance (UDO) Adopted 2021 – [Click here to view the ordinance](#)



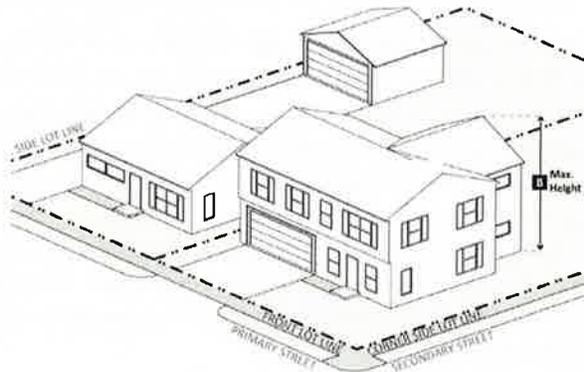
Project Summary

Located about 40 miles west of Chicago along the banks of the Fox River, Montgomery has grown significantly over the last several decades. The new UDO helps the Village **manage growth in a way that supports walkable neighborhoods while preserving nearby agricultural and environmental resources.**

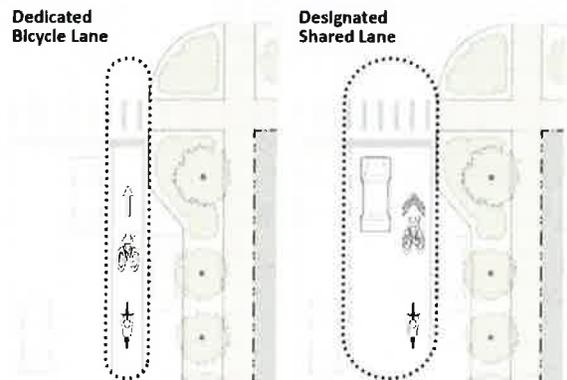
Single-family residential districts will allow duplexes, townhomes, and accessory dwelling units to provide greater housing choice. Revised subdivision regulations in residential areas encourage more **walkable blocks, complete streets that require bicycle facilities and sidewalks, and conservation/cluster design that preserves natural resources.**

Reference

Jerad Chipman, AICP
Former Senior Planner, Village of Montgomery
Current Senior Planner, City of Littleton
2255 W Berry Ave, Littleton, CO 80120
(303) 795-3719 | jchipman@littletongov.org



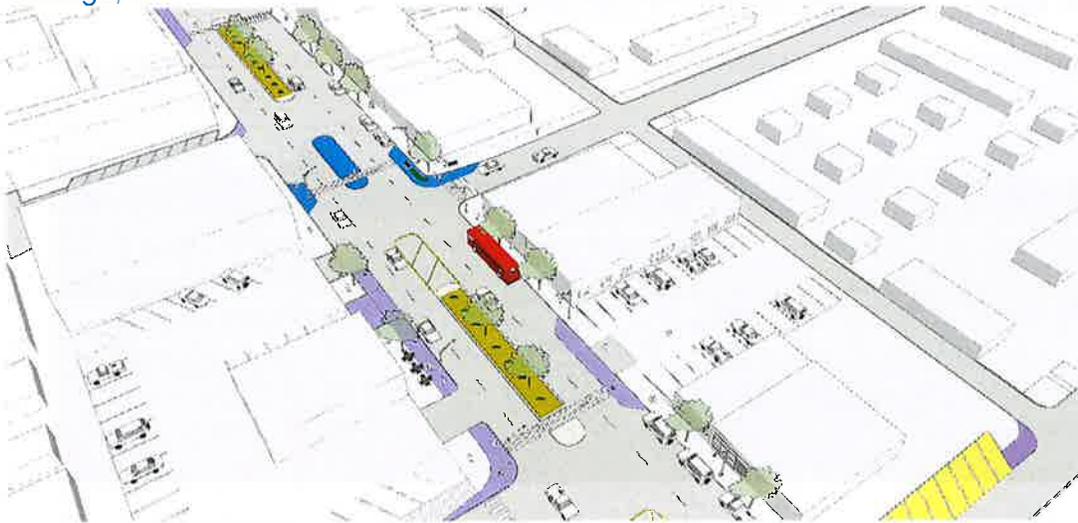
Residential district setback and bulk standards



Options for bicycle paths

North Avenue Corridor Study

Chicago, IL



Kimley-Horn worked with the Chicago Department of Transportation to evaluate and identify improvements addressing a range of safety and mobility challenges along a two-mile stretch of North Avenue (Harlem to Central). The plan elements are focused to serve all modes, abilities, and demographics while leveraging transportation as a tool to help achieve broader community goals such as improving economic development, corridor character, health and wellness, and overall quality of life. The corridor, with Chicago on the north and Oak Park on the south, is almost entirely comprised of offset intersections that present operational and safety challenges with the resulting alignments, signal operations, pedestrian crosswalks, and discontinuous north-south connectivity. Kimley-Horn evaluated a range of modifications to address complex intersection issues while improving the overall character along the corridor.

Client: Chicago Department of Transportation (CDOT)

Date Completed: October 2021

Approximate Cost: \$240,000

Reference:

Name: Jason Biernat, AICP

Phone Number: 312.744.5813

Email Address: Jason.biernat@cityofchicago.org

[View Final Report.](#)

Kimley»Horn

PROPOSED BUDGET

Kirchoff Road Corridor & Northwest District Planning Study	The Lakota Group				Kimley Horn	
	Staff Hours				Staff Hours	
	Work Scope/Phases/Tasks/Hours/Fees	A	B	C	D	A
Engage & Assess						
TASK 1.1: Project Start Meeting	1	1	2	1	1	1
TASK 1.2: Data Collection			2	2		1
TASK 1.3: Community Engagement Plan			2	2		
TASK 1.4: Project Website & Brand				4		
TASK 1.5: Urban Anthropology & Corridor Evaluation	2	2	6	4		
TASK 1.6: Stakeholder Discussions		2	6	6		2
TASK 1.7: Market Research & Analysis			6			
TASK 1.8: Corridor Land Use & Physical Analysis		2	4	4		
TASK 1.9: Zoning Assessment						
TASK 1.10: Transportation Assessment					2	6
TASK 1.11: Community Open House #1		2	4	8		
TASK 1.12: State of the Corridor		2	8	8		
TASK 1.13: Steering Committee Mtg	COMP	2	4	2	2	2
Subtotal Phase 1 Hours	3	13	44	41	5	12
Subtotal Phase 1 Fees	\$1,035	\$3,965	\$9,020	\$6,150	\$1,400	\$1,980
Total Phase 1 Fee: \$31,235		\$20,170			\$3,380	

Envision & Explore						
TASK 2.1: Conceptual Study Area Options	2	4	10	6	2	8
TASK 2.2: Draft Vision & Project Goals			8	2		2
TASK 2.3: Steering Committee Mtg		2	4	2		2
TASK 2.4: Community Open House		2	4	8		
TASK 2.5: Refined Concepts, Vision, and Goals		1	6	4		2
TASK 2.6: Develop Key Recommendations	2	2	8	4	2	2
TASK 2.7: Steering Committee Meeting	COMP	2	4	2		2
Subtotal Phase 2 Hours	4	13	44	28	4	18
Subtotal Phase 2 Fees	\$1,380	\$3,965	\$9,020	\$4,200	\$1,120	\$2,970
Total Phase 2 Fee: \$30,255		\$18,565			\$4,090	

Plan & Implement						
TASK 3.1: Draft Study & Implementation Plan		2	6	6	2	6
TASK 3.2: Steering Committee Meeting		2	2	2		2
TASK 3.3: Planning Study & Implementation Matrix		1	6	3		2
TASK 3.4: Final Planning Study		2	4	4		
TASK 3.5: Plan Presentations	COMP	2	4	4		4
TASK 3.6: Plan/Strategy Refinements			2	2		
Subtotal Phase 3 Hours	0	9	24	21	2	14
Subtotal Phase 3 Fees	\$0	\$2,745	\$4,920	\$3,150	\$560	\$2,310
Total Phase 3 Fee: \$16,885		\$10,815			\$2,870	

Fee By Firm	\$49,550	\$10,340
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Project Fee Total =	\$78,375	A. President	\$345	A. Principal	\$280
2% Expense Estimate =	\$1,568	B. Principal	\$305	B. Transp. Planner	\$165
Total Project Budget =	\$79,943	C. Senior Associate	\$205		
		D. Associate Planner	\$150		

Total Project Budget = \$79,943

We are receptive to discussing the project budget, and should the need arise to make adjustments, we are open to exploring potential modifications within the scope to ensure a balanced approach.



Phase 4 – Optional Task: Next Step Traffic Analyses

Re: Kirchoff Road & Northwest District Planning Study
City of Rolling Meadows, Illinois

Dear Members of the Selection Committee,

Kimley-Horn and Associates, Inc. (“Kimley-Horn”) is pleased to submit this Optional Task to the City of Rolling Meadows for transportation engineering services related to the Kirchoff Road & Northwest District Planning Study.

Kimley-Horn understands it can be difficult to maintain progress and momentum towards implementation of the visions created during planning processes. To that end, Kimley-Horn presents the following Scope of Services that details the logical “Next Step Traffic Analyses” that should ultimately be conducted in both the Kirchoff Road Corridor and Northwest Industrial District study areas if modification of the roadway configurations is recommended in the Planning Study. This next step analysis provides value to the City as it helps to validate the recommendations of the Planning Study from a traffic operations perspective, can be utilized in future preliminary engineering analyses, and can be referenced in potential grant applications to help secure funding for design and construction. The tasks below will be executed with our understanding gained through participating and facilitating the planning process, as well as our experience conducting similar studies throughout Chicagoland and Illinois.

Kimley-Horn can also assist in evaluating potential funding opportunities and developing a strategy that helps to position the City to secure additional funding for future phases of the project. This document is intended to serve as starting point to outline the scope of services and associated fee. A formal contract would need to be drafted and executed at a later date.

Scope of Services

Task 1 – Traffic Count Data Collection

To establish current traffic volumes at key intersections and access driveways serving the Kirchoff Road Corridor and Northwest Industrial District study areas, intersection traffic counts will be performed at up to six (6) locations, representing the intersections anticipated to be most impacted by a reconfigured corridor.

These counts will be conducted during the weekday morning (7:00 to 9:00 AM) and evening (4:00 to 6:00 PM) and Saturday midday (11:00 AM to 1:00 PM) peak periods. These time periods coincide with the typical peak traffic periods in the area.

All intersection traffic counts will include vehicle classification (i.e., cars, single-unit trucks, multi-unit trucks) to represent the current characteristics of the surrounding street system and comply with agency standards. The traffic count data will be summarized, evaluated, and used as a basis for the study’s traffic analysis.

Task 2 – Future Traffic Projections for Analysis

Based on the future land use patterns recommended in the Kirchoff Road & Northwest District Planning Study, Kimley-Horn will utilize data from the Institute of Transportation Engineers (ITE) [Trip Generation Manual](#), 11th Edition to estimate traffic volumes expected to be travelling along the corridors at a future year to be coordinated with the City of Rolling Meadows. The projected traffic will be assigned to the study intersections and potential growth in ambient traffic volumes will be calculated with use of an appropriate



growth rate developed in coordination with the Chicago Metropolitan Agency for Planning (CMAP), as well as through a review of historical Annual Average Daily Traffic Volumes (AADT) along the roadway segments. It is understood that the AADT may be declining year over year in these study areas, in which case no growth, or negative growth, in ambient traffic volumes over time may be warranted. This potential growth will be combined with the future traffic projections to establish a future condition scenario for analysis.

Task 3 – Capacity Analysis and Review of Roadway Reconfigurations

Kimley-Horn will perform capacity analyses for existing and future conditions using Synchro software to evaluate operation at the study intersections to assess the impact of the proposed roadway reconfigurations recommended in the Kirchoff Road Corridor and Northwest Industrial District study areas on traffic conditions. Capacity and queue analysis will be performed for existing and future conditions at each study intersection. Improvement options to address potential capacity, queuing, and traffic circulation deficiencies with the proposed roadway reconfigurations will be evaluated and identified.

Task 4 – Documentation

Based upon the above work tasks, Kimley-Horn will prepare a technical report, with appropriate tables and graphics, documenting the study methodology, data collected, analyses, and key findings. The anticipated transportation implications of the proposed roadway reconfigurations will be summarized and as appropriate, recommended improvements to the study intersections and area roadway networks will be identified.

Task 5 – Project Meetings and Agency Coordination

Kimley-Horn anticipates that project meetings will be held with members of the Kirchoff Road & Northwest District Planning Study team, City staff, Elected Officials, and other stakeholders to review the analyses conducted and outline key findings of the transportation analysis. In addition, attendance and participation at public hearings may also be required.

The overall number of project meetings/hearings and their duration are unknown at this time. Kimley-Horn will be available to attend and actively participate in meetings/hearings upon request of the City of Rolling Meadows and bill this service on a time-and-materials basis according to then-current hourly rates.

Schedule

Depending on the schedule of the Kirchoff Road & Northwest District Planning Study, Kimley-Horn can schedule traffic counts, complete analysis tasks, and prepare a draft report for City of Rolling Meadows review within five to six (5-6) weeks. The Kirchoff Road Corridor and the Northwest Industrial District are considered two separate analyses and can be undertaken concurrently or on separate timelines, whichever is preferable to the City.

Fee

Kimley-Horn will perform the Scope of Services identified above for an estimated fee outlined below:

Task	Base Services	Fee Type	Fee
1-4	Kirchoff Road Corridor Next Steps Traffic Analyses	Lump Sum	\$15k – \$20k
“ “	Northwest Industrial District Next Steps Traffic Analyses	Lump Sum	\$15k – \$20k
5	Project Meetings and Agency Coordination	Hourly	

SIGHTLINE

PLANNING AND ZONING

Jacob Seid, AICP
Founding Principal
jseid@sightlineplanning.com
312.339.7992
sightlineplanning.com

To: City of Rolling Meadows

From: Jacob Seid AICP

Date: January 30, 2024

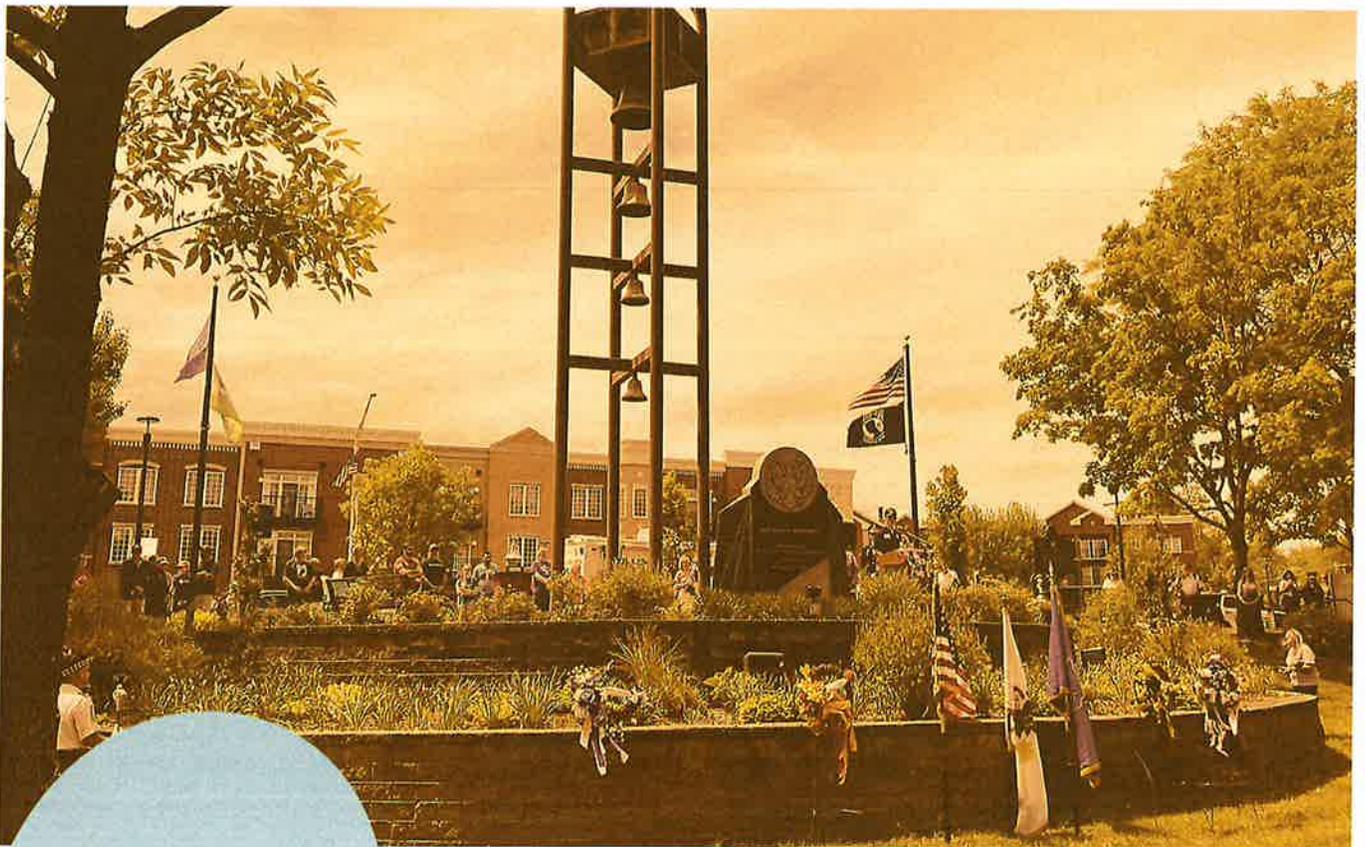
Subject: Kirchoff Road & Northwest District Planning Study: Additional Task re Zoning Implementation

The core scope of services details the importance of a thorough zoning assessment in Task 1.8 Zoning Assessment. The goal of this task is to review land use regulatory codes and guidelines, including a review of how they align with the vision for the Kirchoff Corridor established in the City's Comprehensive Plan and the concept of flexible district approach in the Northwest District. This will form the basis of the current conditions for making regulatory recommendations, including those related to the anticipated residential and commercial land use mix, issues related to religious land uses, off-street parking, and regulations impacting the built form in the Northwest District and the Kirchoff Road "Center of Town."

If the City's budget allows, Rolling Meadows may want an additional task to the scope regarding zoning implementation. The City may want to consider how these zoning concepts could be applied to the 2019 Zoning Ordinance to implement recommendations from the Planning Study. This task would build on the zoning analysis of the Northwest District and the Kirchoff Corridor with regulatory language for holistic amendments to the Ordinance. Utilizing this additional task to update regulatory language will allow the City to effectively implement the land use recommendations of the planning study and complement the local and regional transportation assessment.

Sightline Planning and Zoning proposes an estimated fee not to exceed \$9,000 for the zoning analysis inclusive of all staff time and expenses. The price proposal is based on a work program estimated at 45 hours of staff time with a rate of \$200 per hour. This time estimate and price proposal are based on our experience with similar projects. We are open to refining the scope and budget as needed to appropriately meet the City's needs and expectations for the project.





THE LAKOTA GROUP.

ROLLING CITY HALL
&
MEADORS POLICE STATION
1000 N. 10TH ST. SIOUX FALLS, SD

