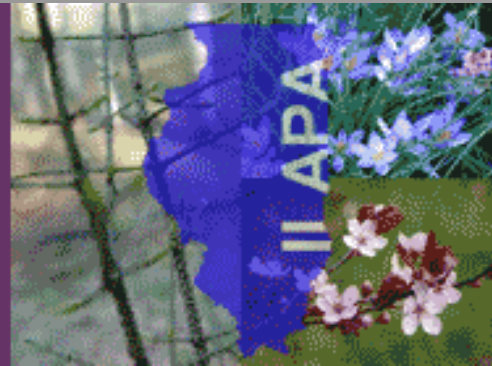


ILAPA News BLAST!

Illinois Planning News
 Official Bi-Monthly News of the Illinois Chapter of the APA
 Number 78

Paula Freeze, Editor



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Welcome to the redesigned News BLAST!

In an effort to keep ILAPA on the cutting edge, we've redesigned the *ILAPA News BLAST!* Let us know what you think! Take the [poll](#) or e-mail the editor your thoughts at editor@ilapa.org.

In this issue we have four feature articles from very different sides of planning. In Chapter News, you'll be able to read about the upcoming National Conference and Four State Conference. There is plenty of news from around the state with highlighted articles on this page and even more news [In Other News...](#). Don't forget to scroll all the way down to check out the calendar and job postings.

■ Featured Articles

[East St. Louis and the East St. Louis Research Project](#)



by Stacy Anne Harwood
 Many alumni from Champaign-Urbana have spent time in East St. Louis. Learn what the program is and what they're doing now. Also learn how to get involved!

[Planners Key to Regional Cooperation in Chicago Southland](#)



by Robert Sullivan, AICP & Grace Bazylewski
 Planners from this area have been in collaboration to learn from one another and work together. Learn about their ongoing endeavors.

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Congratulations!

Congratulations to Illinois Chapter members [Lee Brown, AICP](#) and [Paul Farmer, AICP](#), who will be inducted into the "[AICP College of Fellows](#)" in San Antonio on April 22, 2006.



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San Antonio
April 22-26, 2006

**APA's 2006
National Planning
Conference**

April 22-26, 2006

San Antonio



Bartlett Town Center

by Jim Plonczynski, AICP
 Bartlett took their old industrial district and transformed it into the heart of their new downtown through use of TIF financing and environmental grants. Read on about the nuts and bolts of this project.



**ILAPA Administrator Leads
Plaquemines Parish Recovery**

by Tim Scott, PR Chair
 ILAPA Administrator John Paige was in Louisiana as part of FEMA's recovery effort.

■ **Chapter News**

President's Greeting

Mark Koplin, AICP, ILAPA President
 Mark looks forward to San Antonio and a Four State Conference this fall.

Illinois State Section Report

Rob Kowalski, AICP, ISS Director
 Section meetings and Citizen Planner Training Workshops are planned for 2006.

Chicago Metro Section Report

Michael Mays, AICP, CMS President
 Kudos to the 2006 Program Committee! Read all about the programs lined up for this year.

Legislative Update

Sharon Caddigan, AICP, Legislative Chair
 The General Assembly reconvened in January. Following are some items from last year, a couple of new initiatives, and of course, a flurry of activity on eminent domain in the Senate

■ **In the News**

- Zoning Ordinances
- Subdivision Control Ordinances
- Special Regulations
- Comprehensive Plans
- Design Guidelines
- Public Participation
- Construction Standards
- Administration Software



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Spring 2006 AICP Exam Scholarships

The Illinois Chapter APA is pleased to announce that we will once again offer AICP reduced fee scholarships for the spring exam. Two applicants will be selected for the reduced exam fee for the spring exam window, May 8 - 22, 2006. Click [here](#) for more information.



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Rate the New Layout!

Do you like the new newsletter layout?

- Yes! Can see everything clearly and easy to navigate.
- It's fine. Really don't care.
- No, don't like it.
- No, don't like it and I can't see a thing.

Current Results



In the lead up to the Torino 2006 Olympic Winter Games, Turin hosted a three-day international forum entitled "The Sports Facilities". This event outlined the city planning changes, new design, building technologies and post-Games venue management solutions. Proceedings are available [here](#).

[Struggle to keep shelter](#)

Thousands living in hotels since Katrina must find housing as FEMA ends subsidies.
Newsday, February 14, 2006

[Katrina in numbers: the dead, the displaced, the damage](#)

More than 1,300 people killed. 2,163 still missing. Most costly natural disaster in US history. 275,000 homes destroyed. Insurance companies will pay out \$34.4 billion in claims to 1.75 million victims. About 1/3 of New Orleans residents have returned. \$522M paid by US to accommodate displaced families in hotels. 15% of the 117 public schools in New Orleans have reopened.
Deutsche Presse-Agentur, February 16, 2006

[State Senate moves to limit land grabs](#)

The Illinois Senate overwhelmingly approved a bill that would limit local government's power to take a person's property. The measure now goes to the House for consideration.
Chicago Tribune, March 3, 2006

[Technology used to process corn, clean air](#)

As opponents and backers of a proposed ethanol plant near southwest Rockford brace for a bitter row over the \$144 million Wight Lightning project, technical terms have begun to fly. But what really goes on inside an ethanol plant, and what is the effect on people who live in the area?
ROCKFORD REGISTER STAR, January 10, 2006
 (for follow up on this story click [here](#))

[Marissa board resists Ameren plan](#)

The Marissa Township Board joins in the fight of property owners who are angered by transmission lines proposed to be laid in their area.
Belleville News Democrat, Jan 16, 2006

[Granite City on hook for \\$86,000 in 'negotiating' fees](#)

While planning for its \$23.8 million overpass, Granite City could end up paying more than \$86,000 to a land-buying consultant that nobody admits to hiring.
Belleville News Democrat, Jan 15, 2006

[Gateway Geyser park gets go-ahead](#)

East St. Louis approves plan for riverfront project which includes the world's tallest fountain and a 31-acre riverfront park.
Belleville News Democrat, Jan 14, 2006



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UIC Internship Fair Looking for Recruiters

UIC MUPP Internship Fair will be taking place on March 31, 2006. UIC is looking for recruiters who have spring or summer internship openings. Anyone who wants to recruit interns for the fair should contact [Anne Wagemaker](#) at 312-996-6671.



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November 2005 AICP Exam Results

[Change in property assessments could hit rural landowners](#)

In some rural counties, wooded land has been valued too low for more than two decades. Assessors have not followed a 1980 change in valuation rule. A group of downstate legislators are forming a bill that would assess wooded land based on the lesser of the two amounts: the value of the timber it could produce or an assigned value of \$500/acre.

Daily Chronicle, Jan 18 2006
(click [here](#) for a follow-up)

[Empower Rockford pushes ahead with home rule plans](#)

Members of Empower Rockford kicked off a petition drive to bring home-rule powers back to Rockford. If voters support the referendum, Rockford will become a home rule city again, a distinction it lost in 1983 when residents removed home rule powers through a similar voters referendum.

Rockford Register Star, January 18, 2006

[Court: Cities Can't Block Cell Towers](#)

Cellphone towers may be ugly, but that's not reason enough for cities to block their construction, a federal appeals court ruled. In the nation's first appellate ruling struck down parts of a La Cañada Flintridge law that had allowed the city to withhold building permits on public rights of way for purely aesthetic reasons.

Los Angeles Times, January 18, 2006

[Remaking America's First Suburbs](#)

In this op-ed, Bruce Katz and Robert Puentes argue that America's older, inner-ring, first suburbs -- like Nassau County, home to Levittown and other pioneering suburban developments -- must embrace a new vision for remaking themselves or risk dying out.

New York Times, Jan 29, 2006

[Ag grants fund drainage tile project, okra, wine tours](#)

A Brown County research study, sustainable agriculture projects and a proposal to raise okra got a financial boost from \$230,000 in state grants. The grants help promote the development of innovative farming practices that are profitable and conserve natural resources.

Quincy Herald-Whig, February 9, 2006

[Progress Hits Home](#)

Did we mean to trade our birthright for a wide selection of bathmats? America has paved 3.9 million miles of road, equivalent to 157 times around the equator; every 5 new cars we make, a football-field-size bit of land gets covered with asphalt; 3 million acres of open space are developed each year in this country; farmland is lost at the rate of 2 acres per minute. Does it matter?

Orion, January-February 2006

ILAPA is pleased to announce the following individuals passed the November 2005 AICP exam and are now qualified members of the American Institute of Certified Planners (AICP). Be sure to congratulate them on a job well done!

Christine Babla, AICP
Lynette Bowden, AICP
Matthew Fitzgibbon, AICP
Kjirsten Frank, AICP
Douglas Hammel, AICP
Elizabeth Kinsinger, AICP
Jennifer Maisch, AICP
Patricia McElroy, AICP
Jennifer McNeil, AICP
Matthew O'Rourke, AICP
Brian Radner, AICP
Michelle Ryan, AICP
Jill Scheidt, AICP
Anthony Smith, AICP
Michael Stiehl, AICP
Jane Turley, AICP
Elizabeth Zeller, AICP
Jill Ziegler, AICP

Illinois' pass rate was an astonishing 86% for the November exam, compared to the National pass rate of 64%!

Congratulations to all new AICP members!



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[Driving not making suburbanites fat](#)

A University of Illinois study indicates that education and income are more important in determining a person's waistline than whether they walk or drive.
Daily Herald, February 16, 2006

[Study Shows Poor Planning Harms Health in Several Ways](#)

Researchers have shown for the first time that the same pattern of unwise land use can adversely affect a wide range of health indicators, including obesity and air pollution.
JAPA, February 7, 2006

[Housing starts hit new record](#)

In January, building activity was at the fastest pace in more than three decades. A rise in January building permits could signal that housing activity will not slow as much this year as previously thought. 72 metropolitan areas around the country reported double-digit gains in median home prices for existing homes sold in the last three months of 2005.
Associated Press, February 16, 2006

[Change hits many inner suburbs](#)

A report by the Brookings Institution, identified counties nationwide that represent suburbs closest to cities and found that, as poverty declines nationally, the counties are seeing an increase in poor residents and declining household incomes.
Chicago Tribune, February 16, 2006

[Scott County Opens New Facility to Dispose of "E-Waste"](#)

Iowa's first publicly owned regional collection and demanufacturing facility is part of a government program that will provide residents and businesses with a new way to dispose of their unwanted electronic equipment like monitors and CPUs, TVs, VCRs, adding machines, CD players, video-game equipment, calculators, cassette players, cell phones, digital cameras, printers, scanners, and radios. E-waste is only 3% to 5% of municipal waste but it's potentially the most toxic.
The River Cities Reader Online, November 2, 2005
(for midwest computer recyclers & reuse organizations click [here](#))

Visit [In Other News...](#) for even more news by topic:
[Agriculture](#) - [Commercial & Residential Development](#) - [Elburn Station & Related Development](#) - [Eminent Domain](#) [Ethanol](#) - [Historic Preservation](#) - [Hurricanes Katrina & Rita](#) [Illinois Airport Development](#) - [Impact Fees](#) - [Natural Resources/Open Space](#) - [Navy Pier](#) - [Transportation](#) - [Wal-Mart](#) - [Zoning](#) - [Miscellaneous](#)



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ILAPA Library

Illinois Chapter members can check-out planning-related materials such as Chapter award-winners and resources to help prepare for the [AICP exam](#). The

Chapter has also added a number of resources each year from APA's Planners Book Service. There is **no fee** for this service so take advantage of it and increase your planning knowledge!

Click [here](#) to visit the library today!



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Calendar of Events

March 9, 2006

[UIC CUPPA Alumni Association Spring Speaker Series 2006](#) Managing Your Career: Moving in and out of the Public Sector. Illini Center, 200 S. Wacker Dr, Chicago, IL, IL, 5:30-7:30 pm.

March 10, 2006

[Maintaining the Character of McHenry County](#) conference to provide local officials creative tools to protect resources as communities develop. To be held in Woodstock, IL.

March 17, 2006

[AICP exam review session](#) to be held in downtown Chicago. For more information contact [Roseann O'Laughlin](#).

March 21, 2006

[Building With Trees: How to Retain Trees During Construction and Land Development](#). Presented by the National Arbor Day Foundation in East Peoria, IL, 8:30 am - 4:00 pm.

March 21, 2006

Selling Mixed Use in a Low Density Suburban Community, part of [Tuesdays at APA](#). To be held at the Burnham Conference Center at APA • 122 S. Michigan Ave., Ste. 1600, Chicago, IL, 5:00 p.m.

March 29, 2006

Innovative Transit Initiatives program hosted by the Chicago Metro Section at NIPC/CATS office, Chicago, 2:00 - 4:30 pm. For more information contact [Michael Mays](#).

March 31, 2006

UIC MUPP Internship Fair - 9:00am-5:00pm at UPP Suite of CUPPA Hall (2nd fl) 412 South Peoria in Chicago. For more information contact [Anne Wagemaker](#) at 312-996-6671.

April 6, 2006

[UIC CUPPA Alumni Association Spring Speaker Series 2006](#) Get a Grip on Your Neighborhood: Impacts on Real Estate Development Location: National City Bank, 1 North Franklin, 3rd Floor, Chicago, IL, 5:30-7:30 pm.

April 18, 2006

[UIC CUPPA Alumni Association Spring Speaker Series 2006](#) Case Studies: Leveraging Community Involvement Location: Center for Neighborhood Technology, 2125 West North Avenue, Chicago, IL, IL, 5:30-7:30 pm.

April 19 - 23, 2006

[9th Annual US/ICOMOS International Symposium](#) "From

We Want Your News!

Is there something newsworthy going on in your community? Maybe there is a project you're working on that you'd like to tell everyone about. E-mail your news, thoughts, and articles to the [Editor](#) - we'd love to hear from you!

World Heritage to Your Heritage" to be held in Newport, Rhode Island.

April 22 - 26, 2006

[2006 APA National Planning Conference](#) in San Antonio, TX. Join fellow planners from around the country.

May 2, 2006

On the Corner: Labor Day in the United States, part of [Tuesdays at APA](#). To be held at the Burnham Conference Center at APA • 122 S. Michigan Ave., Suite 1600, Chicago, IL, 5:00 p.m.

May 3-5, 2006

[Illinois Enterprise Zone Association \(IEZA\)](#) Administrators Training Conference. To be held in the Rockford area.

May 8 - 22, 2006

Spring AICP exam testing window.

October 4-6, 2006

Annual Four State Conference. Details TBA.

■ **Job Postings**

[GIS SPECIALIST](#) - Belvidere-Boone County Planning Department; Belvidere, IL

[PRINCIPAL WATERSHED ENGINEER/PLANNER](#) - Lake County Stormwater Management Commission; Libertyville, IL

[PLANNER](#) - Village of Carol Stream, IL

[TRANSPORTATION PLANNER](#) - T.Y. Lin International; Chicago, IL

[LAND USE GUIDE PLANNER](#) - Winnebago County, IL

[TRANSPORTATION DIRECTOR](#) - MPC; Chicago, IL

[PLANNING INTERN](#) - City of Des Plaines, IL

[PLANNER](#) - Village of Matteson, IL

[GIS MAPPING INTERN](#) - City of Washington, IL

[DEVELOPMENT SPECIALIST or SR. DEVELOPMENT SPECIALIST](#) - City of Peoria, IL

[COMMUNITY PLANNER](#) - City of Naperville, IL

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Paula Freeze, Editor

editor@ilapa.org

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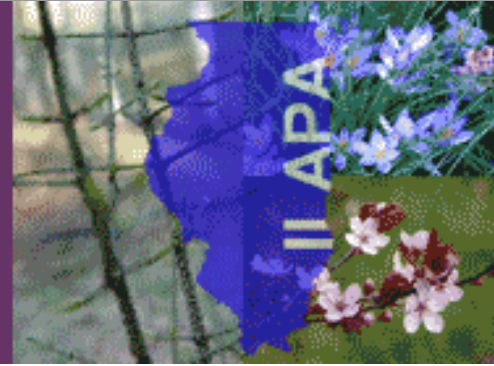
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- Elburn Train Station & Related Development
- Eminent Domain
- Ethanol in Illinois
- Historic Preservation
- Hurricanes Katrina & Rita
- Illinois Airport Development

- Impact Fees
- Natural Resources & Open Space
- Navy Pier Redevelopment
- Transportation
- Wal-Mart Related Development
- Zoning
- Misc.

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■ Agriculture

[Farmers can swap carbons](#)

Illinois is the first state to offer its farmers and other landowners the opportunity to earn and sell greenhouse-gas emission credits by adopting various conservation practices such as no-till and strip-tilling of crops. The nonprofit Delta Institute manages the emission credits and trades them on the Chicago Climate Exchange for up to \$2 a ton.

THE COURIER, January 28, 2006

[Ill. Dept. of Agriculture introduces agrichemical containment program](#)

This plan addresses two emerging issues threatening to impact the effectiveness of the Agrichemical Facility Containment Initiative. First, state agrichemical facilities are starting to show their age. Second, management turnover since the inception of our program has created a need to review its history, purpose and rules with current facility employees.

Clinton Daily Journal, February, 2006

[Change in property assessments could hit rural landowners](#)

In some rural counties, wooded land has been valued too low for more than two decades. Assessors have not followed a 1980 change in valuation rules. A group of downstate legislators are forming a bill that would assess wooded land based on the lesser of the two amounts: the value of the timber it could produce or an assigned value of \$500/acre.

Daily Chronicle, Jan 18 2006

(click [here](#) for a follow-up)

■ Commercial & Residential Development

[Developer eyes subdivision near Edwardsville](#) (Madison County, Illinois)

The Telegraph, January 17, 2006

[O'Fallon to get new condo complex](#) (O'Fallon, Illinois)

Construction set to begin this week

Belleville News Democrat, Jan 17, 2006

[New firm could take over building Robinson Farms](#) (Cortland, Illinois)

The original plan called for 192 apartment units and 92 duplexes. A new firm wants to take over and change the plan to a traditional neighborhood design. Two- and three-bedroom homes with a front yard and a two-car garage in the back facing the alley. The homes are expected to average \$130,000.

Daily Chronicle, Jan 18 2006

[Cortland commission forwards Robinson Farm plan to board](#) (Cortland, Illinois)

Daily Chronicle, Feb 7 2006

[Rec complex sparks growth for southern Illinois town](#) (Marissa, Illinois)

Clinton Daily Journal, January 18, 2006

[City officials put wheels of economic development in motion](#) (Canton, Illinois)

Canton City Council set the wheels in motion for economic development as they approved the concept of the Spoon River Partnership for Economic Development with a unanimous vote on Tuesday.

The Daily Ledger, January 18, 2006

[Facts sheets in works on proposed Caledonia subdivision](#) (Caledonia, Illinois)

Village leaders are putting together a facts sheet to distribute as they delay action on the Caledonia Crossings subdivision that has ignited this community of 200. Caledonia Crossings would add hundreds of homes, and sewer, water and commercial development to the village. The proposal has drawn the ire of many residents and board members who fear the growth is too much, too fast.

The Register-Mail, February 17, 2006

[Mayor set to expand developer density bonuses](#) (Chicago, Illinois)

Chicago Sun-Times, February 1, 2006 (as posted on [APA](#))

[Ankrom: Zoning is key to ethanol project](#) (Pike County, Illinois)

The manager of the Western Illinois Ethanol Project is proposing an enterprise zone as part of his proposed \$100 million ethanol plant near Griggsville, in Pike County.

Quincy Herald-Whig, January 18, 2006

[Arverne By The Sea Wins National Awards](#) (Arverne, NY)

Arverne by the Sea earns four awards in "The 2006 Nationals" by the National Association of Homebuilders. This is a 127-acre, that will consist of 2300 homes set alongside the Atlantic Ocean. As part of the Urban Renewal Program in the Rockaways, the community will also include a 30,000 sq ft YMCA community center, retail space, a refurbished subway station, a planned marina, and an abundance of neighborhood parks and natural preserves.

[Entire county seeing new developments](#) (Sycamore, Illinois)

The DeKalb County Economic Development Corp.'s 15th annual State of the County presentation highlighted the fact that almost every community in DeKalb County is seeing some form of new development at its outskirts or reinvestment in its downtown.

Daily Chronicle, February 1, 2006

[FedEx center approved](#) (Zion, Illinois)

The Zion City Council unanimously approved FedEx as the first development in Trumpet Park, the city's new industrial site.

The News Sun, February 8, 2006

[Antioch goes out for bids](#) (Antioch, Illinois)

TIF money to fund streetscape project

The News Sun, February 8, 2006

[Subdivision gets New Lenox boost](#) (New Lenox, Illinois)

Prairie Meadows: Panel supports Manhattan Township plan

Herald News, February 29, 2006

[Joliet OKs annexation along U.S. 30](#) (Joliet, Illinois)

Retail development: Traffic changes promised to ease residents' concerns

Herald News, February 8, 2006

[Builder battles request](#) (Joliet, Illinois)

Joliet wants association: Group not needed for all Cumberland owners, John Leach argues

Herald News, February 7, 2006

[ONE-FIFTH OF THE NATION: AMERICA'S FIRST SUBURBS](#)

Neither fully urban nor completely suburban, America's older, inner-ring, 'first' suburbs have a set of challenges very different from those of the center city and fast growing newer places, according to a new Brookings Institution report.

The Brookings Institution, Feb 16 2006 (as posted on [Planetizen](#))

[CLINTON, KATZ COMMENT ON 'FIRST SUBURB' REPORT](#)

The nation's older, inner-ring 'first suburbs' are often bypassed by policies that direct government assistance elsewhere, as discussed by Senator Hillary Clinton and Bruce Katz of the Brookings Institution.

CNN, Feb 16 2006

[Freight House development still has pulse](#) (Davenport, Iowa)

Plans to turn part of Davenport's riverfront Freight House complex into a public market received new life Wednesday afternoon after an apparent contact involving a developer who would participate in the project. Public comments follow the article.

Quad-City Times, February 23, 2006

■ [back to top](#) ■

■ [Elburn Train Station & Related Development](#)

[Railroad line laid tracks for good part of Boone's heritage](#) (Belevidere, Illinois)

The new train stop in Elburn resembles how Belvidere began to grow almost 170 years ago. In a bit of irony, Belvidere Mayor Fred Brereton is leading the effort to bring a commuter rail stop to downtown Belvidere, and possibly another near I-90 and the DaimlerChrysler plant on U.S. 20. In this day and age of modern transportation, we look once again to trains.

Rockford Register Star, February 9, 2006

[Added trains, stations lure thousands to Metra](#)

Thousands more commuters are taking the Southwest and North Central service lines now that Metra has added stations and is running more trains on those routes

Chicago Tribune, February 20, 2006

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■ [Eminent Domain](#)

['Shield' for property owners](#) (Columbia, South Carolina)

Bill would restrict eminent domain

The Post and Courier, February 15, 2006 (as posted on [APA](#))

[Land-seizure bills advance](#) (Richmond, Virginia)

Richmond Times - Dispatch, February 15, 2006 (as posted on [APA](#))

[Eminent domain battle heats up](#)

Iowa is among states considering limits on power to take property

Telegraph Herald, February 13, 2006 (as posted on [APA](#))

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■ [Ethanol in Illinois](#)

[Ankrom: Zoning is key to ethanol project](#) (Pike County, Illinois)

The manager of the Western Illinois Ethanol Project is proposing an enterprise zone as part of his proposed \$100 million ethanol plant near Griggsville, in Pike County.

Quincy Herald-Whig, January 18, 2006

[Technology used to process corn, clean air](#) (Rockford, Illinois)

As opponents and backers of a proposed ethanol plant near southwest Rockford brace for a bitter row over the \$144 million Wight Lightning project, technical terms have begun to fly. But what really goes on inside an ethanol plant, and what is the effect on people who live in the area?

ROCKFORD REGISTER STAR, January 10, 2006

[Ethanol plan moves ahead](#) (Rockford, Illinois)

Schaumburg-based Wight Partners has filed a new application with Winnebago County to rezone nearly 60 acres from agricultural to heavy industrial to accommodate an ethanol plant.

ROCKFORD REGISTER STAR, February 9, 2006

[State and corn growers sponsor ethanol workshop](#) (Bloomington, Illinois)

The rapid growth of the ethanol industry has created many questions about siting, construction permits, grants, financing, and the use of different fuel sources. The IEPA teamed up with the Illinois Corn Growers Association, to host a workshop to address these issues.

Clinton Daily Journal, February 2006

[Vilsack: Lawmakers could miss ethanol opportunity](#)

IOWA Legislators are considering the creation of a fuel standard — a long-term requirement that renewable motor fuels make up a certain percentage of what Iowans burn in their cars, trucks and other vehicles.

Quad-City Times, February 23, 2006

■ [back to top](#) ■

■ [Historic Preservation](#)

[Man wants to save historic bridge](#) (Edwardsville, Illinois)

An old railroad bridge turned bike trail that spanned over Route 66 is scheduled to be demolished. A local man is leading the effort to save it.

Edwardsville Intelligencer, Jan 18, 2006

[Church, tower razing sought by developer](#) (Chicago, Illinois)

Christian Science leaders reject plan for redevelopment of their Wacker Drive church. Developer is trying to create a buzz in order to sway opinions.

Chicago Tribune, February 17, 2006

[Proposal would expand historic brewery district](#) (Quincy, Illinois)

Quincy Herald-Whig, Feb. 10

■ [back to top](#) ■

■ **Hurricanes Katrina & Rita**

[Struggle to keep shelter](#)

Thousands living in hotels since Katrina must find housing as FEMA ends subsidies.

Newsday, February 14, 2006 (as posted on [APA](#))

[Katrina in numbers: the dead, the displaced, the damage](#)

More than 1,300 people killed. 2,163 still missing. Most costly natural disaster in US history. 275,000 homes destroyed. Insurance companies will pay out \$34.4 billion in claims to 1.75 million victims. About 1/3 of New Orleans residents have returned. \$522M paid by US to accommodate displaced families in hotels. 15% of the 117 public schools in New Orleans have reopened.

Deutsche Presse-Agentur, February 16, 2006 (as posted on [APA](#))

[Planner raps FEMA trailers](#)

Andres Duany suggested that FEMA, instead of tying itself to trailers, be willing to pay the \$70,000 it now pays for trailers to have any builder who can quickly deliver a place to live put up safe houses for displaced people.

The Advocate, Acadiana Edition, February 16, 2006 (as posted on [APA](#))

[Louisiana Recovery and Rebuilding Conference](#)

New Orleans, November 10-12, 2005

The conference was presented by the American Institute of Architects (AIA), in collaboration with the American Planning Association (APA) and co-sponsored by the National Trust for Historic Preservation (NTHP) and the American Society of Civil Engineers (ASCE). (as posted on [APA](#))

[APA's Response to the Devastation from Hurricane Katrina](#)

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■ **Illinois Airport Development**

[Man aims to beat IDOT to airport site](#) (Will County, Illinois)

Potential conflict?: Land is in footprint of the proposed Peotone airport
Herald News, February 7, 2006

[Airports rebuffed in bid for subsidy](#)

A bid from downstate airports to launch daily air service to Chicago's Midway Airport from Decatur, Marion and Quincy has hit some turbulence. During meeting, lawmakers said doling out \$3.3M to the three facilities might anger airport officials in six other communities, including the Quad-Cities, Bloomington-Normal and Carbondale.
Quad-City Times, February 11, 2006

[Suburban O'Hare Commission](#)

[Modernization O'Hare](#)

[Gary Chicago Airport Master Plan](#)

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■ **Impact Fees**

[County discusses fees to brace for development](#) (Chicago, Illinois)

La Salle County has introduced its voluntary transitional development fees ordinance. If approved, developers will have to prove in writing, before the development committee approves building permits that they contacted each taxing district within the site of the proposed development and offered to pay the fees based on the calculation method.
News Tribune, February 10, 2006

[Boone again eyes higher home fees](#) (Boone County, Illinois)

Boone County is considering raising fees it charges developers by about 25 percent to offset the cost of rapid growth. If adopted, impact fees would be more than \$5,250 for every new four-bedroom home built in Boone County. Fees in neighboring communities are also discussed.
Rockford Register Star, February 9, 2006

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■ **Natural Resources / Open Space**

[Feasibility study asks, 'Should we build?'](#) (Lincoln, Illinois)

The Lincoln Area YMCA is conducting a feasibility study to help determine whether to build a permanent home for the Y, and, if so, whether the community would support a facility.
THE COURIER, January 28, 2006

[Coyotes on the prowl in the city](#) (Chicago, Illinois)

John Ruberry enjoys his daily jog through Chicago's tree-filled parks. But he doesn't like the half dozen coyotes he's had to run around in the last few years.
The Sun Times, February 19, 2006

[New bicycling park part of river project](#) (Batavia, Illinois)

After 5 years of work, the Batavia Park District plans to start work this spring on a \$400,000 face-lift for Clark Island and nearby areas that will include a bicycle motocross park, wheelchair-friendly fishing platforms and lights for a baseball field.
Chicago Tribune, February 24, 2006

■ Navy Pier Redevelopment

[Navy Pier 10 years later](#) (Chicago, Illinois)

What's working, what's not and what's next
Critics and clout aside, fans say pier lives up to its promise
Chicago Tribune, August 28, 2005

[Navy Pier redo in the works](#) (Chicago, Illinois)

Hotel, marina and more among the possibilities
Chicago Crain's, October 17, 2005

[Makeover floated for Navy Pier](#) (Chicago, Illinois)

Water park, hotel, bigger Ferris wheel among proposals
Chicago Tribune, January 6, 2006

[Navy Pier's cheesy makeover plan is full of holes](#) (Chicago, Illinois)

Chicago Tribune, Jan 22, 2006

■ Transportation

[NY firm picked to develop RTA's strategic plan](#) (Chicago, Illinois)

The Regional Transportation Authority last week authorized hiring a consultant to devise a new strategic plan for integrating the Chicago Transit Authority, Metra and Pace. The last strategic plan was authored 10 years ago.
Chicago Tribune, January 20, 2006

2006 marks the 50th anniversary of the interstate highway system. The Illinois Department of Transportation will participate in a ceremonial convoy later this summer on Interstate 80 near Ottawa.
Daily Southtown, January 26, 2006 (for original article click [here](#))

I-GO, the car cooperative in Chicago, is expanding to the Illinois Institute of Technology campus in Chicago's Bridgeport community. Members in I-GO share cars stored in 20 different neighborhoods. The cars, typically Hondas, cost \$6 an hour, with no charge for gas, insurance, parking and maintenance. For more information, visit <http://www.igocars.com> or call (773) 278-4446.
Daily Southtown, February 9, 2006 (for original article click [here](#))

[CTA riders soon can track buses on Web](#) (Chicago, Illinois)

Chicago Sun Times, January 31, 2006 (as posted on [APA](#))

[Kane County approves roundabout engineering](#) (Kane County, Illinois)

Kane County will pursue reviewing roundabouts instead of traditional intersections in some developments.
Beacon News, February 17, 2006

[South Shore line to test wireless service](#) (Chicago, Illinois)

The South Shore will be the first commuter rail line in the nation to offer wireless service if a test this summer is successful.
Chicago Tribune, January 30, 2006

[CTA reports big gain in ridership](#) (Chicago, Illinois)

The Chicago Transit Authority provided 492.4 million rides last year, its highest total since a nosedive 1992.
Chicago Tribune, January 30, 2006

[Tollway funding still hazy](#)

I-355 extension: Group has questions on special tax idea
Herald News, February 9, 2006

[Wilmington considering bike trails](#) (Wilmington, Illinois)

None in city yet: But grant money, guidebook program might make possible
Herald News, February 6, 2006

[Traffic control](#) (Plainfield, Illinois)

Plainfield works to resolve congestion on Illinois 59 and other roadways
Herald News, February 5, 2006

[BIG DIG SUCCESSFULLY CUTS COMMUTE TIMES](#) (Boston, Massachusetts)

A new report shows that Boston's Big Dig has reduced commute times, improved access to Logan International Airport, and will continue to create thousands of jobs for the seven billion dollars worth of private investment expected to occur in its wake.

Boston Globe, Feb 16 2006 (as posted on [Planetizen](#))

[Is City Traffic Killing Your Love Life?](#) (New York City, New York)

"According to a new study by the advocacy group Transportation Alternatives, people who live on highly trafficked streets tend to go out less and have fewer friends and acquaintances than people who live in less congested parts of the city."

The Village Voice, February 14, 2006 (originally posted on [Planetizen](#))

[Illinois workers call Amtrak unreliable](#) (Springfield, Illinois)

Despite possible savings to taxpayers, state employees are largely shunning Amtrak as a means of travel between Chicago and Springfield because they say it is not reliable, a new audit shows.

Quad-City Times, February 17, 2006

[Added trains, stations lure thousands to Metra](#)

Thousands more commuters are taking the Southwest and North Central service lines now that Metra has added stations and is running more trains on those routes

Chicago Tribune, February 20, 2006

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■ [Walmart Related Development](#)

[West welcomes new Wal-Mart](#) (Danville, Illinois)

Commercial-News, January 31, 2006

[Wal-Mart miffs Chicago officials](#) (Evergreen Park, Illinois)

THE ASSOCIATED PRESS, January 27, 2006

[Wal-Mart annexation hits a snag](#) (Murphysboro, Illinois)

THE SOUTHERN, February 2006

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■ [Zoning](#)

[**Glen Carbon to check other cities' sign limits**](#) (Glen Carbon, Illinois)

Small business owners are challenging the village's current sign ordinance restrictions. Business owners would like more flexibility in displaying temporary signs.

Belleville News Democrat, Jan 18, 2006

[**Council awaits pre-annexation agreement**](#) (Galesburg, Illinois)

The proposed Galesburg Commons shopping center at U.S. 34 and Henderson Street has neighbors wondering if the development is too big. Plan Commission has denied rezoning and City Council doesn't seem to be listening.

The Register-Mail, January 18, 2006

[**Peru leaders still fight county zoning**](#) (LaSalle County, Illinois)

Afraid of loosing jurisdiction over the 1.5-miles outside of city limits, Peru leaders are fighting La Salle County's new zoning ordinance.

News Tribune, January 18, 2006

[**County zoning OK'd**](#) (LaSalle County, Illinois)

Amid debate, controversy, and recent accusations of harassment, La Salle County Board members approved with a supermajority vote its countywide zoning ordinance.

News Tribune, January 18, 2006

[**Zoning approved 23 members vote yes, 6 vote no**](#) (LaSalle County, Illinois)

Streator Times, February 10, 2006

[**Metcalf wants strong ordinances**](#) (Metcalf, Illinois)

Paris Beacon News, 07 Feb 2006

[**Ankrom: Zoning is key to ethanol project**](#)

The manager of the Western Illinois Ethanol Project is proposing an enterprise zone as part of his proposed \$100 million ethanol plant near Griggsville, in Pike County.

Quincy Herald-Whig, January 18, 2006

[**Big book pulls ordinances together**](#) (Woodstock, Illinois)

This 1" thick book incorporates 5 ordinances, new regulations, information and sections based on priorities and wishes of the council and plan commission. It's one single book with all the rules and regulations of the city pertaining to the development and use of property and put it in a single, organized document.

The Woodstock Independent, February 7, 2006

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■ **Misc**

[**Eyesores trouble council member**](#) (Lincoln, Illinois)

A Lincoln alderman wants to start a crusade to rid the city of unsafe and unsightly buildings. Other city council members and officials think such a campaign would be a drawn-out process through the courts with an unaffordable price tag.

THE COURIER, January 25, 2006

[**Area sees dip in job numbers**](#)

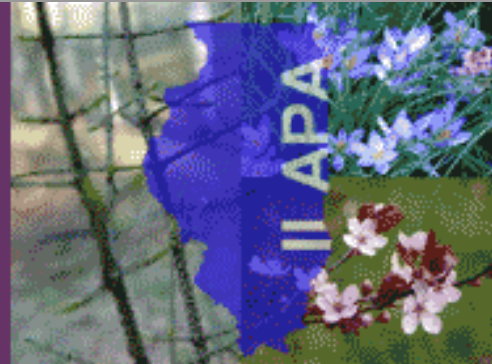
The Illinois Department of Employment Security reported that unemployment rates have dropped in 11 metro regions in the past 8 months. Six metro regions saw their lowest December unemployment rates in five years. The biggest gaining fields of employment, were leisure and hospitality and retail trade, financial activities and professional and business services.

Edwardsville Intelligencer, February 1, 2006

ILAPA News BLAST!

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Paula Freeze, Editor



■ East St Louis and the East St Louis Action Research Project

by Stacy Anne Harwood, Assistant Professor in the Department of Urban and Regional Planning
University of Illinois at Urbana-Champaign

The East St. Louis Action Research Project (ESLARP) is a university-community collaboration with a mission to promote the revitalization of distressed communities in East St. Louis, Illinois. In the two decades since Rep. Younger's house bill introduced an outreach program for "East St. Louis' revitalization", ESLARP has developed into a successful and replicable model for service learning and action research. ESLARP received a Community Outreach Partnership Centers Grant from the U.S. Department of Housing & Urban Development in 1994 and later opened the Neighborhood Technical Assistance Center in partnership with the City of East St. Louis, Partnership Illinois and HUD in 1995.

Grounded in action research and community engagement, ESLARP has a record of providing technical assistance to community-based organizations in East St. Louis through academic research, service-learning, outreach service weekends and technology centers. This interdisciplinary effort includes faculty and students from architecture, landscape architecture, and urban planning, as well as law, leisure studies, library and information science, and social work.

ESLARP concentrates its efforts in East St Louis. Once a thriving industrial city, East St. Louis, is now notorious as a poor, unsafe, and unhealthy place to live. The population is 98% African American, with 35% living below poverty level and a median household income of \$21,324 (approximately half the national median). Even though residents face unemployment, inadequate services and environmental hazards, many seek to improve their neighborhoods and express their rich social history and contemporary culture. Community organizations that initially formed to address immediate concerns, such as illegal dumping and crime, are now proactively engaging in long term planning, design, and community development to assure a healthier future. ESLARP assists many of these organizations.



The impetus for engagement in East St. Louis grows out of the place attachment that residents feel for their community and their desire to improve conditions for future generations. Within the breadth of ESLARP activities, an overarching research question is the capacity of action research to simultaneously serve community concerns while furthering knowledge about community-based planning and design in low-income communities of color. Although individual faculty and students may change over time and projects vary, ESLARP provides an ongoing resource and support structure upon which East St. Louis community organizations can rely. Many projects involve physical planning and design that address community organizational capacity building, economic development, environmental restoration, and public health.



Many ESLARP alumni now work throughout Illinois. ESLARP is exploring ways to reconnect and create partnerships with its alumni. Send us your ideas or just drop us a line to say hello. Believe it or not, the East St Louis residents still ask about you!

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■ Planners Key to Regional Cooperation in Chicago Southland

by Robert E. Sullivan, AICP, Planning Director, Village of Orland Park and
Grace Bazylewski, Planning and Development Director, Village of Lansing

The Chicago Southland is a fascinating, diverse area of 1.5 million people encompassing southern Cook County and Northeastern Will County. This area includes some of the oldest Chicago area settlements including historic Blue Island, Lemont and Chicago Heights. Many communities retain a rich ethnic flavor including German, Irish, Polish, African-American, Mexican, Lithuanian, Italian, Greek and Dutch. The area also boasts beautiful natural areas such as the sprawling Palos-Sag Valley, contrasting with huge industrial areas in the Calumet region. Communities range from wealthy Palos Park, Frankfort and Flossmoor to economically challenged Robbins and Ford Heights, and from the large bustling regional center of Orland Park to tiny rural Beecher.



Planners from this widely varied area have gathered together informally under the auspices of the South Cook/North Will Planners Forum for many years to share experiences and learn from each other. They have also worked with regional organizations such as the South Suburban Mayors and Managers Association, Chicago Southland Convention and Visitors Bureau, Southwest Conference of Mayors, and Southland Economic Development Corporation to facilitate many different projects. This type of collaboration has led to a number of ongoing endeavors including the following:

Interstate 80 Corridor. This heavily traveled coast-to-coast highway projects an image to hundreds of thousands of motorists annually. This image is not only of the Chicago Southland but of the entire Chicago area. It was decided that a program of prioritized physical improvements was needed, including the state line entrance from Indiana. IDOT has agreed to allow customized sound wall designs that depict local landmarks of Lansing, South Holland and other communities along the route. Planners are working with the regional organizations and consultants on design and prioritizing, as well as Illinois Department of Transportation and the Illinois Tollway Authority. The tollway communities are also working on soundwall standards to match the I-80 Corridor.

Calumet Sag Channel Trail Corridor. The Calumet Sag Channel is a working waterway which connects the Calumet River and Lake Michigan to the Des Plaines River. A regional trail and greenway through the southern suburbs is envisioned which will include marinas, restaurants, lodging and points of interest. This project includes adjacent and nearby municipalities, Greater Chicago Metropolitan Water Reclamation District, Cook County Forest Preserve District, U.S. Army Corps of Engineers and many local groups and individuals. Riverdale has already built a marina and restaurant, and Blue Island has a marina/residential project under construction at Fay's Point.



Harlem Avenue Corridor. This project encompasses Harlem Avenue from the Stevenson Expressway to Interstate 80, including Summit, Bedford Park, Bridgeview, Burbank, Oak Lawn, Worth, Palos Heights, Orland Park and Tinley Park. It has resulted in funding approval for a number of physical improvements to upgrade the appearance and image of this important arterial and commercial street.

Southwest Metra Line. Metra is in the process of significantly upgrading service, improving stations and adding parking along this line. Planners have been facilitating transit-oriented redevelopment projects in Oak Lawn and Orland Park which will enhance and create town centers.

Southeast Metra Line. This is a proposed new line from LaSalle Street Station to Crete along the existing UP/CSX freight line. Communities are planning for their stations and surrounding development. Through a cooperative effort the communities along the proposed route have completed the necessary due diligence needed to pursue national, state and regional support, approvals and funding.

159th Street Corridor. This is a recently submitted grant application which applies to 159th Street between I-294 on the east and the new I-355 on the west. It will provide an economic analysis, transportation study and streetscape/physical enhancement plan. The goal is have the communities of Markham, Oak Forest, Tinley Park, Orland Park, Orland Hills and Homer Glen work together to improve the functionality and appearance of this major commercial highway.

South Suburban Calumet Area Open Space Initiative. A cooperative effort of the local council of government and the Openlands Project has led to development of an open space preservation and restoration plan for the Southland's easternmost communities. The plan inventories natural areas and defines organizational structure for funding and implementation strategies. The initiative allows the Calumet Area to set a vision for development of this long-abused area with a sensitivity to natural areas of significance and open space needs.

Safe Routes to School. This new program strives to reduce auto use and promote walking and bicycling to school. Funded with a CMAQ grant, the initiative involves local communities and schools in innovative and creative approaches to develop safe routes to schools and other destination in south suburban communities. This pilot program will be used to springboard safe route projects throughout the region.



Brownfields. The communities of Burnham, Markham and Robbins have joined Chicago Heights, Lansing, Posen, Riverdale and South Chicago Heights in utilizing State and EPA funding for brownfields. They are identifying sites, assessing redevelopment potential, undertaking cleanup and marketing to developers.

In summary, the Southland is a huge and complex area with numerous opportunities as well as many challenges. A collaborative and regional approach with leadership and participation by local planners is vital in making great communities happen. Planners play an important role in the initiation, research, planning and implementation of the above programs and the success of the region. *We do make a difference!*

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■ Bartlett Town Center

by Jim Plonczynski, AICP

Project Background

The [Bartlett Town Center Project](#) was initiated when the Village Board created a Tax Increment Finance (TIF) District in 1986. As an identified project in the TIF Redevelopment Plan, the Village envisioned redeveloping an older industrial district in the heart of the downtown. The ten-acre Town Center site consisted of several industrial buildings, some of which were abandoned, an old auto body shop and a concrete business. The Village initiated the redevelopment plan with the purchase of the four industrial and commercial parcels starting in 1999 and began the environmental investigation of the site with help from the [IEPA's Brownfield Grant Program](#). Demolition of the buildings and the environmental clean up was then completed.





Facts of the Case

Property Purchase and Environmental Clean-up

Purchasing and undertaking the environmental clean up of the four parcels that comprise the Town Center Redevelopment area was a major policy decision on the part of the Bartlett Village Board. Phase I and Phase II environmental investigations and property appraisals needed to be performed prior to the Village entering into negotiations to purchase the parcels. The four property owners were approached and discussion of the purchase of their parcels was initiated. The property owners were asked to grant access to their parcels in order for the Village's environmental consultant, Gary Deigan of Deigan and Associates and property appraiser Pete Soderquist of Coleman Land Company to perform their investigations.

After the completion of the consultants' presentations on these property reports, the Village Board made the policy decision that the best way to proceed in redeveloping the area was to purchase the sites, clean them up and sell them to a developer. Property negotiations began with a team that consisted of the Village Administrator, Valerie Salmons, Community Development Director Jim Plonczynski, the Village Attorney, Bryan Mraz, Public Works Director Paul Kuester and Gary Deigan, Deigan and Associates. The Village's policy in the property negotiations was to offer the fair market value for the site and did not involve the threat of condemnation. The negotiations were done in good faith with the environmental clean up of each site discussed openly. Each parcel price was set and discounted in an amount equal to the estimated environmental clean up. This money was set aside in an escrow account to cover clean up costs with the balance remaining returned to the seller if clean up was less than the escrow amount.

In conjunction with the Village's environmental investigation, the Staff attended several seminars on [Brownfield Development](#) put on by the Illinois Environmental Protection Agency (IEPA). Through contacts with the IEPA, the Village Staff became aware of the [Brownfield Site Remediation Grant](#) program. With the assistance of Deigan and Associates, an application for a Site Remediation grant was submitted to the IEPA. The Village received an IEPA Brownfield matching grant for \$225,000.00.

Deigan and Associates and RMT, the company hired to perform the clean up on the Flexweld site, worked together to meet the objectives of the Site Remediation plan. Village Staff, RMT Engineers and

Deigan and Associates met with the IEPA to provide a status on the first phase of the environmental clean up. The IEPA authorized the Village to proceed with the next phase of the clean up objectives. The Village secured a letter of "No Further Remediation" from the IEPA in summer of 2006, at which time the project was set to proceed.

New Metra Station/Railroad Avenue Extension

The Village of Bartlett was the recipient of a \$600,000 Grant from the Illinois Department of Transportation's Operation Green Light (IDOT-OGL) program that provided for the design and construction of Railroad Avenue in the Town Center. The grant was awarded to the Village for its efforts in working with METRA to provide a transit-oriented project that would provide for a new train station, increased parking and better road access in the Town Center. Conceptual road designs were sent to METRA, and received a favorable review. The Village Board signed an Agreement with IDOT-OGL to appropriate the engineering design funds for the Railroad Avenue Extension. The Village Engineer has been authorized to proceed with the final Railroad Avenue design and also to design the interconnected traffic signal system for the railroad crossing and the intersection of the Railroad Avenue extension with Main St.



Choosing a Town Center Development Team

A second major policy decision that the Bartlett Village Board made was to determine a process to select a Town Center Development Team. Village Board members attended several downtown development seminars presented in the Chicago area and heard presentations from different consultant groups. The Village Board made a decision to hire a Development Advisor. Steve Friedman of S. B. Friedman and Company was hired as the Village's Development Advisor for the Town Center project. S. B. Friedman was chosen to perform several tasks that included holding a design charette that would lead to the preparation of Town Center Concept Plans, prepare a Request for Qualifications (RFQ) to send out to interested developers and to review and assist the Village in the selection of a final developer.

Design Charette

As a policy decision the Village Board wanted maximum citizen input on the planning for the Town Center and charged their Economic Development Commission with the task of working with S. B. Friedman and holding a design charette to solicit public input into the planning process. In preparation for the design charette, the Village's Planning Consultant, Teska and Associates worked with the Village Staff and S. B. Friedman to develop planning tools in the form of maps and colored blocks representing various building sizes and land uses (ie. red block = 5,000 square foot commercial building, blue block = 15,000 square foot cultural arts center, yellow block = 24 unit condominium building, gray block = 200 space parking lot etc.) which would allow groups of citizens at



the design charette to design a Town Center plan as they

would envision the site. The Economic Development Commission (EDC) held the Town Center Design Charette and invited the Village Board and citizens at large to attend. One hundred thirty (130) participants were divided into groups of 10-12 and given the site maps and the scaled, colored planning blocks to place on the maps in an arrangement that would represent a consensus of each groups' site plan for the Town Center. The groups that participated in the Design Charette produced 10 Town Center Site Plans. The strengths and weaknesses of each plan were discussed. S. B. Friedman then synthesized the common components of these ten (10) design charette plans into two (2) Town Center Concept Plans. These plans were presented to the EDC and approved as representative concepts for a site plan for the Town Center and inclusion in the RFQ's.



Request for Qualifications (RFQ)

S. B. Friedman and the Village Staff then began work on the preparation of the RFQ to send out to interested developers. The RFQ's included a detailed analysis of the Town Center and asked for a preliminary submittal from interested developers.

The RFQ included; 1) Market assessment of the Bartlett Town Center area which provided details on the site demographics, housing market demand, retail market demand, 2) Proposed development program which included the design charette concept plans and the target quantities of retail, office and residential uses, 3) Development guidelines stating the Village's desire to develop the Town Center as a focal point in the community with a "sense of place", provide some urban open spaces to host an art fair or a farmer's market, and pedestrian connectivity to the rest of the downtown. The development guidelines included the site design framework that would be required common elements to all submittals. These site design issues include: pedestrian access; open space; stormwater detention to be provided off-site to the east; Railroad Avenue to be extended across the north edge of the site; the Main St./Railroad Ave./Oak St. intersection to be signalized to ensure safe and efficient traffic flow; and a new Metra train station with parking to be located north of the Railroad Ave. extension. The development guidelines also included information on the proposed location of uses, the height and scale of the project, parking requirements, relationship to surrounding uses, acceptable exterior building materials and landscaping requirements. Developers were also given the option of preparing a Development Proposal during the RFQ process, which was to follow an outline included in the RFQ, but this was not a requirement. 4) Submission Requirements and Guidelines which required interested developers to submit a firm/team description, organizational structure and workload, project experience, references, financial information and submission requirements procedures. 5) Overview of Environmental Conditions on the Town Center Properties which detailed the Village's environmental clean up efforts to date, provided a plat of survey with legal description, a parcel map and a topographic map showing the clean up areas.

The Village sent out over 70 RFQ's in February, 2002 to interested developers and received eleven submittals. The eleven submittals were reviewed and evaluated by S. B. Friedman and Village Staff and on May 21, 2002 the Village Board Building Committee approved the recommendation from the Staff and S. B. Friedman to invite three Development Teams to submit full formal proposals for the Town Center Project.

Final Project Submittal

The three development teams selected to submit formal development proposals were a) Mesirow-Stein/Harlem Irving Companies/New Frontier Companies, HKM Architects, b) Edward R. James Partners/Mid-America Asset Mgmt./Papageorge Haynes Architects and c) New England Builders/JPA Real Estate/Solomon Cordwell Buenz Architects. The formal site plan and development proposals were to be submitted by September 1, 2002. The formal submittals followed the Development proposal outline in the RFQ which included a mixed use development site plan, architectural design of building elevations and financial information on the ability to complete the project.



The Village in a three-step process reviewed the development team proposals. The first step was a Project/Development Team introduction. Each Development Team was given twenty minutes to outline their proposal and introduce their team. The second step was a full public presentation in front of a joint meeting of the Village Board and the Economic Development Commission. Each Development Team presented their project in detail and were asked questions related to their proposal. These proceedings were formal public meetings with minutes kept by a court reporter. After the three formal team presentations were compiled, the Economic Development Commission met to complete their review and make a recommendation on the selection of a development team. The Economic Development Commission voted to unanimously recommend the Development Team of New England Builders (NEB)/JPA Real Estate/Solomon Cordwell Buenz (SCB) architects.

The Village Board completed the final step in the review of the three Development Team proposals at their January 7, 2003 meeting. Following the recommendation of the Economic Development Commission the Village Board selected the New England Builders/JPA Real Estate/Solomon Cordwell Buenz team as the Town Center Developer. The Village Staff then negotiated with NEB/JPA/SCB on a Development Agreement.



Conclusion

The Village is currently taking a multi-faceted approach to realizing its goal of building the New Town Center. The project serves as the cornerstone of revitalizing downtown Bartlett and is becoming a destination for its residents. Five successful businesses have opened their doors including an Italian restaurant and deli, a photo studio, a wine store, and a day spa. The development's first residents enjoy the benefits of living in a great downtown that will continue to improve in coming years. Without the Village's initiative in working together with its residents, potential developers and other government entities, the site would remain a blight in the middle of the downtown.

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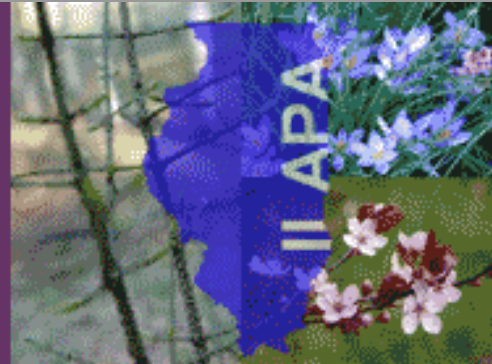
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Illinois Planning News
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Number 78

Paula Freeze, Editor



■ ILAPA Administrator Leads Plaquemines Parish Recovery

by Tim Scott, Public Relations Chair

Plaquemines Parish, Louisiana – After the devastation of Hurricanes Katrina and Rita, Illinois Chapter Administrator, John Paige, could not sit on the sidelines. John joined the [Federal Emergency Management Association](#) (FEMA) to lead a local group in a “speed planning” effort.

While planners from all over the country have been engaged in Louisiana’s Long Term Community Recovery planning process, most are with national firms. As one of the few with FEMA, John opened up a “storefront” operation in Belle Chase, which is the population hub north of Plaquemines Parish and about fifteen minutes south of downtown New Orleans. Having escaped the extreme damage, Belle Chase has served John’s planning headquarters. Unfortunately, the southern two thirds area of the Parish were not as fortunate, with a nearly 40% loss in structures and people and a shrimp and oyster fishing industry so instrumental in the vitality of the area almost entirely destroyed.

Included on John’s team of twenty or so were an initial core of five, with a sociologist, an events planner, an administrative specialist, and two urban planners. The group had a decidedly local flare, with four of his first five members from the immediate area. John’s administrative specialist was from Port Sulfur, a small southerly hamlet literally reduced to foundations and rubble. While she’s now living in a FEMA trailer, her spirit remains unbroken. John remarks about how personally touched he has been in knowing that he has area residents on his team, stating “their local knowledge has proven indispensable” and adding, “it’s my job to help them plan long term, even while they’re responding to the shock of the devastation.”

Having spent decades honing his planning tools in Chicago, never have they been more needed. And while regional planning for Chicago required broad thinking and even a deft political touch, time was always a luxury, or now it certainly seems that way. John had to establish an incredibly fast timeline where he conducted a visioning session last December; held a public house at the beginning of January to receive feedback on the proposals created as a result of the visioning exercise; produced a long-term community recovery plan for the Parish at the end of January; and then devised an implementation strategy in February that included prioritization and the search for funding mechanisms to make the vision a reality. As John points out, “it’s a fast process, but there are no short cuts.”

With his work wrapping up, John takes heart knowing that a couple of local planners will stay on for a year to assist the Parish in executing the plan. And while John calls the assignment “heart-wrenching” and even “grueling,” it has been exciting for him at the same time. One thing is clear – he’ll definitely miss the food, which he describes as “fantastic.” But what’s more evident is his respect for his FEMA colleagues, which he describes as “passionate and dedicated”, and his admiration for the locals he has gotten to know. As he describes it, “even with such monumental devastation, they have been a genuine pleasure to work with, even in their time of turmoil.”

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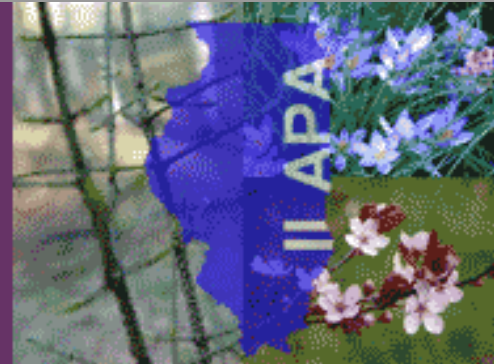
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■ President's Greeting

by Mark Koplin, AICP, ILAPA President

Congratulations to Illinois Chapter members [Lee Brown, AICP](#) and [Paul Farmer, AICP](#), who were recently notified that they are going to be inducted into the "[AICP College of Fellows](#)". Both are well deserving of this honor, which is conferred in recognition of their "body of work" in the planning profession. Their achievements in long and illustrious careers will be recognized on Saturday night, April 22, 2006 from 6:00-9:00 p.m. The ceremony will take place at The Historic Menger Hotel, in downtown San Antonio, and followed by a reception. If you are interested in celebrating this honor with Lee and Paul, you may [register](#) for the Fellows Dinner in conjunction with your Conference registration.

For those of you attending the National APA Conference in San Antonio, the [Illinois Reception](#) is scheduled for Monday, April 24, 2006, from 6:30-8:00 p.m. The Reception is in conjunction with the University of Illinois at Champaign-Urbana, University of Illinois at Chicago, and ILAPA. Please check the final program for the details.

As mentioned in the last ILAPA News Blast!, the State Conference this year will be combined with the Annual Four State Conference (shared with the Iowa, Minnesota, and Wisconsin Chapters) this fall. Plans are in the initial stages, and you should circle October 4-6, 2006, on your calendars. The Conference will be in the Chicago area and we hope to have a venue in the western or northwestern suburbs. For those of you going through the annual budgeting process, do not forget to set aside funds to attend this Conference. There will be plenty of opportunities for Chapter members to get involved in the Four State Conference, whether it is through Conference sessions, mobile workshops, or general organization and logistics. We will need your help to make this a memorable Conference.

I look forward to seeing you in San Antonio!

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■ Illinois State Section Report

by Rob Kowalski, AICP, ISS Director

After a winter break the Illinois State Section is ready to commence a schedule of activities for 2006. The highlights for the year will be two "Section Meetings" and several Citizen Planner Training Workshops. Section Meetings are one day conferences held in select communities downstate. The Section recruits local planners from that community to organize an agenda of presentations that focus on any variety of topics. We try to rotate the location of these meetings over the years so members can get the experience of places they perhaps haven't visited in a while. **The Spring Section Meeting will be held Friday May 5, 2006 in Carbondale.** Information will be forthcoming. Please mark your calendars today and plan on attending. Carbondale last hosted a Section Meeting in 2002 and it was one of the best events hosted by the APA-ISS. Heading south in late Spring also gives everyone the opportunity to sample summer weather a little early! The Fall Section Meeting has not yet been set.

Throughout 2006 the APA-ISS intends to promote more Citizen Planner Training Workshops in as many communities as possible. These workshops are designed to educate plan commissioners, elected officials, and citizen planners the basics of planning and the public process. Similar to the Section Meetings, local planners are encouraged to organize and host a workshop in their community. The APA-ISS can assist in finding speakers and producing materials and sample agendas. If your community could use a refresher on the basics of the role of planning, please consider hosting an event. Contact a Board Member of the ISS and they can help you get started.

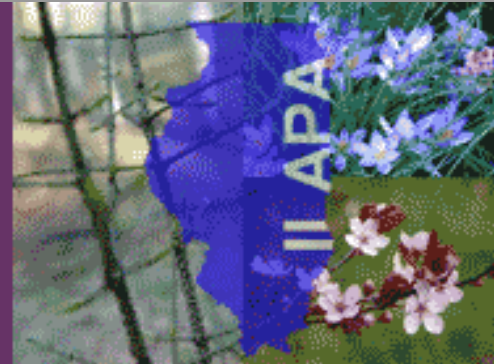
Finally, the ISS has budgeted funds in 2006 to help subsidize registration costs for members to the Annual Four State Conference. The State Conference this year will be combined with the Annual Four State Conference (shared with the Iowa, Minnesota, and Wisconsin Chapters) this fall. Plans are in the initial stages, and you should circle October 4-6, 2006, on your calendars. The Conference will be in the Chicago area and we hope to have a venue in the western or northwestern suburbs. For those of you going through the annual budgeting process, do not forget to set aside funds to attend this Conference. There will be plenty of opportunities for Chapter members to get involved in the Four State Conference, whether it is through Conference sessions, mobile workshops, or general organization and logistics. We will need your help to make this a memorable Conference.

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■ Chicago Metro Section Report

by Michael Mays, AICP, CMS President

2006 CMS Program Calendar: You may have noticed that we have modified the way we plan and communicate monthly CMS program events this year. Last month you should have received via U.S. mail a copy of CMS program calendar for 2006. The calendar itself was not new, but the information it contained was. In an effort to accommodate a membership with little free time and calendars that quickly fill up, we published the dates and times of each of the events on the flyer. You will still receive an email copy of the monthly program flyer about five weeks prior to each event, but now you can plan to attend months in advance!

To do this took a lot of extra effort on the part of the 2006 Program Committee. It required early coordination on their part to secure venues and dates, in some cases almost a year in advance. I want to thank the Program Committee again for their tremendous effort. As you can see from the calendar, we try to offer programs and events that interest the membership. We also continue to reach out to other organizations. I truly believe we all benefit from greater exposure to other viewpoints and professions. Please let us know how this communication effort is working.

March Program: In March the Metro Section will have its session at the new offices of NIPC and CATS in the Sears Tower. The program is planned for Wednesday, March 29th at 12:30 PM. March's program is titled: Innovative Transit Alternatives within the Regional Framework. The session will focus on some of the innovative transit efforts in the Chicago area that keep the regional framework in perspective. Prior to the start of the program, NIPC/CATS will have an open house. This is a great opportunity to see the new facilities of the recently merged organizations. I hope to see you there!

As always, I encourage your feedback. The CMS Executive Board cannot be completely responsive to our membership unless we hear from you. Please give me a call (630-719-4766) or send me an e-mail – thanks.



Click for the 2006 Chicago Metro Section Calendar of Events

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■ Legislative Update

by Sharon Caddigan, AICP, Legislative Committee Chair

The Illinois General Assembly reconvened in January. Following are some items hanging around from last year, a couple of new initiatives, and of course, a flurry of activity on eminent domain in the Senate:

[SB 2153 – Negative Use Restriction Act](#) – This bill generally prohibits private agreements, between property owners and grocery and drug stores, which place prohibitive covenants on property, so that if the stores leave, no other grocery or drug store may take their place. There are some limited exceptions. It allows municipalities to seek injunctions or other relief. **IL-APA supports this concept. Communities are negatively impacted when a grocer moves and other businesses cannot move into centers to service the community. This bill was introduced in November; it was sent Senate Rules, but didn't make it out by the February deadline.**

[SB 1727 – Residential Inspection Ordinance](#) – This bill specifically states that no municipality or county may hold up the sale of residential property on the basis that a required inspection has not been completed or that code violations have not been corrected. It undermines a community's ability to enforce building codes and does little to ensure the health and safety of residents or a localities' housing stock. Home rule authority to deviate from these new restrictions on municipal power is expressly prohibited. **IL-APA opposes this legislation. It passed the Senate, but was House Rules and didn't make it out by the February deadline.**

[SB 91 – Mobile Home Park Act](#) – This bill would amend the Mobile Home Park Act allowing mobile homes to be replaced and not governed by existing law concerning setback and separation requirements and minimum square-footage standards. Home rule cities, other than the City of Chicago, would not have the flexibility to impose more restrictive requirements than SB 91. **HB 4651** is similar legislation which the Governor **vetoed** last year and was not overridden in the Senate in the Fall Veto Session. **IL-APA opposes this legislation. There have been some modifications to this bill; it was sent to Senate Rules and didn't make it out by the February deadline.**

[SB 94 – Zoning Decisions](#) – This bill would amend the Illinois Municipal Code and provide that all final actions of the corporate authorities of a municipality, under the Division of the Illinois Municipal Code concerning zoning, shall be deemed legislative actions. This effectively reverses the Illinois Supreme Court's assertion, in the Klaeren decision, which stated that such actions were administrative. **This bill is supported by IL-APA. This bill passed the Senate; it languished in House Rules and didn't make it out by the February deadline.**

[HB 3641 – DCEO-Community Grants](#) – In provisions concerning rural community development, requires the Department of Commerce and Economic Opportunity (DCEO) to develop a program to make grants to municipalities and counties to fund local development organizations. It allows county or municipality to apply to the Department for a grant to be used by a local development

organization for the purpose of fostering local or regional economic development. As long as appropriations are provided, this is a great first step toward funding planning activities in the communities. **This bill is supported by IL-APA. This bill passed the House; it was sent to Senate Rules, but didn't make it out by the February deadline.**

[HB 4147 – Central Illinois Economic Development Authority](#) – Creates the Central Illinois Economic Development Authority for Macon, Sangamon, Menard, Logan, Christian, Bond, DeWitt and Montgomery Counties, to help promote economic development in those areas. **This is supported by IL-APA. Regional initiatives to bring economic development to areas do a better job by pooling resources and reducing problems associated with land use conflicts. This bill was introduced and passed the House in January, 2006; it is in the Commerce and Economic Development Committee of the Senate.**

[SB 2290 – Illinois Comprehensive Housing Planning Act](#) – calls for state departments such as the departments of Human Services, Transportation, Commerce and Economic Opportunity, and others to work together with the Illinois Housing Development Authority and municipalities to make sure state and local plans and dollars are efficiently connected to spur the preservation and creation of affordable, workforce housing. By passing the Comprehensive Housing Planning Act, the state will continue its momentum to link state spending in key areas such as economic development, transportation and human services to support affordable housing. **This bill is supported by IL-APA. This bill passed the Senate; it is being sent to the House.**

[SB 2885 – Locations Matter Bill](#) – provides incentives for employers to consider and invest in housing options for the local workforce. This effort represents just one example of how the Comprehensive Housing Planning Act would align state spending, in this case related to economic development, to get housing built or preserved for the people who – and in the places where – its most needed. This legislation would allow the Department of Commerce and Economic Opportunity (DCEO) to make the most efficient use of limited state funds while assisting businesses investing in workforce stability – such as employer-assisted housing or transit programs. DCEO would be able to apply limited state economic development funds more wisely; reduce commute times resulting in less traffic congestion and air pollution; promote the availability of workforce housing near jobs; and help businesses build a stable workforce. **This bill is supported by IL-APA. This bill passed the Senate; it is being sent to the House.**

[SB 2875 – Amends Hotel Operator's Tax](#) – which will provide Illinois municipalities with the funding they need to better coordinate their growth and development, and effectively leverage state investments in roads and transit, economic development and other areas. **IL-APA has no stated opinion on this bill.**

Now, on the Eminent Domain Front....

[SB 2683 – Eminent Domain](#) – This is the most restrictive of the bills. It states simply that the state, local governments (including home rule government) and school districts may not exercise eminent domain unless for a public purpose, and never for economic development. **This was entered by Sen. Steve Rauschenberger (R-Elgin) on January 19, 2006.**

[SB 2746 – Eminent Domain](#) – This is also a rather sweeping bill. It requires units of local government to follow certain procedures (i.e. public notices and hearings) to acquire property under eminent domain. It requires the condemning authority to reimburse certain appraisal costs, attorney's fees, and relocation expenses, including if the 'threat' of eminent domain is used. It also places restrictions on the sale of property to a private party including allowing the original property owner to re-purchase property if the property is to be sold to a private party. However, it does not allow that if the property was acquired for redevelopment **and that redevelopment was part of a Comprehensive Plan**, of which the property owner was made aware. It provides some stipulations regarding determining costs. Preempts home rule powers. **This bill was entered by Sen. Edward Petka (R-Plainfield) on January 20, 2006.**