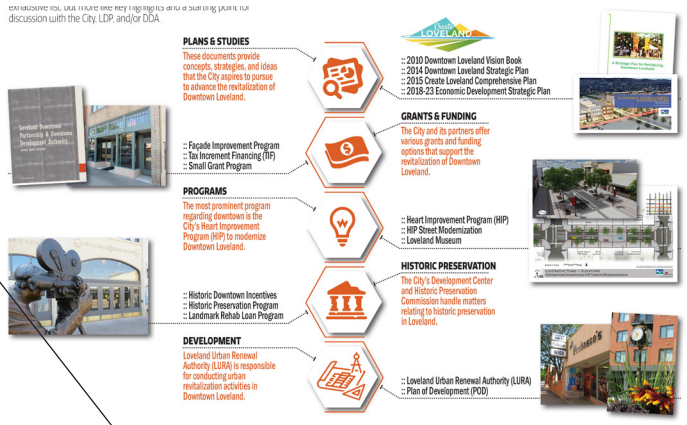
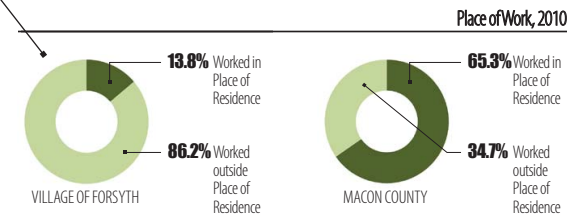
GRAPHICS PORTFOLIO
DATA VISUALIZATION

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

1. **SOCIOECONOMIC DATA**
   HOMER GLEN COMPREHENSIVE PLAN | Homer Glen, IL
2. **DOWNTOWN RESOURCES**
   DOWNTOWN DESIGN STANDARDS | Loveland, CO
3. **DEMOGRAPHIC DATA**
   FORSYTH COMPREHENSIVE PLAN | Forsyth, IL
4. **TRANSIT RIDERSHIP DATA**
   JEFFERSON PARK STATION AREA MASTER PLAN | Chicago, IL
5. **HOUSING DIVERSITY**
   ROMEOVILLE COMPREHENSIVE PLAN | Romeoville, IL



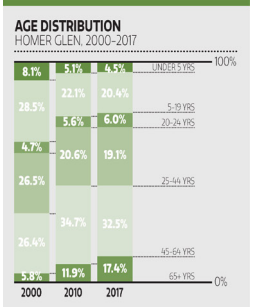


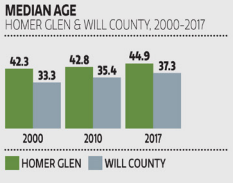
AGE

FIGURE 3.3

Population of age 45+ has increased the most since 2000. This is reflected in Homer Glen's median age, which increased to 44.9 in 2017 after some stability in the 42-year range in the 2000s. Notably, the median age in Homer Glen has historically been 7 years or greater than Will County, which may be an indicator of different variables, including:

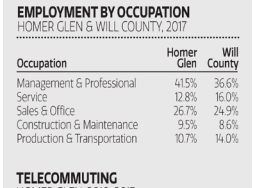
- Long-time Homer Glen and Township residents tend to stay in the community
- Homer Glen may not align with the characteristics that Millennials and other young adults seek in a place to find a home
- Recent senior living developments in Homer Glen offer seniors attractive housing options

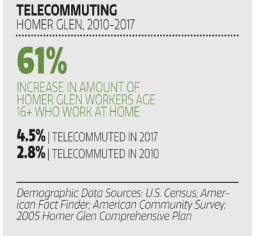




EMPLOYMENT

FIGURE 8.6



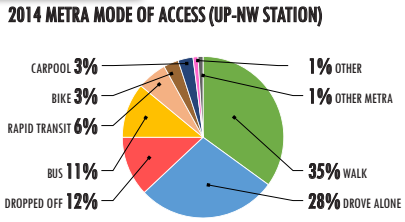


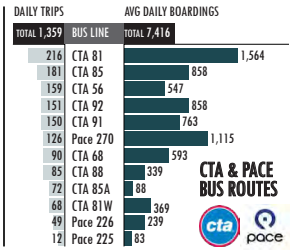
Demographic Data Sources: U.S. Census; American Fact Finder; American Community Survey; 2005 Homer Glen Comprehensive Plan

TRANSIT RIDERSHIP AT JEFFERSON PARK TRANSIT CENTER

7,102 EL BOARDINGS
AVERAGE WEEKDAY EL RIDERSHIP IN 2016 AT JEFFERSON PARK, WHICH RANKS THIRD HIGHEST OUTSIDE THE LOOP ALONG THE CTA BLUE LINE

599 BOARDINGS
AVERAGE WEEKDAY RIDERSHIP IN 2014 AT JEFFERSON PARK, WHICH RANKS FOURTH OF SEVEN STATIONS IN THE CITY ALONG THE METRA UP-NW STATION





HOUSING DIVERSITY
RECOMMENDATIONS

Like much of Will County and the region, single family units were built en masse in Romeoville, with 94% of the Village's total single family unit permits issued between 1996 and 2004. That totaled to about 8,100 permits or 405 single family units built each year over two decades. When the Great Recession struck in 2008, development lessened significantly, with only 109 single family unit permits being issued since then. In fact, the composition of detached single family homes in Romeoville's housing stock decreased from 79% in 2000 to 69% in 2014.

These trends indicate that the tide is shifting in the makeup of Romeoville's housing stock. The growing demand for apartments across the region may influence more rental units to come online in the marketplace. In fact, recent apartment projects like The Springs at Weber Road and HighPoint Community have bolstered the local market for multiple family units.

10%
Decrease in the composition of detached single family units in Romeoville's housing supply from 79% in 2000 to 69% in 2014

2,133
Additional attached single family units entering the Village's housing supply from 2000-2014

94%
Amount of the Village's single family unit permits issued between 1996-2004

86%
Amount of the Village's multiple family unit permits issued between 1997-1998

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

HOUSING SUPPLY

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

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

0.2%
Change in housing vacancy rate in Romeoville, staying fairly steady from 8.3% in 2000 to 8.5% in 2014

3.28
Average household size in Romeoville in 2014, which is a moderate increase from 2.99 in 2000

90%
Percentage of the Village's 2014 housing stock devoted to single family units (detached or attached)

713
Number of residential properties sold in Romeoville in 2015, compared to 383 units sold in 2011

31%
Percentage increase in average sold price of residential properties, from $123,805 in 2011 to $162,072 in 2016

354%
Increase in the number of attached single family units, from 603 units in 2000 to 2,736 units in 2014

68
Average days on the market for a residential property in Romeoville in 2016, compared to 162 days in 2011

16%
Percentage of the Village's 2016 housing stock that is renter occupied, compared to 14% in 2000

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GRAPHICS PORTFOLIO

MAPS

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

1. **REGIONAL MOBILITY MAP** PDF
   CARLINVILLE COMPREHENSIVE PLAN | Carlinville, IL
2. **SUBAREAS LOCATION MAP** PDF
   LAKE STREET CORRIDOR PLANNING STUDY | DuPage County, IL
3. **RAND ROAD CORRIDOR KEY SITES MAP** PDF
   RAND ROAD CORRIDOR PLAN | Mount Prospect, IL
4. **COMMUNITY INFRASTRUCTURE MAP** PDF
   ROMEOVILLE COMPREHENSIVE PLAN | Romeoville, IL
5. **BUSINESS DISTRICTS MAP** PDF
   JEFFERSON PARK STATION AREA MASTER PLAN | Chicago, IL

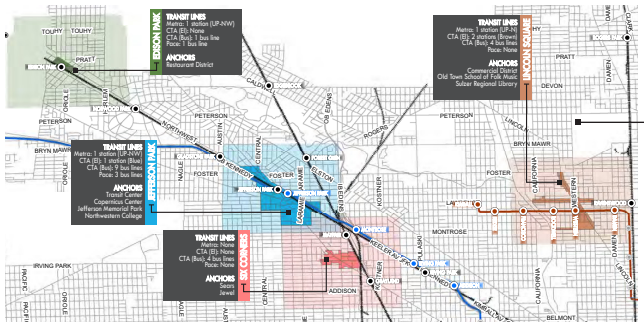


FIGURE 4.5
Regional Mobility Map

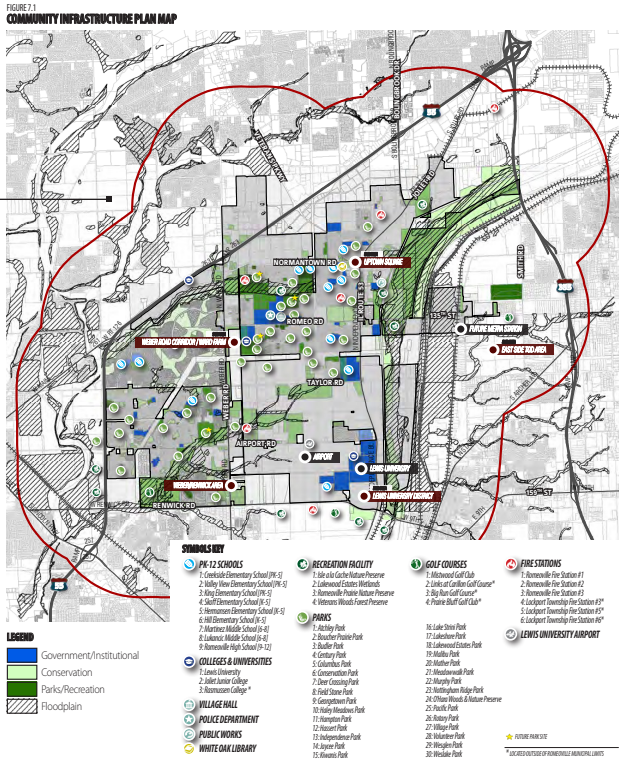
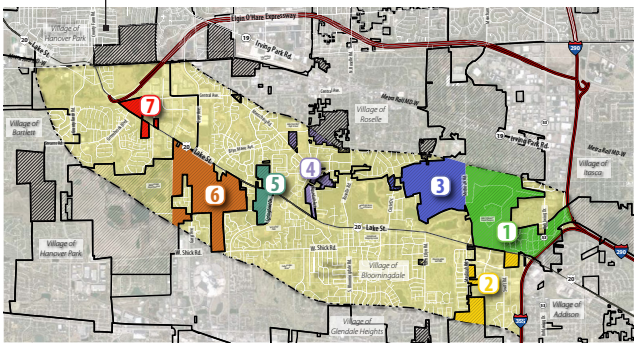


FIGURE 7.1
COMMUNITY INFRASTRUCTURE PLAN MAP



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GRAPHICS PORTFOLIO

TIMELINES

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1. **DOWNTOWN RESOURCES** PDF
   DOWNTOWN DESIGN STANDARDS | Loveland, CO
2. **PROJECT TIMELINE** PDF
   JEFFERSON PARK STATION AREA MASTER PLAN | Chicago, IL
3. **MASTER PLAN TIMELINE** PDF
   ALTGELD GARDENS MASTER PLAN | Chicago, IL
4. **NEIGHBORHOOD PLANNING INITIATIVE TIMELINE** PDF
   UNIVERSITY NEIGHBORHOOD PLAN | Aurora, IL
5. **COMMUNITY ENGAGEMENT TIMELINE** PDF
   HOMER GLEN COMPREHENSIVE PLAN | Homer Glen, IL

JEFFERSON PARK TOD PLAN

PROJECT TIMELINE

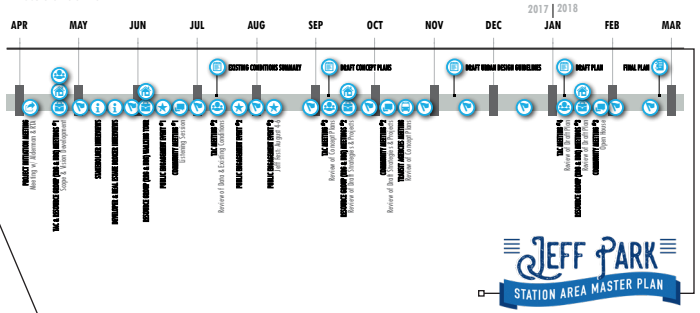
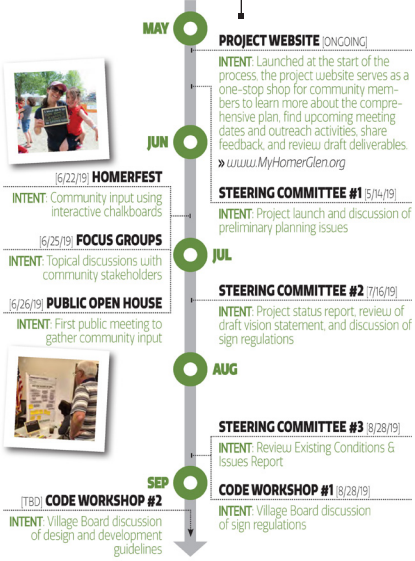


FIGURE 2.1
Timeline: ANPI Over Time



MASTER PLAN TIMELINE

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GRAPHICS PORTFOLIO

STRATEGIC THEMES & TYPOLOGIES

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

1. **MAJOR DOWNTOWN THEMES** PDF
   HIGHWOOD DOWNTOWN PROJECTS GUIDEBOOK | Highwood, IL
2. **TRANSIT STATION AREA TYPOLOGIES** PDF
   CHICAGO METRA STATION AREA TYPOLOGY STUDY | Chicago, IL
3. **TRANSECT DEVELOPMENT PLACE TYPES** PDF
   BERTHOUD COMPREHENSIVE PLAN | Berthoud, CO
4. **DEVELOPMENT TYPOLOGIES** PDF
   HOMER GLEN COMPREHENSIVE PLAN | Homer Glen, IL

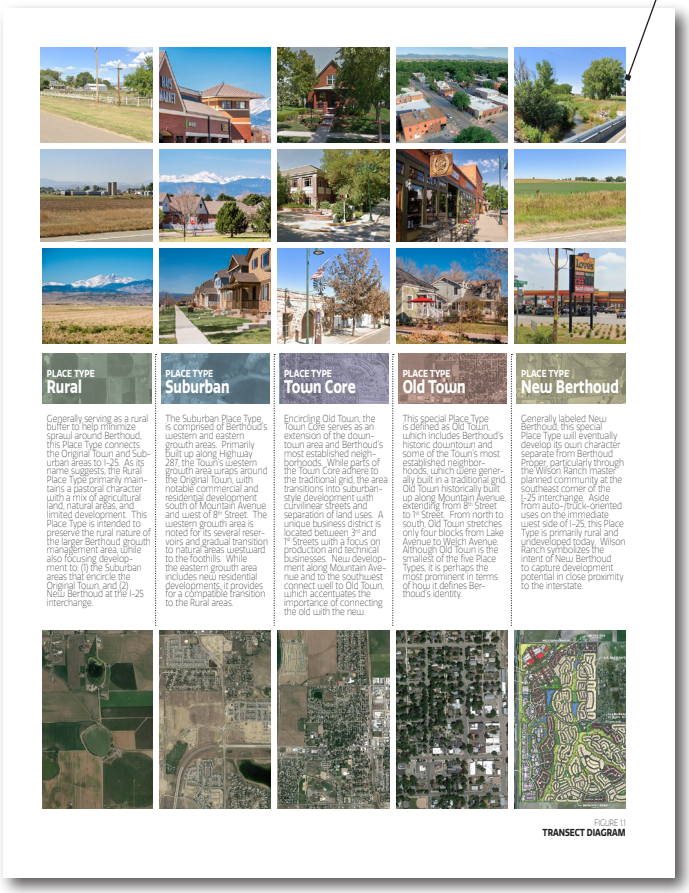


FIGURE 11
TRANSECT DIAGRAM

MAJOR THEMES
GUIDING THE HIGHWOOD DOWNTOWN TOD PLAN

Ensure decisions about downtown expansion and redevelopment are tied to market support and financial feasibility 1

Create zoning that allows more by-right uses (rather than variances or special uses) 2

Support the future of downtown by its ability to cater to and attract Gen Y/Millennials (ages 20-36) 3

Continue to expand Downtown Highwood's brand as a food destination – 'everything food' 4

Expand events during off-peak times by exploring 'flexible' event spaces, like open air or temporary structures 5

Build on local resources to expand marketing and brand image 6

Explore ways to differentiate downtown's identity as a special district within the city 7

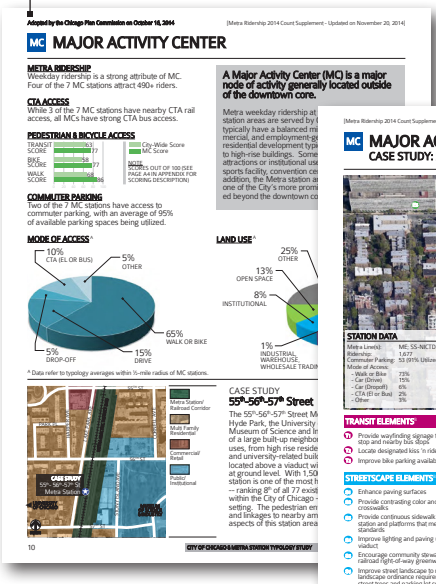
Improve the pedestrian and bicyclist experience, regarding them as the primary user of downtown 8

Ensure better integration of the Metra station with the downtown core area 9

Provide a coordinated parking management plan to maximize existing resources (both public and private) 10

Maintain the presence of civic uses in the downtown area (e.g., City hall, library, community center, etc) 11

Seek regional cooperation to further enhance Highwood's identity and ability to expand market opportunities 12



Housing

RESIDENTIAL DEVELOPMENT TYPOLOGIES MIRROR THE EXISTING LAND USE STRUCTURE OF HOUSING TYPES THAT CHARACTERIZE HOMER GLEN, AS WELL AS ENCOURAGE CONSERVATION DESIGN AND THE EMERGING "MISSING MIDDLE HOUSING" CONCEPT TO DIVERSIFY HOUSING OPTIONS IN A PREDOMINANTLY SINGLE-FAMILY RESIDENTIAL COMMUNITY.

Goods & Services

COMMERCIAL DEVELOPMENT PROVIDES SHOPS, RESTAURANTS, AND SPACES FOR RESIDENTS TO FIND GOODS AND SERVICES FOR THEIR DAILY LIVES. THESE BUSINESSES ARE CRITICAL TO THE VILLAGE'S TAX BASE.

Employment Generators

INDUSTRIAL AND OFFICE USES GENERATE EMPLOYMENT FOR THE COMMUNITY; HOWEVER, THEY CAN HOUSE A VARIETY OF ENTERPRISES – FROM HEALTHCARE AND TECH STARTUPS TO COWORKING SPACES AND SATELLITE CAMPUSES THAT ADD VALUE AND SET HOMER GLEN APART FROM OTHER COMMUNITIES AS A PLACE TO DO BUSINESS

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PROJECT COMMUNICATION MATERIALS

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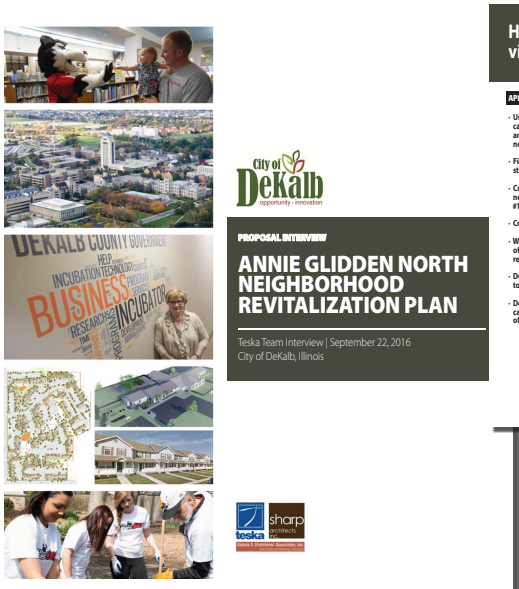
1. **PROJECT CARDS** PDF
   LONG GROVE COMPREHENSIVE PLAN | Long Grove, IL
2. **COMMUNITY SURVEY & MEETING FLYER** PDF
   ENGLEWOOD LINE NATURE TRAIL | Chicago, IL
3. **PROJECT SUMMARY BOOKLET** PDF
   ROGERS PARK VISION CLARK STREET PLAN | Chicago, IL
4. **PROJECT SUMMARY BOOKLET** PDF
   ANNIE GLIDDEN NORTH NEIGHBORHOOD PLAN | DeKalb, IL



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GRAPHICS PORTFOLIO

INFORMATION SHEETS

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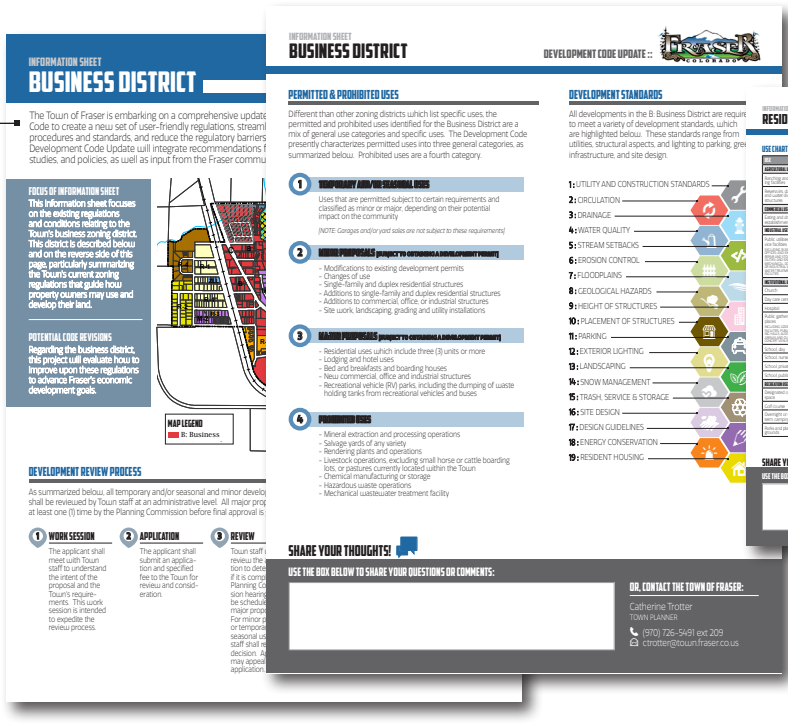
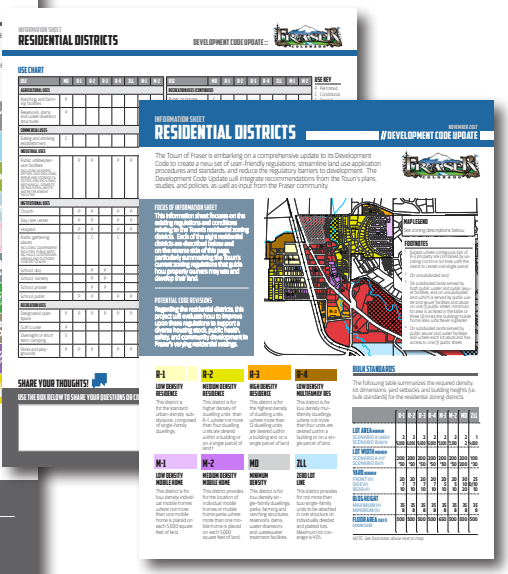
1 ZONING INFORMATION SHEETS PDF

CHAMPAIGN CENTER CITY ZONING REWRITE | Champaign, IL

2 ZONING INFORMATION SHEETS PDF

FRASER DEVELOPMENT CODE UPDATE | Fraser, CO





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GRAPHICS PORTFOLIO

OUTREACH MATERIALS

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1 ICSC TRADE SHOW DISPLAY BOARDS PDF

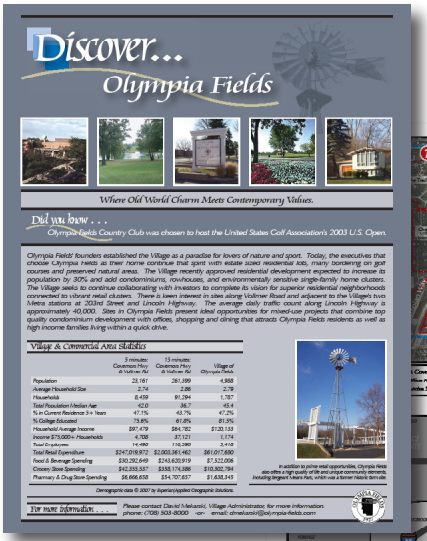
ECONOMIC DEVELOPMENT OUTREACH | Round Lake, IL

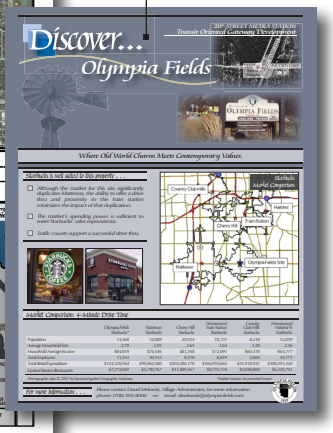
2 DEVELOPMENT SITE MARKETING SHEETS PDF

OLYMPIA FIELDS DEVELOPMENT SITES | Olympia Fields, IL

3 DEVELOPMENT SITE MARKETING SHEETS PDF

LAKE VILLA DEVELOPMENT SITES | Lake Villa, IL





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URBAN DESIGN ELEMENTS

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1 TRANSIT FRIENDLY DESIGN ELEMENTS PDF
CHICAGO METRA STATION AREA TYPOLOGY STUDY | Chicago, IL

2 CORRIDOR DESIGN CONCEPTS PDF
RAND ROAD CORRIDOR PLAN | Mount Prospect, IL

3 SIGNAGE DESIGN GUIDELINES PDF
NORTHBROOK DOWNTOWN AREA PLAN | Northbrook, IL

Signage
DESIGN GUIDELINES

»Design Intent

Signs serve as guides for people to recognize where they are and where they want to go. Signs also serve as promotional tools, whether for local organizations to promote community events or businesses to promote their shops, goods, and services. Directional signage or promotional signage are both core elements of helpng a downtown district function efficiently with minimal difficulties and confusion. Encouraging high quality signage placed in optimal locations will go a long way to help the Village strengthen the identity of Downtown Northbrook and its sense of place.

The following signage design guidelines will enable the Village to encourage the design and installation of signs that help enhance the downtown streetscape while achieving their intended purposes to promote the community and businesses and help people navigate through Downtown Northbrook.

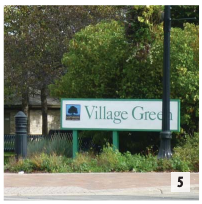
These guidelines are also supplemented by the downtown gateway signage design provided in Section 4.

1

Provide signage that is scaled appropriately to the site and building, ensuring compatibility and design at a pedestrian scale while still maintaining adequate visibility for motorists.

2

Encourage businesses to follow similar sign scale and placement as the row of businesses along Shermer Road north of Meadow Road, which would ensure a level of uniformity without sacrificing originality.

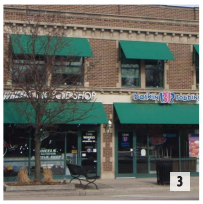


5

Add landscaping around the base of a sign to enhance its physical appearance and provide screening of utilities such as light encasings, electrical boxes, sign base materials, etc.

6

Continue supporting the banner program on light poles to promote local businesses and community activities; banners can be a supplemental element of a wayfinding signage program (SEE #13).


3

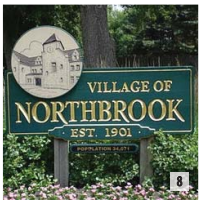
Utilize awnings to add a supplemental design element to signs and provide shade relief for window displays (and covered areas for pedestrians during inclement weather).

4

Support unique signage that enhances the character of the related business or use, provided that the sign generally adheres to the Village's current sign standards or obtains Village-approved variation.

7

Build upon existing design elements, such as the design of existing downtown streetscape columns (e.g. brick piers, planters, black iron fencing, etc; SEE #7, ABOVE LEFT) and existing Village entry signs (e.g. green and yellow/gold colors, historic elements, clean sign copy, etc; SEE #8, ABOVE RIGHT), when designing new downtown signage, particularly those created by the Village (SEE THE PUBLIC STREETSCAPE IMPROVEMENTS PLAN IN SECTION 4 FOR ADDITIONAL DETAILS).



8

9

Provide monument pier signage at key locations around downtown to serve as gateway features to indicate to visitors that they are in a special district (SEE THE PUBLIC STREETSCAPE IMPROVEMENTS PLAN IN SECTION 4 FOR ADDITIONAL DETAILS).

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