





**“TWO THUMBS UP!”: Prairie Grove Town Center & TOD Plan**

LOCATION :: PRAIRIE GROVE, IL | ARTICLE BY :: TODD VANADILOK

The Prairie Grove Planning and Zoning Commission recently gave a thumbs up to the Village’s Downtown Vision, shortly followed by a final approval from the Village Board on June 15th, 2010. A \$118,000 grant from the Regional Transportation Authority allowed the Village to create the Plan. There will be a Metra station, a Pace bus route and stop, and 516,000 square-feet of commercial space, which would include small businesses and office space.

“The Plan shows commitment to the development community ... and meets the needs of residents,” said Village Administrator Jeannine Smith. The 267 acres will be developed as a mixed-use area, including single-family houses, office space and small retail stores, such as hardware stores, doctors’ offices, insurance offices and a grocery store. The area was chosen because Metra plans to add a station within 15 years; a Pace Bus route also would serve the site.



“I am looking forward to seeing this development happen. It is wonderful that the Village is having the forethought to plan ahead and employ the area’s landscape when considering the plans.” - Jill May, Resident

3D PLAN PERSPECTIVE RENDERING OF DEVELOPED VILLAGE CENTER | BONDY STUDIOS 2010

**Morris Comprehensive Plan Adopted**

LOCATION :: MORRIS, IL | ARTICLE BY :: MIKE HOFFMAN

With a charming and healthy downtown and regional recreational and transportation assets like I-80, the Illinois River, and the I&M Canal trail Morris is a wonderful place to raise a family. It is also on the fringe of the Chicago Metropolitan area, and has significant potential for future growth and development. The City’s 2010 Comprehensive Plan, developed by the City’s Planning Commission with assistance and direction from Teska, outlines clear strategies to manage that growth.

Key features of the plan include:

- An on-line community survey and project web site
- Division of the community into planning sectors, with detailed land use & transportation plans
- A Route 47 Corridor study to outline ways to enhance the overall community image and character along this key community gateway.
- Specific recommendations to update the Zoning Ordinance to match the vision created in the Comprehensive Plan.



Teska also recently completed a landscape plan for the new City Hall. The plan features extensive use of perennials and ornamental grasses in a winding bed designed to imitate the flow of the River.



**FARM-FRESH PARKING**



VIBRANT RADISHES AND CELERY AT GLENCOE FARMERS MARKET IN THE VERNON AVE. PARKING LOT



SQUASH, CORN AND PEACHES



PLANTER & PAVING SURROUNDING PARKING LOT

**D Parking Lot Produce: Revamp Paves Way for Glencoe Farmers Market**

LOCATION :: GLENCOE, IL | ARTICLE BY :: JODI MARIANO

**WHEN DOES A PARKING LOT FUNCTION BEYOND THE STORAGE OF VEHICLES?**

When it is located within the heart of a vibrant suburban downtown and is home to active sidewalks, lunchtime food and beverage crowds, retail loading areas, farmers markets and communitywide festivals. Teska worked with the Village to develop an improvement plan that guided enhancements for the Village owned parking lot as well as adjacent privately owned properties. Working with the Village Engineer, Teska prepared plan documents and technical specifications that guided the construction of the Vernon Avenue parking lot, including plaza seating, bike storage, lighting, screening fencing, pedestrian walkways and landscape plantings.

“ The local farmers market offers up a plethora of sense stimuli: colors, smells, tastes and the bustling sounds of the market customers. Looking at the produce, the beautiful rainbow of ripeness calls out to me, “take me home!”

- Dara Bunjon, Food Examiner

HELLO  
My name is...

Kale - I'm a fresh fall veggie!



Just one cup of me steamed contains 1328% RDA Vitamin K and 354% RDA of Vitamin A...bottom line, I'm pretty awesome. Find me at your local farmers market!

**E Hanover Park | Comprehensive Plan Update**

LOCATION :: HANOVER PARK, IL | ARTICLE BY :: BEN CARLISLE

The Village of Hanover Park is an evolving and transitioning community. Whereas Hanover Park desires to preserve its tranquil, mature suburban residential neighborhoods, the potential development of the Elgin-O'Hare Expressway extension, aging commercial corridors and business districts in need of redevelopment, and a commitment to sustainability suggest that the community recognizes the potential of its future. The 2010 Comprehensive Plan, facilitated by Teska, identified practical and implementable recommendations to guide Hanover Park into the future, including the development of the Hanover Park Village Center.

The Hanover Park Village Center is a 200 acre undeveloped area located adjacent to the village's Metra station. Due to the unique advantages of regional access, underutilized and vacant properties, and the proposed Elgin O'Hare Expressway extension, the development of the Village Center presents an unprecedented opportunity to create a downtown-like atmosphere. The Village Center Special Area Plan ensures that the Village Center will be a well planned, transit-oriented, mixed-use, compact development, within a reasonable walk of the Metra commuter station. The Village Center provides an opportunity to create a place with a unique and positive local identity, affords an opportunity for development to expand the Village's economic diversity and vitality, and offers of a wide range of housing types and uses intended to function as the "heart" of Hanover Park.



PROPOSED SIGNAGE & STREETScape ENHANCEMENTS

**F “Thar She Blows!” | Mike Hoffman Speaks on Kendall County’s New Wind Ordinance**

LOCATION :: KENDALL COUNTY, IL | ARTICLE BY :: MIKE HOFFMAN

Kendall County Planning Consortium met and heard how wind turbines are installed and regulated in unincorporated areas of the county. Speaking to the group were Mike Hoffman, vice president of Teska Associates, who is the County’s planning consultant, and Mark Sullivan, managing partner with Sullivan Energy Group.

Sullivan’s company recently installed the first vertical axis wind turbine in Illinois. Hoffman contended that the turbines are still in the beginning stage of being used at residential homes. However, with a \$40,000 average price tag and a 10 to 15 year payback it will still take a few years for the technology to get off the ground.



NEWLY INSTALLED VERTICAL ACCESS WIND TURBINE AT VALLEY BAPTIST CHURCH IN KENDALL COUNTY

- **Rural Roots.** Back in 2006 the county began thinking about establishing wind energy regulations because rural counties with large agricultural areas are targets for wind farms. That year they put in place regulations to address commercial wind farms-making them a special use in agricultural areas. The county also allowed smaller windmills in agricultural areas but not in residential areas.
- **An Accessory Use.** In 2009, they updated the ordinance to allow for small wind energy systems in residential, business and manufacturing areas. The residential windmills are considered an accessory use and require a permit and application process.
- **Size Options.** New York based Urban Green Technology manufactures the wind turbines Sullivan uses. He mentioned that they make the turbine in three sizes that can be mounted two different ways.
- **Installation Process.** To install a residential wind turbine, there is a staff review period and the resident must notify their neighbors and allow for a 15-day comment period. If neighbors still have concerns, it goes to the plan commission for hearing, which can then be appealed to the county board.

**“We are trying to make it as easy as possible while still making sure that we are protecting residents. There are a lot of misperceptions about these things.” - Mike Hoffman**

**G Thai Town Center TIF: When East Meets West**

LOCATION :: CHICAGO, IL | ARTICLE BY :: TODD VANADILOK

Renowned chef Arun Sampanthavivat of Arun’s Restaurant is one of the pioneers for an exciting venture to bring investment to Chicago’s Albany Park neighborhood and stimulate economic development along the Pulaski Road Corridor. The project involves rehabbing the former 17th District Police Station and will house the chef’s second Chicago restaurant as well as the Thai American Association of Illinois.

Ultimately, the restaurant is envisioned as the catalyst to create the Thai Town Center -- a premier cultural and commercial center for the City of Chicago. As interest continues to build, other Thai businesses and organizations will invest in the area and provide a unique destination for specialty goods, services, and culture; the Center will also feature a green roof/rooftop garden.

Teska assisted Chef Arun and his team with preparing their redevelopment proposal and application for TIF assistance from the City. Working with 39th Ward Alderman Laurino and City staff, Teska secured land for the proposed development and secured 1.5 million in TIF assistance from the City. Notably, even the Teska team was well represented by the Thai community, with a Thai American architect and Teska’s own Thai American planner.

ARCHITECTURAL RENDERING OF REHABILITATED BUILDING | THAI TOWN CENTER

