



## CHAPTER 6

# Economic Development

Before the 2008 Recession, conversations about economic development in communities were relatively straight-forward. Slow and steady growth in retail, services, and industrial development. However, the slow recovery and pronounced market shifts have created significant changes, as growth of internet shopping, distribution center projects have grown in scale, and workforce availability, transit connectivity, and access to quality housing increasingly factor into employer decisions about site selection. This chapter discusses goals and projects for Sauk Village to implement in response to the changing economy.

### VISION

**To create and maintain a strong vibrant local economy that builds on existing strengths such as industrial parks, IL-394 access and freight rail access.**

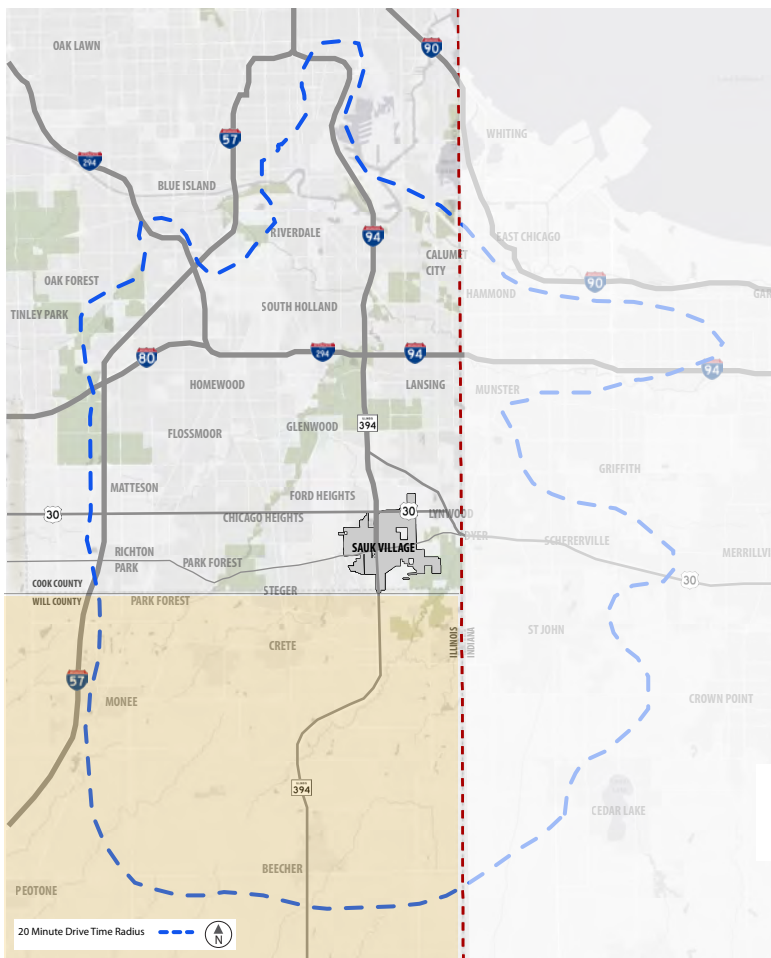
# FINDINGS



## ECONOMIC DEVELOPMENT FINDING # 1

Sauk Village's location in the I-80 and IL-394 corridors provide access to a larger market and regional workforce.

**FIGURE 6.1: 20 Minute Regional Drive Time Trade Area Map**



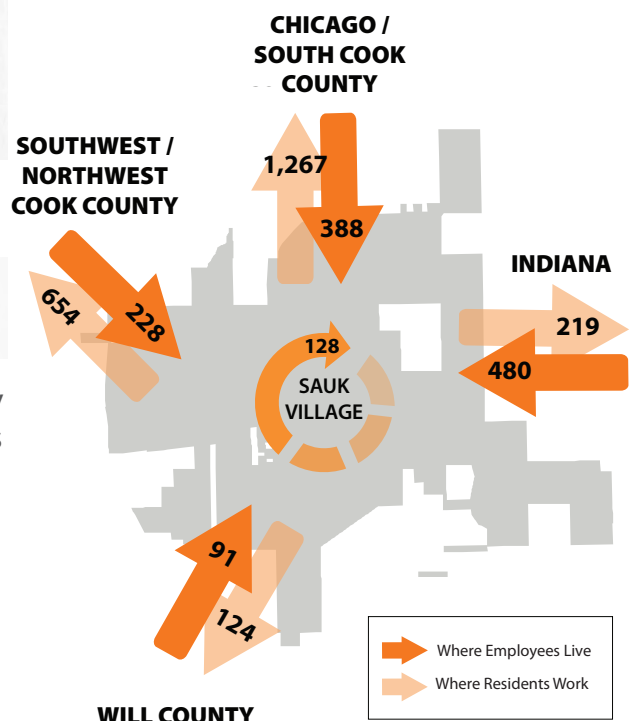
The Village benefits from a strategic location supported by US 30 and IL-394 which provides connections for residents and employees who live and or work in the community. The existing conditions analysis points to the importance of east-west connections from Dyer, toward Chicago Heights and points further west. The 20-minute regional drive time data provided in the existing conditions report includes more than 52,000,000 square feet of industrial space and more than 37,000 manufacturing, warehouse, and logistics jobs.

**FIGURE 6.2: Trade Area Summary**

	Sauk Village	Trade Areas	
		5 Miles	20 Minute Drive Time
Population	10,343	120,805	522,218
Households	3,164	42,662	191,562
Household Income	\$52,975	\$57,096	\$56,143
Median Age	31.8	38.8	38.9

Source: Esri

**FIGURE 6.3: Inflow-Outflow of Residents and Employees of Sauk Village**



Source: On the Map, Census.gov, Teska Associates

# FINDINGS



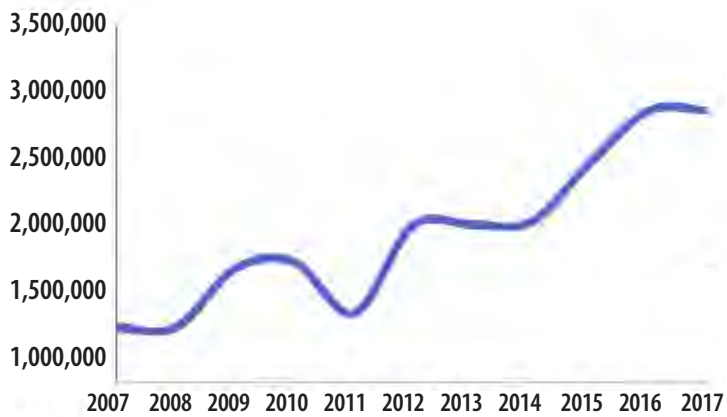
## ECONOMIC DEVELOPMENT FINDING # 2

### Industrial development anchors the employment and tax base of Sauk Village.

Since 2010, Sauk Village has become significantly more concentrated in industrial activities. Specifically, between 2010 and 2012, 1,800 new industrial jobs were created, and about 615,000 sf of industrial space was added to village inventory.

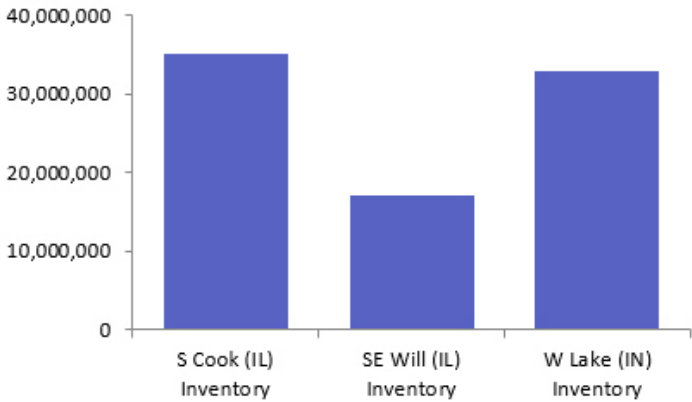
Approximately 75% of job creation comes from strategies that encourage existing companies to grow at a faster rate, this is why business retention and expansion programs in manufacturing can be critical in sustaining long-term opportunities. As modern industrial jobs can support attractive wages, the associated companies make important sales tax and property tax contributions to local units of government. Proximity to the Canadian National (CN) freight rail and the CSX intermodal rail (previously the Elgin, Joliet and Eastern Railway Company) is one clear opportunity to be leveraged in support of future rail-served industrial site development.

**FIGURE 6.5: Sauk Village Industrial Occupancy (SF)**



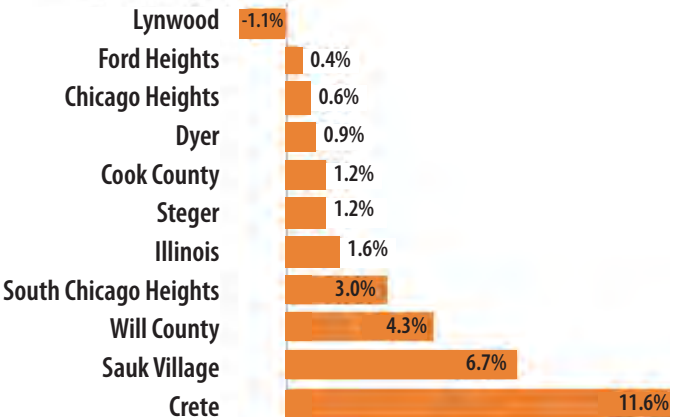
Source: CoStar

**FIGURE 6.4: Industrial Inventory (2018)**



Source: AECOM Analysis

**FIGURE 6.6: Industrial Occupancy (SF) Compound Annual Growth Rate (CAGR) (2010-2017)**



Source: CoStar

# FINDINGS



## ECONOMIC DEVELOPMENT FINDING # 3

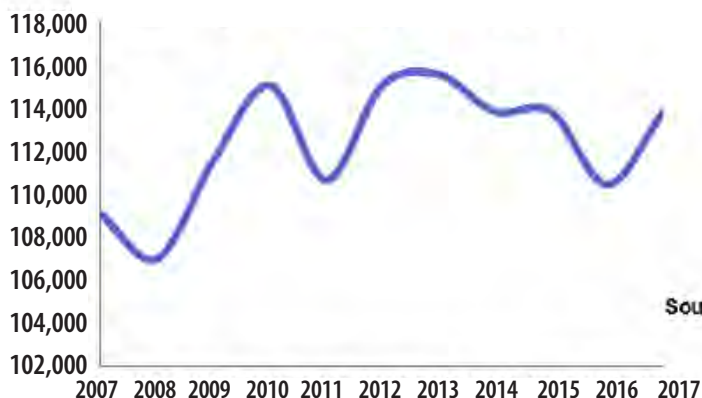
Retail development should be focused at two primary nodes.

As growth of the Internet has slowed demand for brick and mortar retail real estate, successful policy responses have focused on the following:

1. Prioritizing future retail development at key nodes, supported by solid traffic counts and site visibility, and aligned with parcels that can be brought to market quickly.
2. Successful business districts tend to have a greater focus on restaurants, food and experience of place. Business services, which were once discouraged, are increasingly important to bring day-time traffic to support business district activity and restaurants in particular.
3. Prioritizing locations where retail enhancements can be aligned with efforts to reinvest in housing stock.

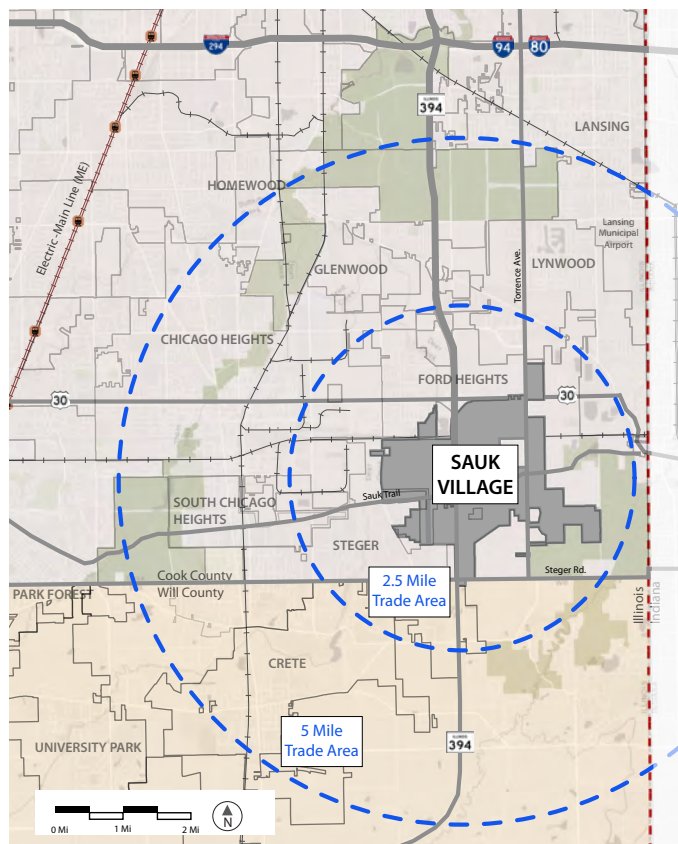
By concentrating retail and commercial activity in two primary nodes along Sauk Trail – between IL 394 and Jeffrey Avenue and at the intersection with Torrence Avenue – the Village can provide the type of business districts that lend themselves to today’s retail environment.

**FIGURE 6.8: Sauk Village Retail Occupancy (SF)**

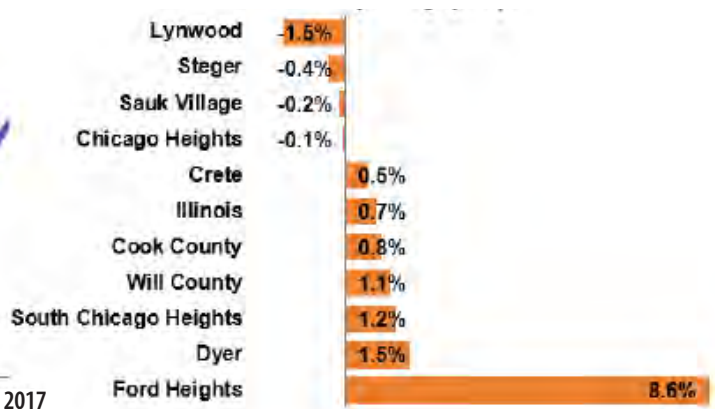


Source: CoStar

**FIGURE 6.7: Local Trade Area Map**



**FIGURE 6.9: Retail Occupancy (SF) Compound Annual Growth Rate (CAGR) (2010-2017)**



Source: CoStar

# OPPORTUNITY ZONES AND ENTERPRISE ZONES

## Opportunity Zone

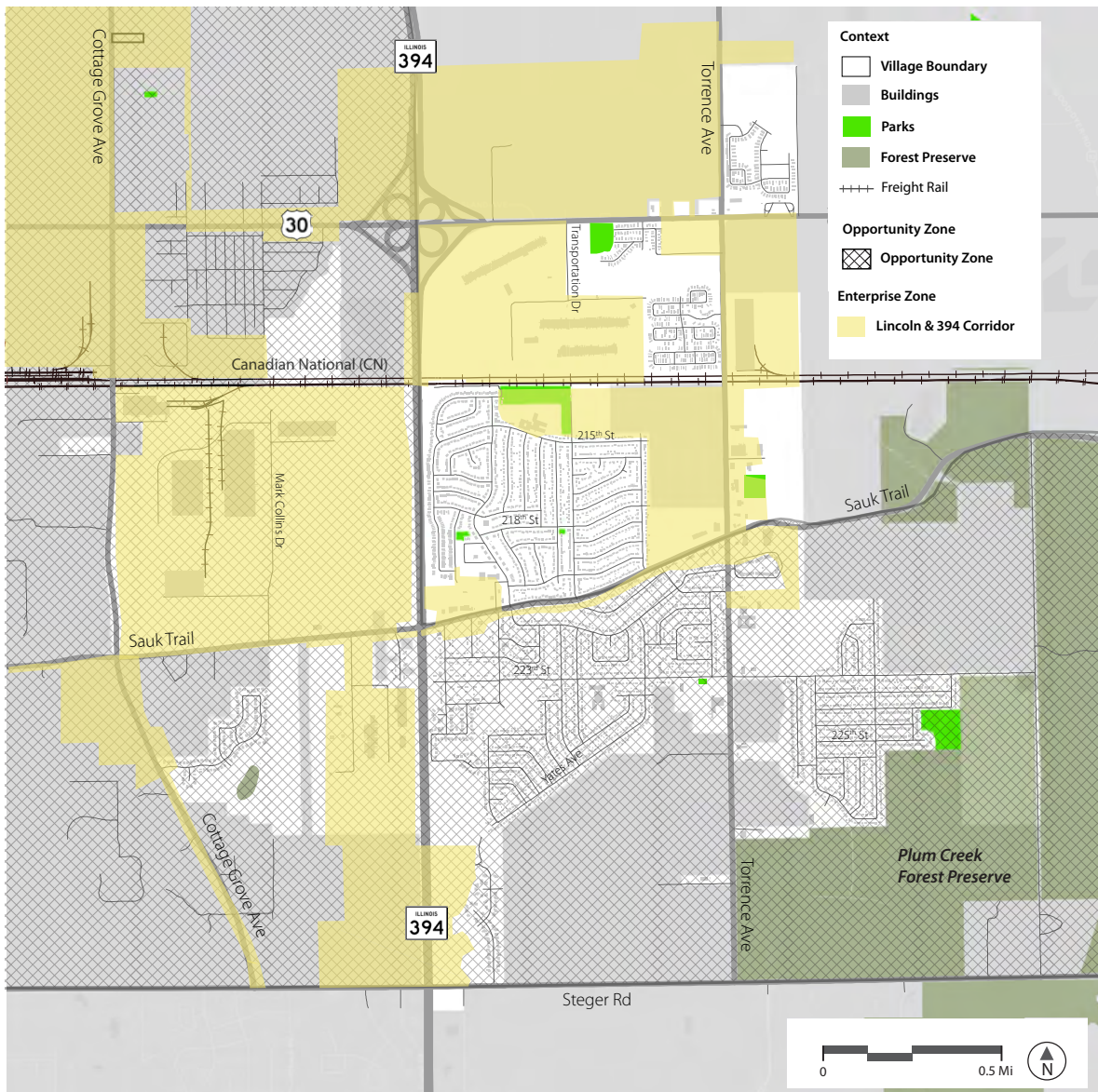
Opportunity Zones are a new provision to the Federal tax code passed in 2017 to encourage long-term investment and job creation in certain established Census tracts, by allowing investors to re-invest unrealized capital gains. More information is available at [www.illinois.gov/dceo](http://www.illinois.gov/dceo)

## Enterprise Zone

The Illinois Enterprise Zone Program is designed to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state through state and local tax incentives, regulatory relief and improved governmental services.

The two zones are shown below:

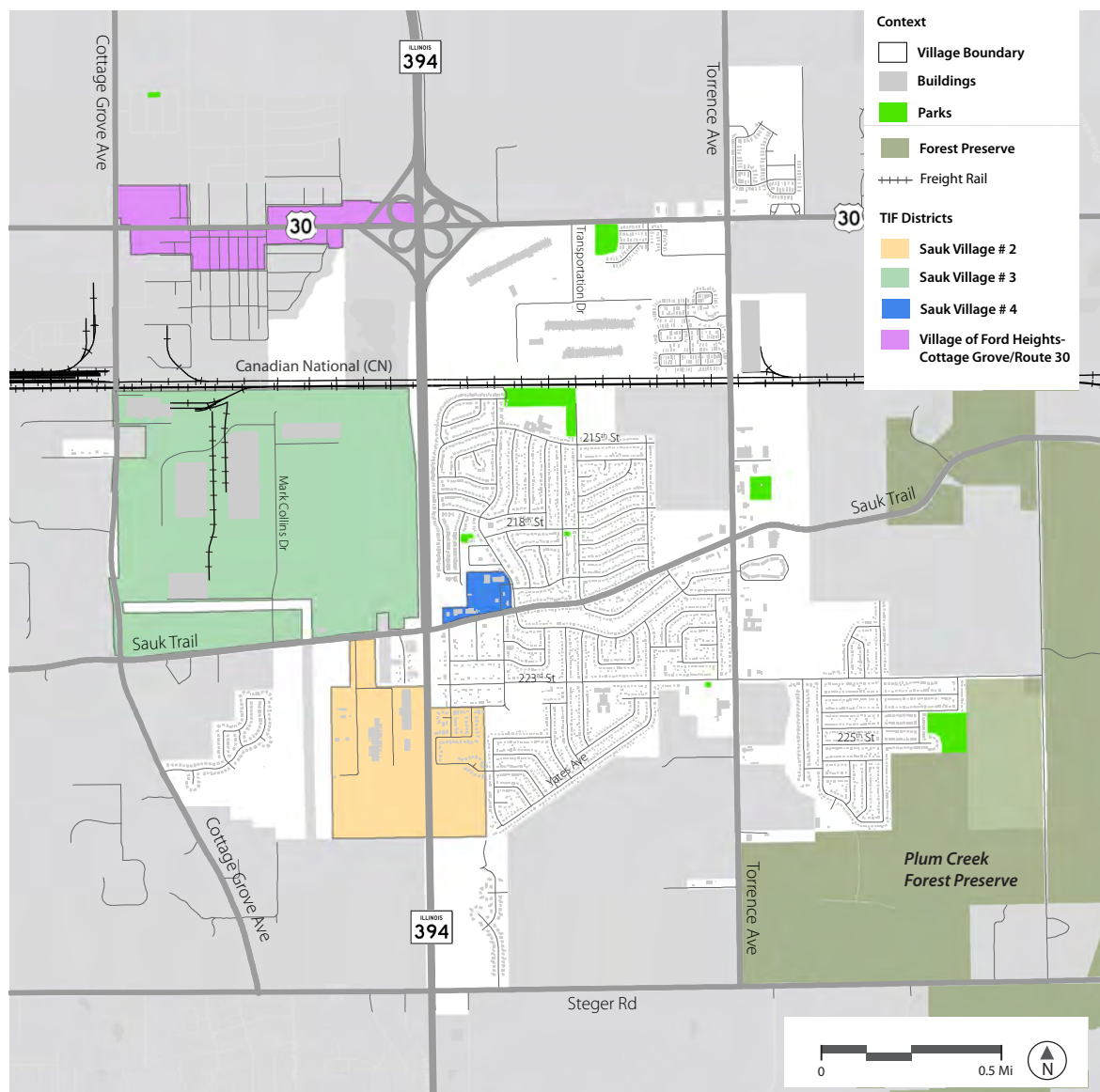
**FIGURE 6.10: Opportunity Zones and Enterprise Zone Map**



## TAX INCREMENT FINANCING (TIF) DISTRICTS

Illinois law allows units of local governments to designate areas within their jurisdiction as TIF districts. These districts dedicate sales tax revenues and additional property tax revenues generated within the TIF for improvements within the district to encourage new economic development and job creation. Funds may be used for costs associated with the development or redevelopment of property within the TIF, allowing blighted, declining and under performing areas to again become viable, and helping these areas to compete with vacant land at the edge of urban areas. Projects in TIF districts typically include: redevelopment of substandard, obsolete, or vacant buildings; financing public infrastructure improvements, including streets, sewer, water, in declining areas; cleaning up polluted areas; improving the viability of downtown business districts; rehabilitating historic properties, and providing infrastructure needed to develop a site for new industrial or commercial use. ([source: www.illinois.gov/dceo](http://www.illinois.gov/dceo))

**FIGURE 6.11: Tax Increment Financing (TIF) Districts Map**



**GOAL**

**EC1: Promote Industrial Development to Provide Employment and Strong Tax Base for the Community**

**PROJECT**

**EC1.1.**

**Implement a business expansion and retention program to work with existing industrial / warehouse / flex companies and encourage their growth.**

**PROJECT**

**EC1.2.**

**Expand the capacity of economic development efforts, such as the creation of an economic development entity to recruit businesses, facilitate transactions and market the community.**

**PROJECT**

**EC1.3.**

**Enhance the use of rail and work with Canadian National to leverage the potential of Elgin, Joliet & Eastern corridor.**

**PROJECT EC1.1**

**Implement a business expansion and retention program to work with existing industrial / warehouse / flex companies and encourage their growth.**

Sauk Village has benefited from recent industrial growth, and has access to additional identifiers that can be supportive of future growth. The Village should focus on need for a structured business retention and expansion program that includes: 1) understanding company needs and competitive pressures, with emphasis on smaller suppliers that are critical to the business; 2) identifying local resources (workforce training, tax incentives, etc.) that can sustain expansion of operations; and 3) develop apprenticeship opportunities with local colleges or training programs to support future workforce needs.

As shown in Figure 6.10 and 6.11, Opportunity Zones, Enterprise Zones and TIF Districts cover key opportunity sites in the Village. Three kinds of tools can aid in the attraction of new development, the Village has access to ways to fund infrastructure through TIF, reduce sales tax costs for construction through Enterprise Zones and attract new investment through Opportunity Zones.

## PROJECT EC1.2

**Expand the capacity of economic development efforts, such as the creation of an economic development entity to recruit businesses, facilitate transactions and market the community.**

In order to promote investment in the community, the Village should consider creating an economic development entity, either run by the Village or contracted as a non-profit agency. The purpose would be to enable concentrated marketing and recruitment efforts and to aiding the negotiation and approval of development agreements. The Village can work with Chicago Southland Economic Development Corporation, as a regional entity to help promote the Village and attract investors, but could benefit from a dedicated entity to focus solely on opportunities within the Village.



*Chicago Neighborhood Initiatives has worked since 2010 to bring jobs and economic development to the Pullman Neighborhood on the South Side of Chicago. Method Soap (shown in photo), Whole Foods Distribution, a Wal Mart-anchored shopping center and a new 600,000 sq ft speculative industrial facility have all been attracted through the work of CNi along with local and state government leaders.*

## PROJECT EC1.3

**Enhance the use of rail and work with Canadian National to leverage the potential of the Elgin, Joliet & Eastern corridor.**

Uniquely among class 1 railroad companies, Canadian National (CN) operates a rail network that connects the Atlantic and Pacific Oceans with the Gulf of Mexico and, through acquisition of the EJ&E, an outer belt that bypasses the majority of freight congestion in Chicago, where a reported 25% of US rail traffic passes.

This strategy focuses on the opportunity to work with CN and its partners to expand rail served industrial site opportunities in Sauk Village, starting with expanding access within the LogistiCenter. In the longer-term, other sites along the rail corridor, such as vacant land near Torrence Avenue, should be considered for additional rail spurs and development sites.

**FIGURE 6.12: Elgin, Joliet and Eastern Railway**



- EJ&E Rail Line
- Canadian National (CN) Rail Line
- Canadian National (CN) Trackage Rights



## GOAL

### EC2: Plan for Infrastructure to Serve Industrial and Commercial Development

#### PROJECT

##### EC2.1.

Study the aggregate cost of ownership for industrial companies in Sauk Village, considering workforce availability, land costs, taxes, utilities, etc. to target strategies for business recruitment.

#### PROJECT

##### EC2.2.

Invest in infrastructure capacity to support additional industrial development, including the completion of the LogistiCenter.

#### PROJECT

##### EC2.3.

Work with county and state officials to prioritize truck corridor capacity investments that can sustain industrial development.

##### EC2.4.

Pursue federal grant sources (US Economic Development Administration) to support construction of industrial rail spurs and similar infrastructure.

## PROJECT EC2.1

Study the aggregate cost of ownership for industrial companies in Sauk Village, considering workforce availability, land costs, taxes, utilities, etc. to target strategies for business recruitment.

Economic development and site selection professionals are familiar with metrics that frame the competitive position of one community over another. It is important for local officials to be familiar with these metrics (land costs, taxes, energy costs, etc.) to help frame competitive positioning. These metrics, when considered in light of available workforce and infrastructure capacity, will start to identify key industry targets in which the community will have a competitive advantage in the future. Conversations with local utilities may be needed to support company interest in predictable energy costs and future pivots to renewable energy sources, including solar.



## PROJECT EC2.2

**Invest in infrastructure capacity to support additional industrial development, including the completion of the LogistiCenter.**

Beginning with the 2011 groundbreaking for Winpak packaging, the LogistiCenter project has benefited from favorable market response, with more than 1.5 million square feet under lease in four warehouse buildings. The Project has potential capacity for up to 5 million square feet of new warehouse space. The development currently has a 48.2-acre site available for development.

Given the scale of modern distribution buildings (with typical sizes greater than 500,000 square feet), vacant land can be absorbed quickly. As such, the Village should prioritize infrastructure investments to support build-out of this asset.



*Winpak facility within the LogistiCenter.*

## PROJECT EC2.3

**Work with county and state officials to prioritize truck corridor capacity investments that can sustain industrial development.**

While Sauk Village enjoys a strategic location in southern Cook County that can support future growth in tax base and employment, corresponding proximity to large-scale demand drivers associated with the Will County Inland Port will over time will dictate increases in truck traffic. The recently completed Will County Community Friendly Freight Mobility Plan identified a number of east-west road improvements to support truck traffic, ranging from improvements to I-80 to US 45 at Stunkel Road, and IL 50 at Governors Highway. The Village needs to pay attention to broader infrastructure improvements being discussed in Will County, and work with State officials to sustain funding for improvements that support safety and capacity for development of the larger I-80 industrial corridor.

## PROJECT EC2.4

**Pursue federal grant from the US Economic Development Administration to support construction of industrial rail spurs and similar infrastructure.**

US EDA is one federal agency tasked with funding economic and industrial development projects, making investments and supporting partnerships that can boost regional competitiveness. EDA offers programs to support public works improvements, with a specific focus on economically distressed communities. In general, US EDA is focused on projects that can create or retain jobs, increase private investment, promote advancing innovation, and enhance manufacturing capacity, all of which relate to opportunities the Village should be pursuing for economic development.



*The Village is working with Cook County to expand the existing rail connection south into the LogistiCenter. Pursuing federal grants can further maximize capacity, increasing the development potential within the site.*

## GOAL

### EC3: Support Commercial and Retail Development to Meet the Needs of the Village

#### PROJECT

##### EC3.1

Pursue zoning that encourages retail development along Sauk Trail at I-394 and Torrence Avenue.

#### PROJECT

##### EC3.2

Work with property owners to encourage assembly of land for redevelopment, ensuring that key sites are “ready to go”.

#### PROJECT

##### EC3.3

Pursue strategies that encourage housing reinvestment at key nodes in support of retail goals.

## PROJECT EC3.1

**Pursue zoning that encourages retail development along Sauk Trail at I-394 and Torrence Avenue.**

Strategies to encourage infill retail development include the use of zoning and entitlements. Considerations include expanding the number of “by-right” uses, building community consensus regarding new development, such that zoning reviews can be streamlined, and ensuring that the community zoning review process is transparent, such that when developers begin the process, they have a clear sense of the time commitment, there-by reducing project risk.

## PROJECT EC3.2

**Work with property owners to encourage assembly of land for redevelopment, ensuring that key sites are “ready to go”.**

Given the intense competition in retail, strategies that can encourage assembly of key sites in the community should be encouraged. Related goals that speak to the role of an economic development organization in the community to facilitate conversations with property owners are an example. The Village should begin assembling land to allow for the creation of a Town Center at Sauk Trail and Jeffrey Avenue and work with developers to assemble key parcels slated for development as needed.

## PROJECT EC3.3

**Pursue strategies that encourage housing reinvestment at key nodes in support of retail goals.**

Given the connection between rooftops and retail, broader efforts in the community to encourage reinvestment in housing stock will support stable real estate values and attract investments in local retail and services. Efforts to stabilize and support new residential development detailed in the Housing Chapter will also improve the retail environment and demand for restaurants in the Village.

## GOAL

### EC4: Advance Entrepreneurial Activity and Innovation through Business Services and Support

#### PROJECT

##### EC4.1

Partner with local workforce intermediaries such as the Chicago Cook Workforce Partnership in support of industrial development.

#### PROJECT

##### EC4.2

Create an apprenticeship program that can serve local companies in hiring Sauk Village residents.

#### PROJECT

##### EC4.3

Add fiber optics to support higher speed data and ensure telecom / data is available community wide.

#### PROJECT

##### EC4.4

Update zoning to allow for live work and flex space development for small businesses.

#### PROJECT

##### EC4.5

Support locally owned and small businesses to locate and expand in the community.

## PROJECT EC4.1

Partner with local workforce intermediaries such as the Chicago Cook Workforce Partnership in support of industrial development.

With recent growth in employment, and in context with otherwise tight labor markets and low unemployment levels, local economic development efforts need to consider workforce development strategies, partially to ensure that companies can find applicants, but also to ensure that future generations (now in high school) have the skills to enter the workforce. Partnerships with community colleges, training programs and the Chicago Cook Workforce Partnership can assist the Village in making sure residents are trained for jobs and that employers have ready access to trained potential employees.

## PROJECT EC4.2

Create an apprenticeship program that can serve local companies in hiring Sauk Village residents.

With recent passage of WIOA (the Workforce Investment Opportunity Act), the stage has been set for significant changes in how workforce development services are provided. The legislation has placed greater emphasis on career pathways and sector strategies in driving workforce. One critical area in which WIOA has reinforced opportunities is in relation to apprenticeships, encouraging industry-driven models that support on-the-job learning and job-related instruction. Due to the need to meet Cook County apprenticeship requirements, Sauk Village should consider either leading or joining an effort to bring such programs to the Chicago Southland.

## PROJECT EC4.3

**Add fiber optics to support higher speed data – ensure telecom / data is available community wide.**

As the community considers an array of future infrastructure reinvestment plans, fiber optics need to be considered equally with more traditional forms of public infrastructure. Investments in fiber optics as well as currently emerging 5G services need to be considered. Company interviews can start to reinforce investment choices and priorities. While smaller retailers and residents will benefit from 5G services, larger corporations are likely to prefer the bandwidth provided by fiber optics.



*Installation of fiber optics expands development opportunity within Sauk Village.*

## PROJECT EC4.4

**Update zoning to allow for live work and flex space development for small businesses.**

With changes in the economy, the definition of residential, office and light industry has opened new opportunities. The Village should identify ways through the zoning code to allow flex spaces and live-work opportunities in the community. This can encourage entrepreneurship and better regulation of life and safety by promoting a legal means to operate businesses in areas in which live work opportunities would be appropriate.



*New live-work townhomes are being built in Oak Park with flexible 2,400 sq ft of space that allow for home, studio or work space.*

## PROJECT EC4.5

**Support locally owned and small businesses to locate and expand in the community.**

As an extension of already identified plans to support business retention and expansion, efforts by the Village to encourage growth of small businesses should be prioritized. Possible strategies related to the use of revolving loan funds, provision of enabling infrastructure (wifi / fiber optics), and business support and incubation services, including facilities with lower cost rents.



*Special Service Areas (SSA) provide opportunities for businesses to redevelopment and create more attractive commercial frontages, as shown here in Evanston, IL on Central Street.*



## CHAPTER 7

# Transportation

The transportation network in Sauk Village is made up of a collection of regional roadways, local streets, public transportation and railroads. The success of local and regional economies depends on a well-planned, operated and maintained transportation network. The chapter describes the goals and projects that focus on improvements to Sauk Village's transportation network as they relate to future land use changes and to accommodate economic development efforts. When land uses change, traffic characteristics such as the volume, mode choice, and patterns of traffic can also change, which can influence the types of transportation facilities that are needed.

### VISION

**To create an active, safe and healthy Village by enhancing connectivity through the improvement to the transportation system for all users.**

# FINDINGS

**TRANSPORTATION FINDING # 1**  
**The roadway network provides the backbone for Sauk Village.**

Sauk Village’s transportation system has a wide range of uses that serve local and regional entities. Much of the Village is situated near major transportation routes such as: I-294, I-94, and I-80, and I-57 (as shown in Figure 7.2). Although these routes provide regional access for the Village, no transportation route has been more influential in the growth of Sauk Village than the development of the IL-394 corridor. IL-394 runs north and south creating a major interchange for access into Sauk Village. The corridor maintains an average daily traffic (ADT) count of roughly 71,800 vehicles and has seen a total increase of 3,500 vehicles per day since 2009. IL-394 has created direct routes to Chicago, Cook County, Will County and Indiana.

**FIGURE 7.1: ADT/Roadway Jurisdictions**

Corridor	Average Daily Traffic (ADT)	Classification	Jurisdiction
IL-394 South of Sauk Trail	30,700	Principal Arterial	IDOT
IL-394 North of Sauk Trail	41,100	Freeway or Expressway	IDOT
Sauk Trail West of Torrence	15,800	Minor Arterial	Cook County
Saul Trail East of Torrence	13,200	Minor Arterial	IDOT
Torrence Ave	6,450	Major Collector	IDOT

**TRANSPORTATION FINDING # 2**  
**There is an opportunity to improve connectivity and pedestrian safety throughout the Village.**

Bicycle facilities, sidewalks and trail systems are critical components of the transportation network and need to be improved. The focus of this effort is to connect residential neighborhoods, schools, libraries, commercial centers, forest preserves, recreational facilities and trails to the overall regional mobility network. The limited availability of these facilities is limiting connectivity, safety and livability of the Village.

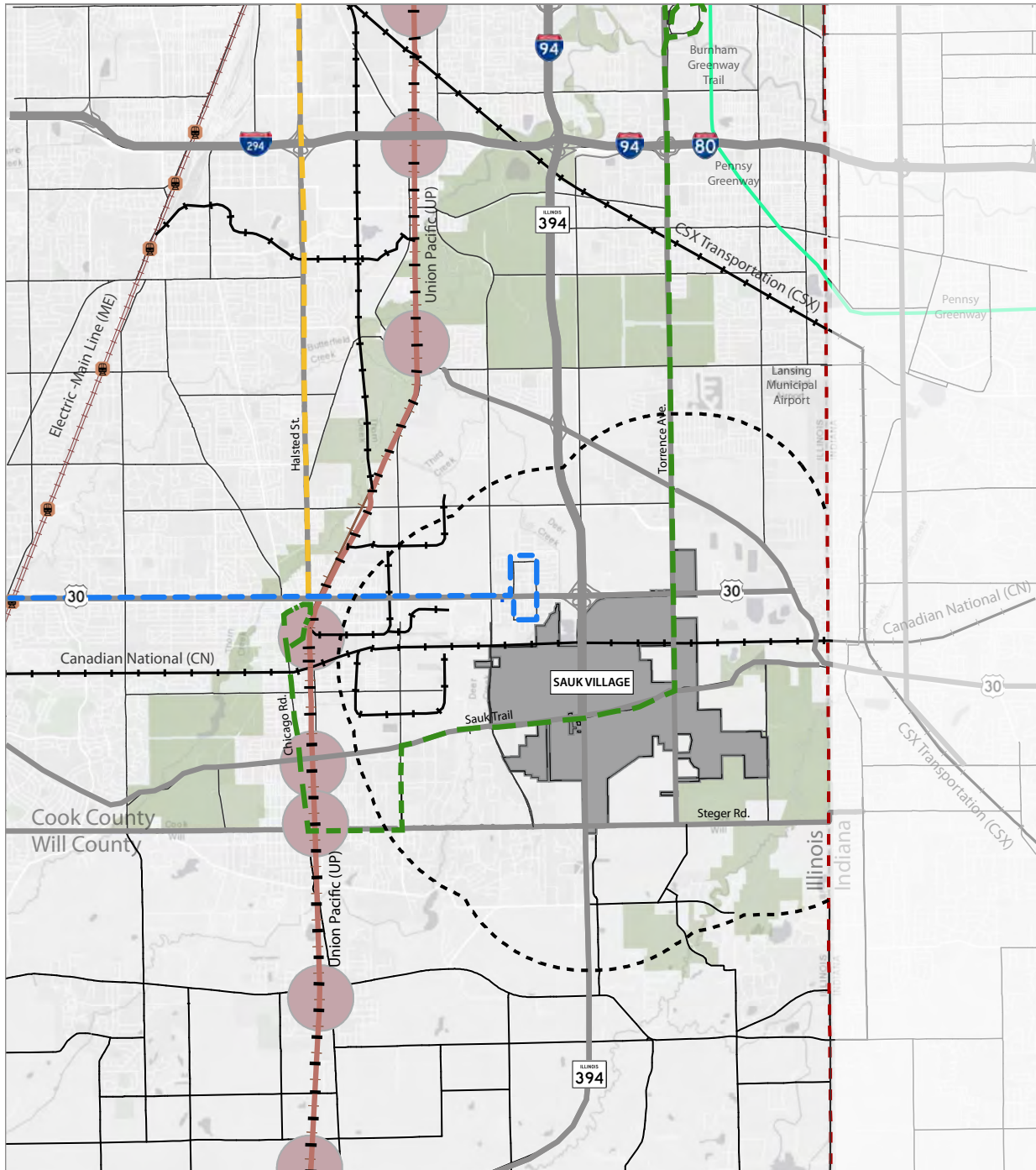


*Existing Pennsy Greenway that connects north to the Burnham Greenway and Chicago.*



# REGIONAL TRANSPORTATION

FIGURE 7.2: Regional Transportation Map



Sauk Village, Illinois

## Regional Transportation



- |                            |                       |                      |  |
|----------------------------|-----------------------|----------------------|--|
| <b>Context</b>             | <b>Transportation</b> |                      |  |
| Village Boundary           | Metra Line            | pace bus route - 357 | Proposed SouthEast Service Metra Line (Union Pacific Line) |
| Forest Preserve            | Metra Station         | pace bus route - 358 | Proposed Metra Stops                                       |
| 1.5 Mile Planning Boundary | Freight Rail          | pace bus route - 890 |  |

## FINDINGS



### TRANSPORTATION FINDING # 3

**There is excellent access to freight through rail and road systems but investment in infrastructure is needed to support economic development in Sauk Village.**

Sauk Village is served by excellent access to the region's freight network through road and rail. Sauk Village has access to IL-394, the Canadian National (CN) freight rail and the CSX intermodal rail (previously the Elgin, Joliet and Eastern Railway Company). The connection to these two rail lines and the IL-394 corridor has become increasingly important in attracting industry into Sauk Village. The movement of freight and goods has become a vital element of Sauk Village and continues to be an area of focus for the Village's economic development strategies.



*Existing Canadian National (CN), and the CSX intermodal rail is located just north of the LogistiCenter, providing rail spur access into the industrial park.*



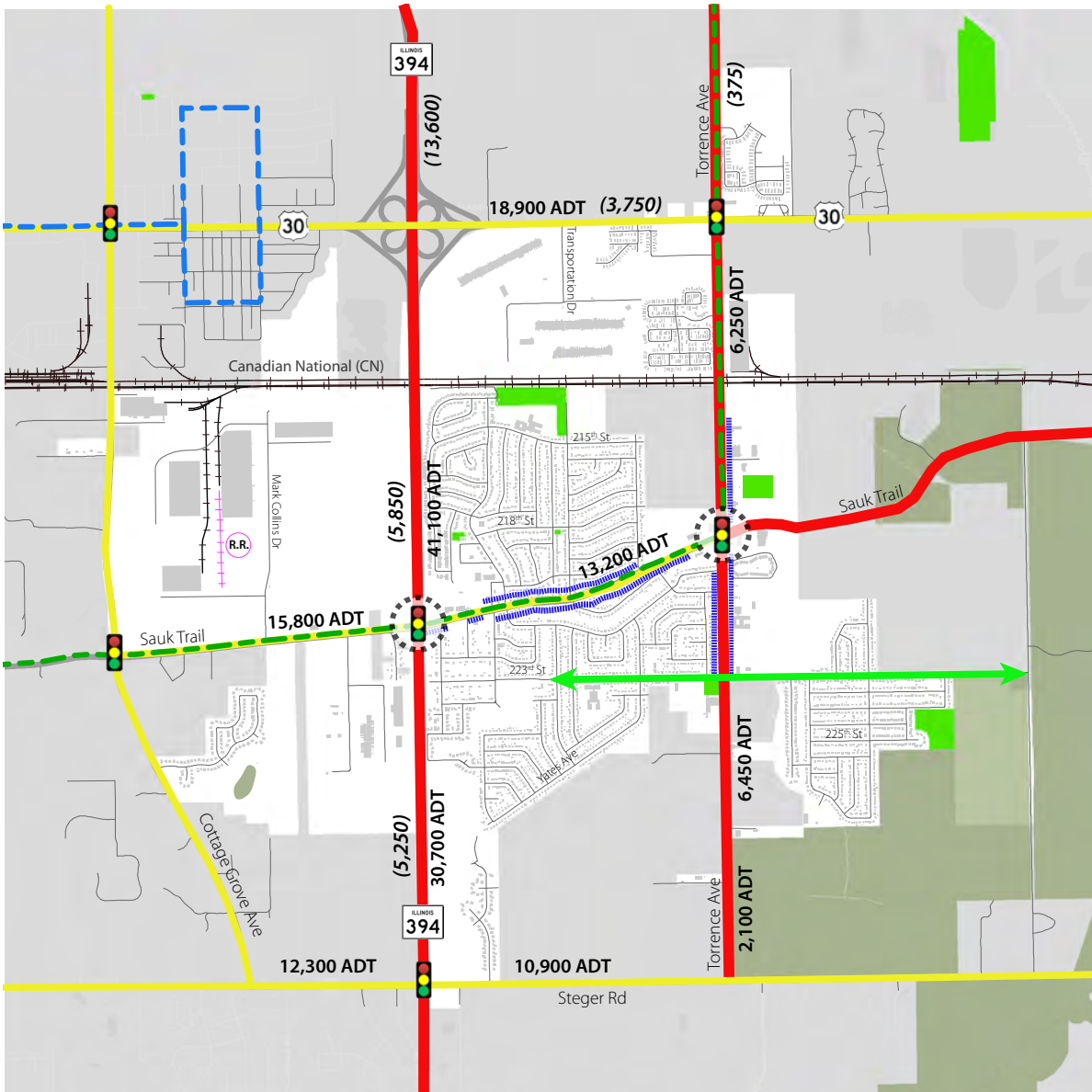
### TRANSPORTATION FINDING # 4

**There is a need to expand transit access and services to Sauk Village.**

Public transit, provided primarily by Pace bus is limited but serves as a key component of the transportation network that connects residents with employment centers, and regional destinations. Pace provides two bus routes (Route 357 and Route 358) that covers Sauk Trail, Torrence Ave and portions of US 30. In addition, Pace provides important connections to Metra services, which includes service to 211th Street/Lincoln Highway on Metra Electric and the Hegewish Station on the South Shore Line as shown in Figure 7.2. In addition, in 2015 Metra's board passed a resolution of support for efforts of the Southeastern Commuter Rail District to identify sources of funding to establish the SouthEast Service (SES).

# EXISTING TRANSPORTATION

FIGURE 7.3: Existing Transportation Map



Sauk Village, Illinois

## Existing Transportation

### Context

- Village Boundary
- Buildings
- Parks
- Forest Preserve
- Freight Rail

- Existing Traffic Signals
- Existing Sidewalks
- pace bus route 358
- pace bus route 357

### Jurisdiction

- Illinois Department of Transportation (IDOT)
- Cook County

NOTE: AVERAGE DAILY TRAFFIC (ADT) IS THE AVERAGE NUMBER OF VEHICLES IN BOTH DIRECTIONS IN A DAY

TRUCK TRAFFIC NUMBERS ARE SHOWN AS (#####)

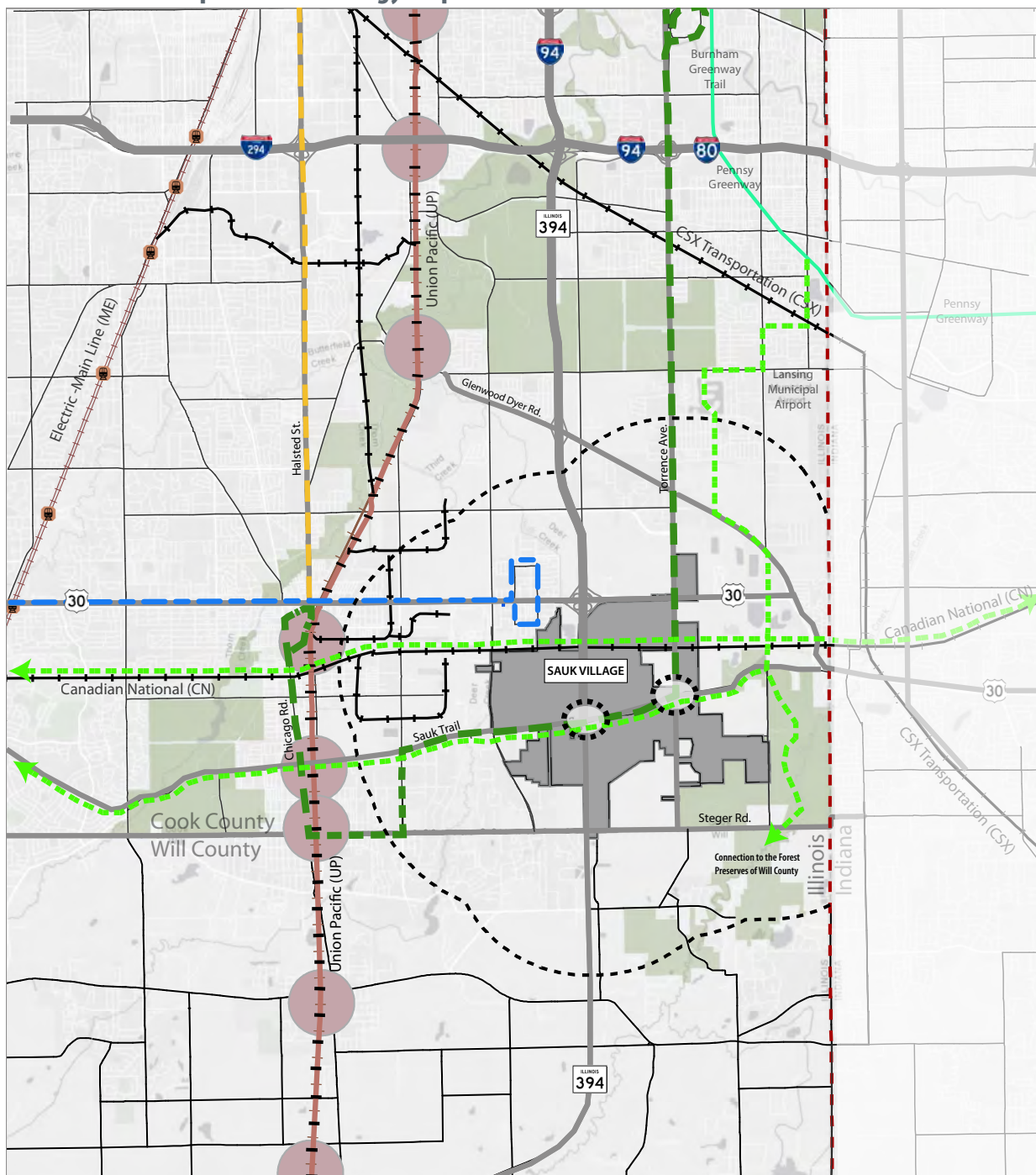
### Areas of Transportation Focus

- Improve pedestrian crossings, sidewalks and facilities at commercial centers
- Opportunity for bicycle and pedestrian access to the forest preserve and throughout the village
- Extension of rail line within the LogistiCenter

As the Existing Transportation map shows above, the majority of roads in Sauk Village are local roads and streets which are designed to provide access to homes and businesses. The collectors and minor arterials (Cottage Grove, Torrence Ave, Sauk Trail, and Steger Road) feed the larger freeways of IL-394 and US-30.

# TRANSPORTATION STRATEGIES

FIGURE 7.4: Transportation Strategy Map



Sauk Village, Illinois

## Transportation Strategy Map



**Context**

- Village Boundary
- Forest Preserve
- 1.5 Mile Planning Boundary

**Transportation**

- Metra Line
- Metra Station
- Freight Rail
- pace bus route - 357
- pace bus route - 358
- pace bus route - 890

- Proposed SouthEast Service Metra Line (Union Pacific Line)
- Proposed Metra Stops
- Proposed Intersection Improvements
- Proposed Trail Connection

## GOAL

**T1: Improve safety and meet capacity needs at critical intersections.**

### PROJECT

#### T1.1

**Modernize intersection of IL-394 and Sauk Trail to improve safety and meet capacity needs**

### PROJECT

#### T1.2

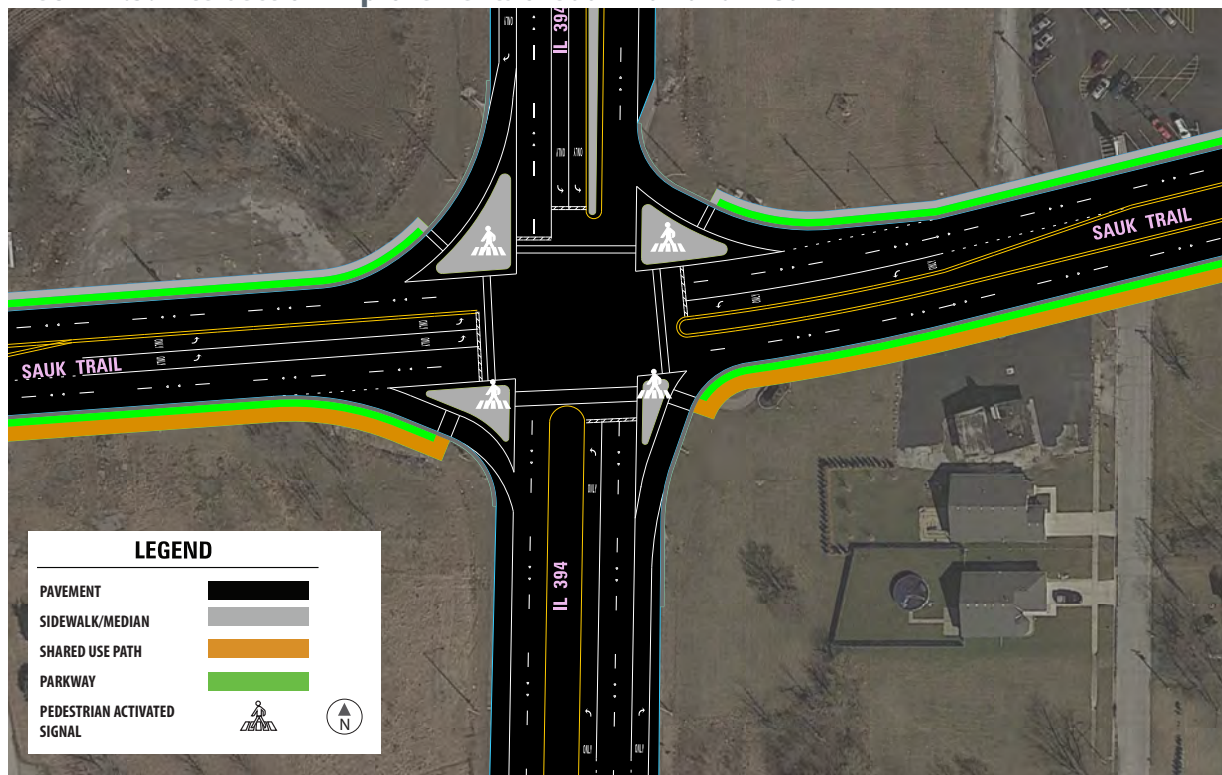
**Test and adjust signal timing to meet current transportation conditions**

## PROJECT T1.1

**Modernize intersection of IL-394 and Sauk Trail to improve safety and meet capacity needs**

Motorists traveling through the existing IL-394/ Sauk Trail intersection experience delays that are well beyond reasonable. The most egregious cause of the traffic backup is due to eastbound to northbound movement. There is currently one left turn lane to accommodate this movement. Adding an additional left turn lane from eastbound Sauk Trail to Northbound IL-394 as well as increasing the storage length of the existing lane will provide adequate capacity. The additional lane can be created by either adding to the width of the existing roadway cross section or (the preferred method) or by reducing the number eastbound lanes from two to one.

**FIGURE 7.5: Intersection Improvements of Sauk Trail and IL-394**



*This graphic shows the intersection improvements of Sauk Trail and IL-394, which includes the proposed dual left turn lanes on Sauk Trail.*

## PROJECT T1.2

### Test and adjust signal timing to meet current transportation conditions

The existing signal timing does not meet the needs of the traffic patterns. Traffic demand and timing should be reviewed annually to maximize safety and traffic flow. Updating signal timing is a very cost-effective method of improving capacity and safety. In the near-term, additional time should be allotted to the eastbound to northbound movement. This will allow for more vehicles to make this turn during each phase. In addition, this will also provide longer walking times for pedestrians crossing IL-394 on the south side of the intersection.



*Intersection of IL-394 and Sauk Trail, looking southbound on IL-394.*

## GOAL

### T2: Improve Pedestrian Crossings, Sidewalks and Facilities along Commercial Corridors

#### PROJECT

##### T2.1

Improve pedestrian and bicycle safety at IL-394 and Sauk Trail.

#### PROJECT

##### T2.2

Create a continuous safe path for pedestrians between Cottage Grove and the state line.

#### PROJECT

##### T2.3

Prepare crosswalk improvements for Sauk Trail/Torrence Ave. intersection.

## PROJECT T2.1

Improve pedestrian and bicycle safety at IL-394 and Sauk Trail.

A new multi-use trail is being constructed on the southside of Sauk Trail east of IL-394. As the path is built out, several improvements are needed to direct safe crossing for pedestrians and bicyclists. As part of the project, striping and signaling should be adjusted for pedestrians crossing on the south side and eastside of the intersection. (See Project T1.1)

In addition, a north/south crossing should be added west of the IL-394/ Sauk Trail intersection to provide a safe path for pedestrians on the northside of Sauk Trail to access the south side crosswalk at IL-394.

FIGURE 7.6: Extension of Bike Route from 223rd Street



## PROJECT T2.2

**Create a continuous safe path for pedestrians between Cottage Grove and the state line.**

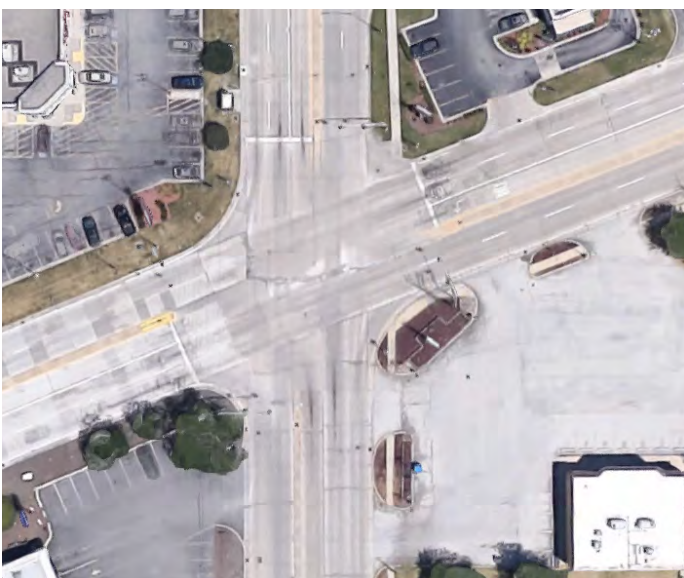
ADA sidewalks should be planned for the north and south sides of Sauk Trail from IL-394 to Torrence as there is commercial development and residential homes on both sides of Sauk Trail. In addition, an ADA sidewalk should be installed along the south side of Sauk Trail from Torrence Avenue to Village limits at Indiana State Line in the short-term. In the long-term, planning should also include ADA sidewalks on the north side of Sauk Trail between Torrence to Indiana State Line. In addition, ADA sidewalks are needed on the east side of Torrence Avenue from Route 30 to Steger Road.

Additional sidewalks are needed along the west side of Burnham Avenue between Sauk Trail and 223rd. In addition, pedestrian crossings and stop signs are needed at the entry to the Plum Creek Forest Preserve just north of 223rd Street.

## PROJECT T2.3

**Prepare crosswalk improvements for Sauk Trail/Torrence Ave. intersection.**

The Sauk Trail/Torrence Ave intersection is a major commercial hub for Sauk Village. Each quadrant is currently used for commercial purposes, but no crosswalks are currently present. For pedestrians, there is no safe path to reach these businesses. Sidewalks and crosswalk should be added for each leg. No lane additions are needed but some slight modification to the corner radii are needed to provide compliant ADA ramps.



*The existing intersection of Sauk Trail and Torrence Avenue.*



*Pedestrian crossing improvements like the one shown above can provide a safe and attractive crossing to connect to the commercial areas on Sauk Trail and Torrence Avenue..*



## GOAL

**T3: Plan for pedestrian and bicycle network to reach key destinations such as schools, parks, trails and forest preserve.**

### PROJECT

#### T3.1

Enhance 223rd Street by creating a bikeway/greenway to connect to the Plum Creek Forest Preserve and the proposed multi-use trail to Bloom Trail High School.

### PROJECT

#### T3.2

Develop the continuation of Old Plank Trail for a regional east/west trail connection between Indian Hill Woods Forest Preserve in Chicago Heights through Sauk Village to the Indiana border.

### PROJECT

#### T3.3

Create a multi-use trail along Torrence Ave. to connect to the Burnham and Pennsy Greenways.

## PROJECT T3.1

Enhance 223rd Street by creating a bikeway/greenway to connect to the Plum Creek Forest Preserve and the proposed multi-use trail to Bloom Trail High School.

A two-way shared use path is proposed to run inside the existing median along 223rd street. This path will provide the residents and visitors of Sauk Trail a safe, off-road path to travel east to the Plum Creek Forest preserve and west to the IL-394/ Sauk Trail intersection. This bikeway will connect with the proposed Cook County multi-use path that is proposed along the south side of Sauk Trail, west of IL-394 which runs to Bloom Trail High School. (See Project O1.1)

FIGURE 7.7: Proposed 223rd Bikeway Cross Section

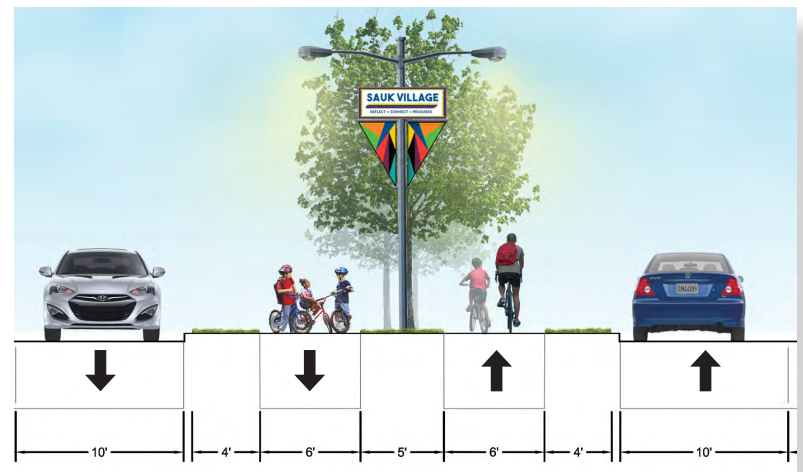
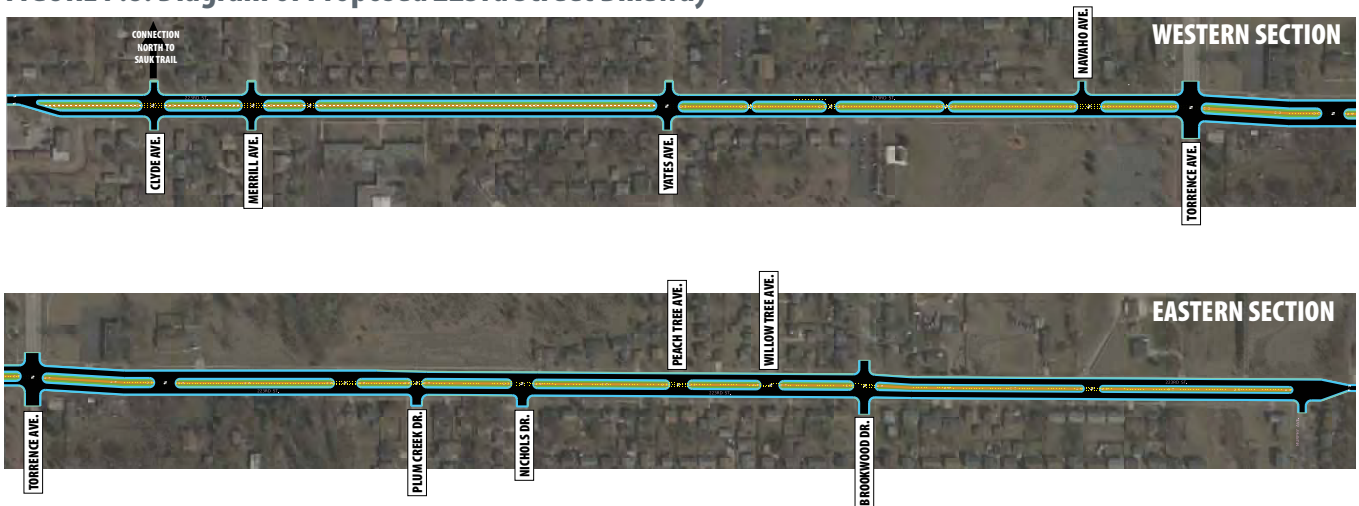
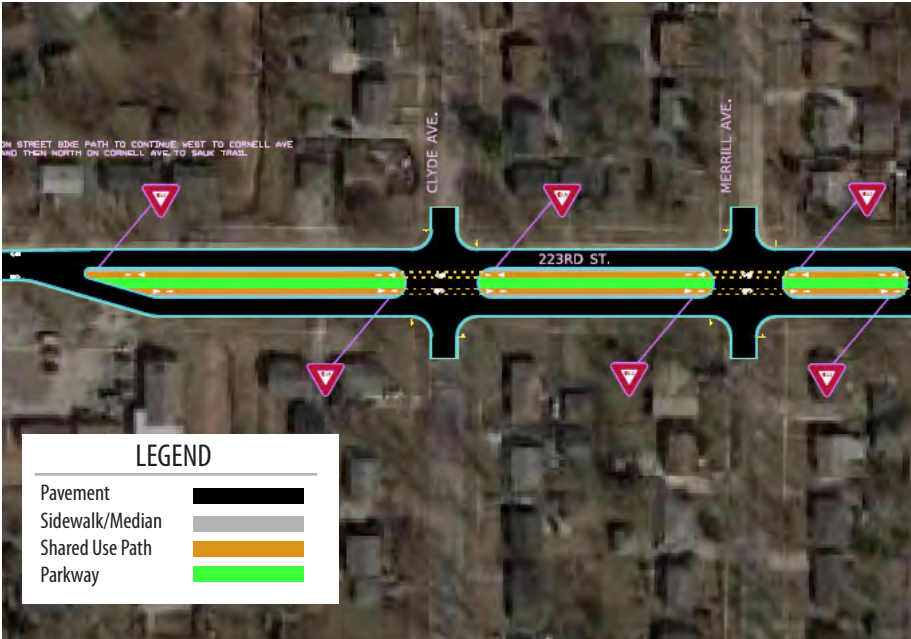


FIGURE 7.8: Diagram of Proposed 223rd Street Bikeway



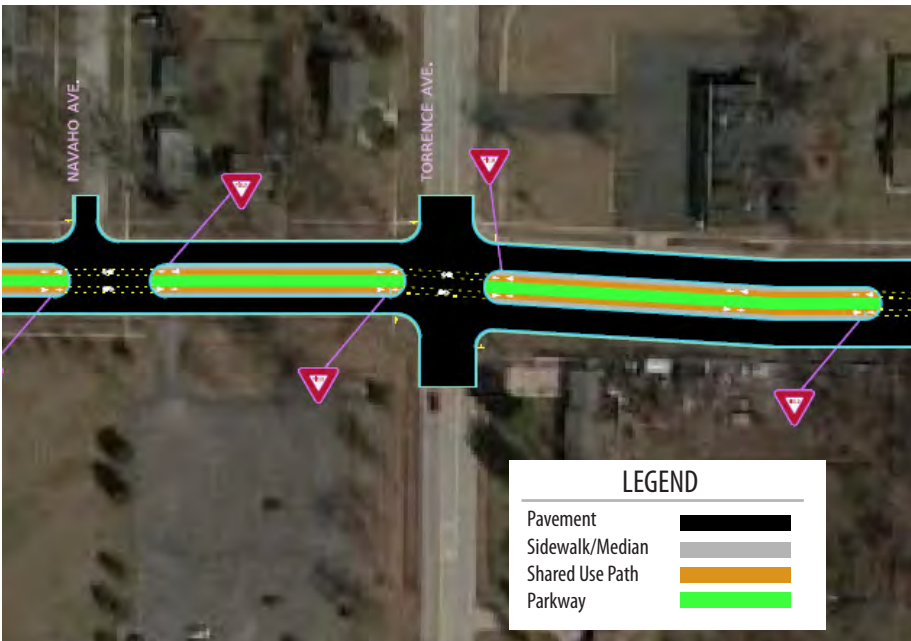
# PROJECT T3.1

## 223rd Street Bikeway - Areas of Improvement



### Clyde and Merrill Ave. Segment Improvements

In this section, the bikeway can be constructed in an existing median starting just west of Clyde Avenue.

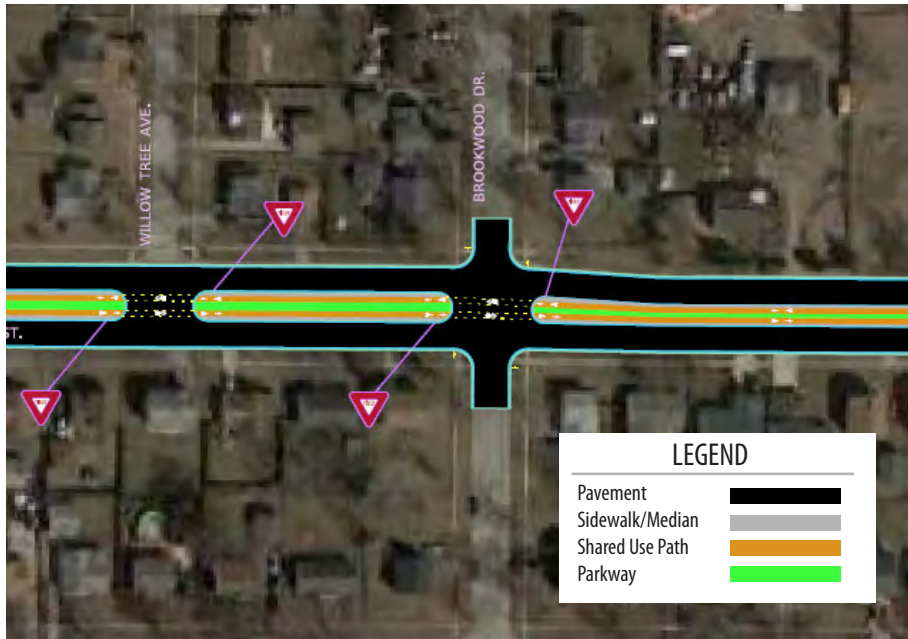


### Torrence Ave. Segment Improvements

The bikeway will cross Torrence Avenue and extend east west across an improved median.

# PROJECT T3.1

## 223rd Street Bikeway - Areas of Improvement



### Brookwood Dr. Segment Improvements

The median narrows at Brookwood Avenue, but is still wide enough to add the bikeway.



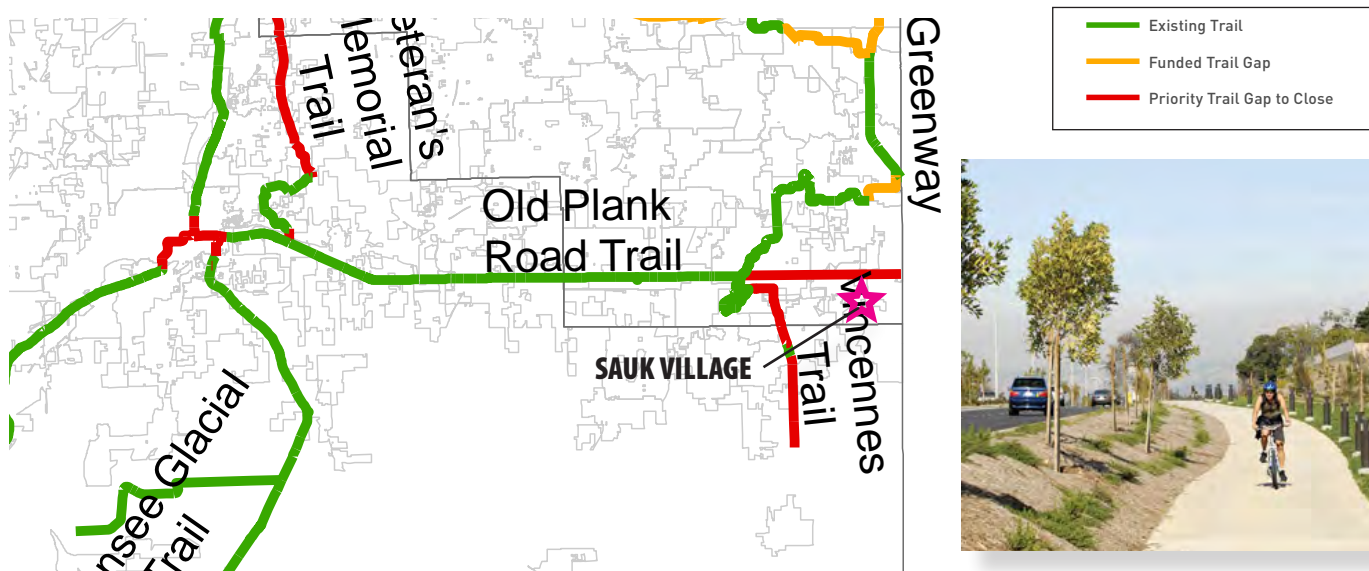
### Murphy Ave. Segment Improvements

Bikes will need to rejoin a shared street eastward from Murphy Avenue until 223rd Street reaches Plum Creek Forest Preserve at Burnham Avenue.

## PROJECT T3.2

**Develop the continuation of Old Plank Trail for a regional east/west trail connection between Indian Hill Woods Forest Preserve in Chicago Heights through Sauk Village to the Indiana border.**

The Old Plank Road Trail (OPRT) is a 22-mile long (east to west) paved rail-trail that connects the Illinois towns of Joliet, New Lenox, Frankfort, Matteson, Richton Park, Park Forest, and Chicago Heights. The eastern end of the trail terminates at Indian Hill Woods. The proposed Sauk Trail Cook County multi-use path could provide a connection to the OPRT. (See Project O1.2)



See Figure 8.6 in Project O1.3

## PROJECT T3.3

**Create a multi-use trail along Torrence Ave. to connect to the Burnham and Pennsy Greenways.**

The Burnham Greenway is composed of two distinct portions that both run along a former railroad corridor between Chicago and Lansing, Illinois. The Burnham Greenway's northern segment stretches 3.15 miles north from Wolf Lake to 100th Street. The southern segment of the Burnham Greenway covers 2.1 miles between Green Lake Woods (159th Street/US 6) and State Street. The Pennsy Greenway is currently open in three segments between Calumet City, Illinois, and Schererville, Indiana. The northern portion begins at the southern end of the Burnham Greenway. A connection to the Pennsy Greenway would provide a route from Sauk Village, north to Chicago (If the two segments are joined), and east to Indiana. Providing a shared-use path along Torrence would be the preferred corridor for such an improvement. Coordination with IDOT would be needed to provide a continuous path from Sauk Village to southern limits of existing Greenway. (See Project O1.3)

## **GOAL**

**T4: Ensure Freight Infrastructure (roads and rail) Meet Demand to Support Economic Development**

### **PROJECT**

#### **T4.1**

**Conduct pavement condition analysis of existing roads to provide a plan for future resurfacing/reconstruction.**

### **PROJECT**

#### **T4.2**

**Provide accessible walkways near potential commercial sites.**

### **PROJECT**

#### **T4.3**

**Provide areas that can be accessible to new rail spurs.**

## **PROJECT T4.1**

**Conduct pavement condition analysis of existing roads to provide a plan for future resurfacing/reconstruction.**

Pavement condition analysis is needed for the Village to plan and fund a yearly roadway maintenance plan. An analysis scheme, decision criteria, and implementation procedure need to be determined by the Department of Public Works.

## **PROJECT T4.2**

**Provide accessible walkways near potential commercial sites.**

In conjunction with commercial land use zones, proper compliant sidewalks should be provided at all commercial areas. Safe walkways near commercial sites can help increase foot traffic and viability of businesses.

## **PROJECT T4.3**

**Provide areas that can be accessible to new rail spurs.**

The existing rail network is quite robust within the village. Industrial areas that are accessible to new rail spurs may be attractive to manufacturing and logistics companies. Mapping these areas will allow the Village to maximize possible return on land that is owned by the Village.

## GOAL

**T5: Ensure Adequate Transit and Alternative Transportation to Meet Needs of Residents and Visitors**

### PROJECT

#### T5.1

Coordinate with pace to provide additional shelters along Sauk Trail and proper signage of existing stops.

### PROJECT

#### T5.2

Coordinate with pace to provide later service from the Hegewisch Train Station.

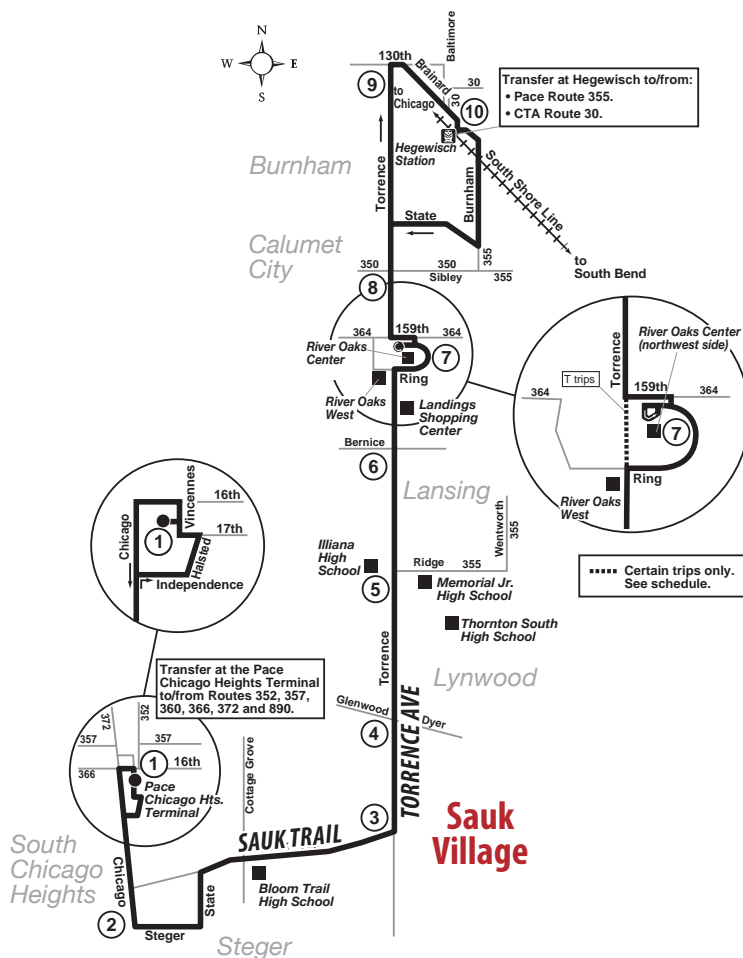
## PROJECT T5.1

Coordinate with pace to provide additional shelters along Sauk Trail and proper signage of existing stops.

The pace 358 Route is the only existing bus service in Sauk Village. 358 Provides weekday and Saturday service from the pace Chicago Heights Terminal to the South Shore Railroad in Hegewisch along Sauk Trail and Torrence Ave. Existing bus stop locations are poorly marked or not marked at all. Shelters are also needed to provide safe waiting areas. Sauk Village residents that do not have access to vehicles must walk to either Sauk Trail or Torrence Ave to a pace Route 358 bus stop. An additional pace stop should be added at Jeffrey Avenue on the north and south sides of Sauk Trail.

## Route 358

Effective Date  
December 17, 2018



## PROJECT T5.2

**Coordinate with pace to provide later service from the Hegewisch Train Station.**

The last pace bus service from the Hegewisch South Shore Line station south to Sauk Village is at 6:48pm on the weekend. In order to catch this Bus, someone would have to take the 5:58pm train from Millennium Station. This does not provide a resident that is working an alternate shift or staying late the opportunity to take public transportation. The Village should work with pace to assess demand and feasibility of extended service.



*Hegewisch Metra Station*





## CHAPTER 8

# Open Space + Recreation

The natural landscape is a defining element of Sauk Village's scenic setting and an essential component in maintaining a healthy environment and access to recreation for the community. This chapter outlines goals and projects for how to preserve the Village's natural resources and open spaces to provide more opportunity for recreation, an interconnected trail system.

### VISION

To provide an open space system which enhances parks and recreational amenities while preserving natural resources.



## FINDINGS



### OPEN SPACE + RECREATION FINDING # 1


Regional trail connections need to be provided to connect pedestrians and bicyclists to major destinations within the Village and to regional destinations.

Bicycle facilities, sidewalks and trail systems are integral components of the transportation network as well as provide exercise and recreation to residents. There is potential for greater use of the Plum Creek Forest Preserve by improving bike and pedestrian access both to and within the Preserve. In addition, improved trails should focus on connecting Sauk Village's major community centers including residential neighborhoods, schools and libraries and commercial areas along Sauk Trail.



*An example of shared bike path.*

# FINDINGS

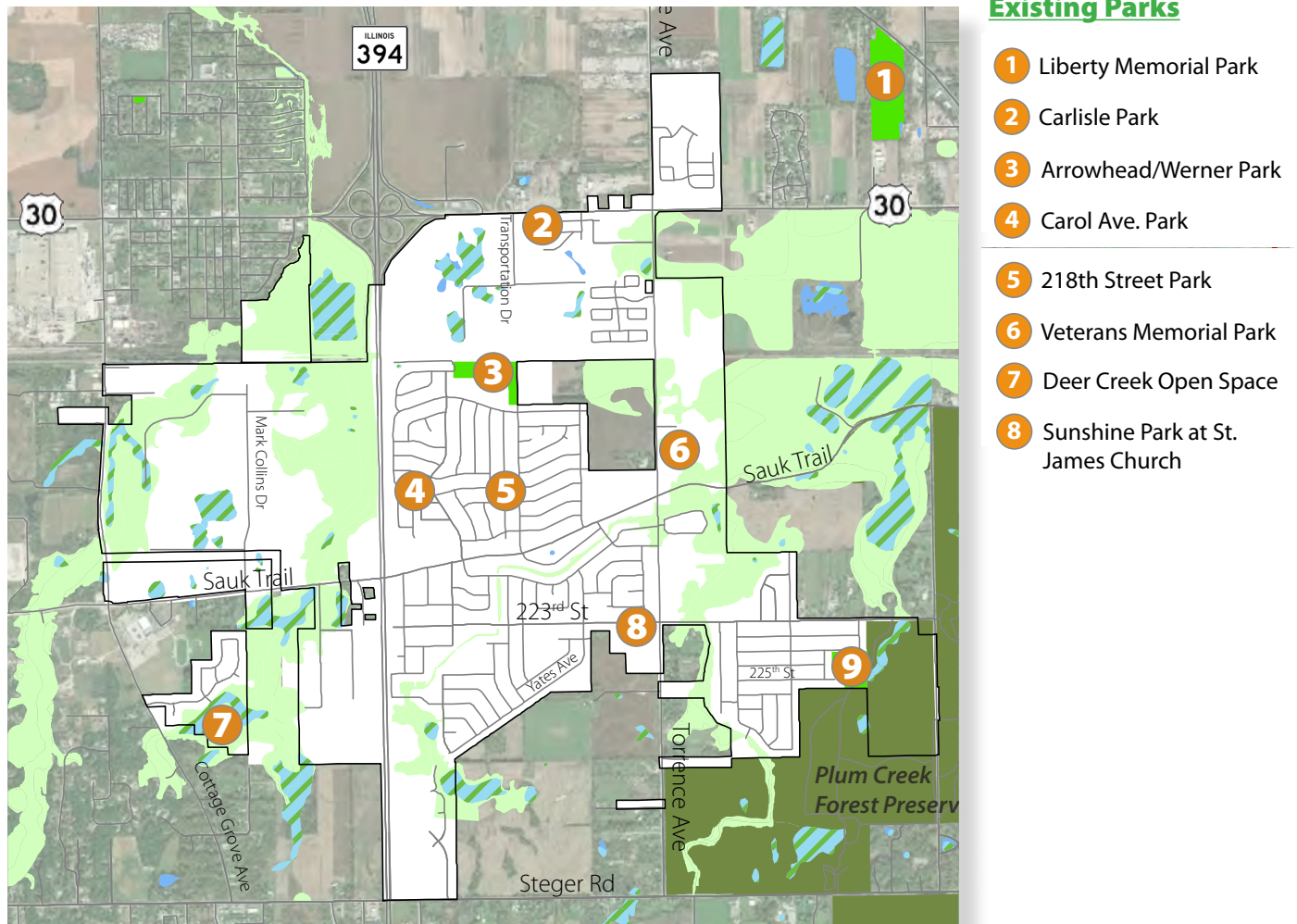


## OPEN SPACE + RECREATION FINDING # 2

Sauk Village has a variety of parks and open space areas; however the identity and function of each park should be better defined and tailored to specific needs.

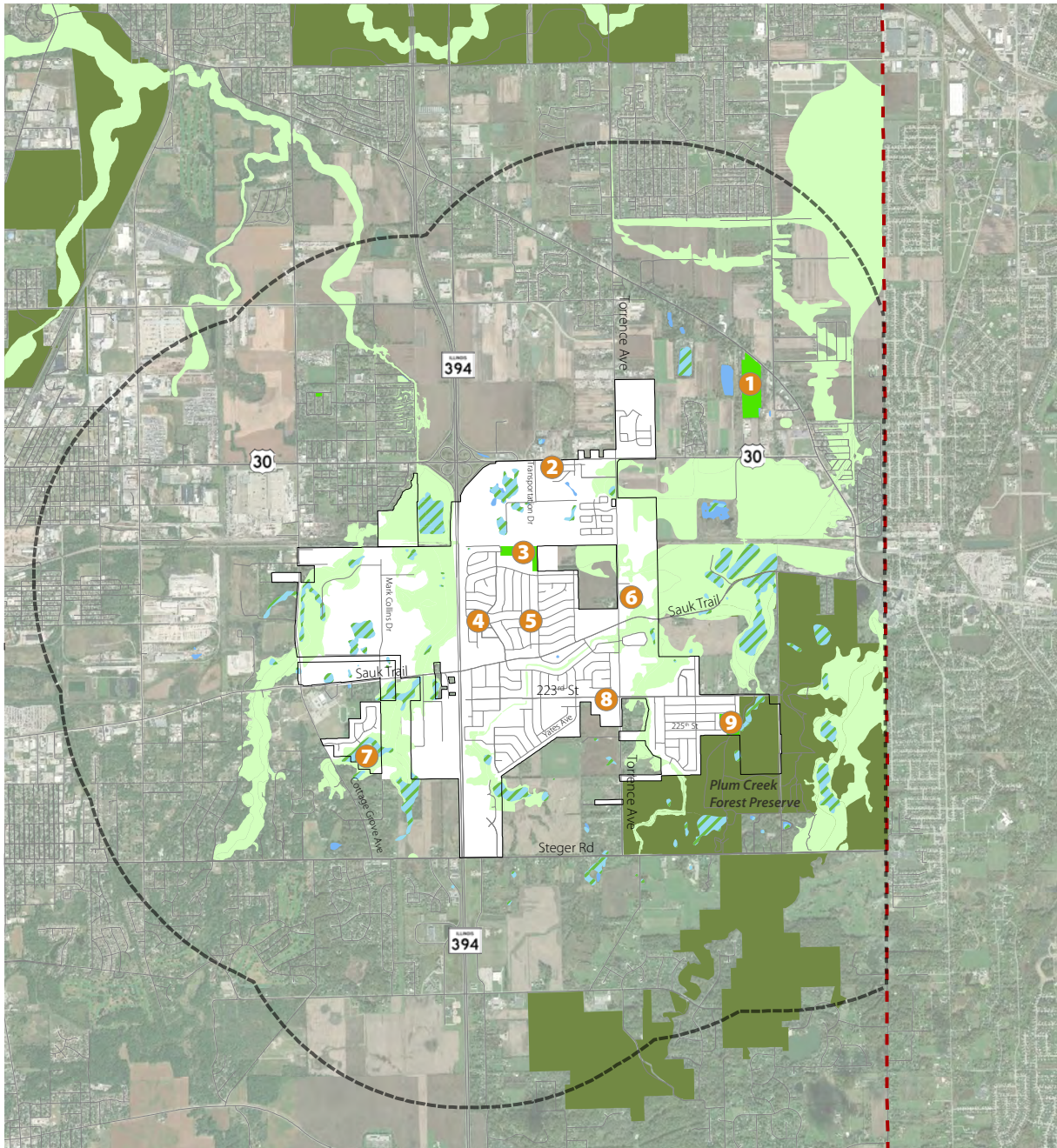
Access to open space is critical to improve the quality-of-life of local residents. Sauk Village maintains several neighborhood parks, and most of them include small playground equipment. There are a total of eight parks within the Village boundary as shown below. In addition, Plum Creek Forest Preserve is an important asset located along the eastern boundary of the Village but has limited access and amenities for potential visitors.

**FIGURE 8.1: Existing Parks**



# OPEN SPACE + RECREATION

FIGURE 8.2: Open Space and Recreation Existing Conditions



Sauk Village, Illinois

## Open Space + Recreation Existing Conditions

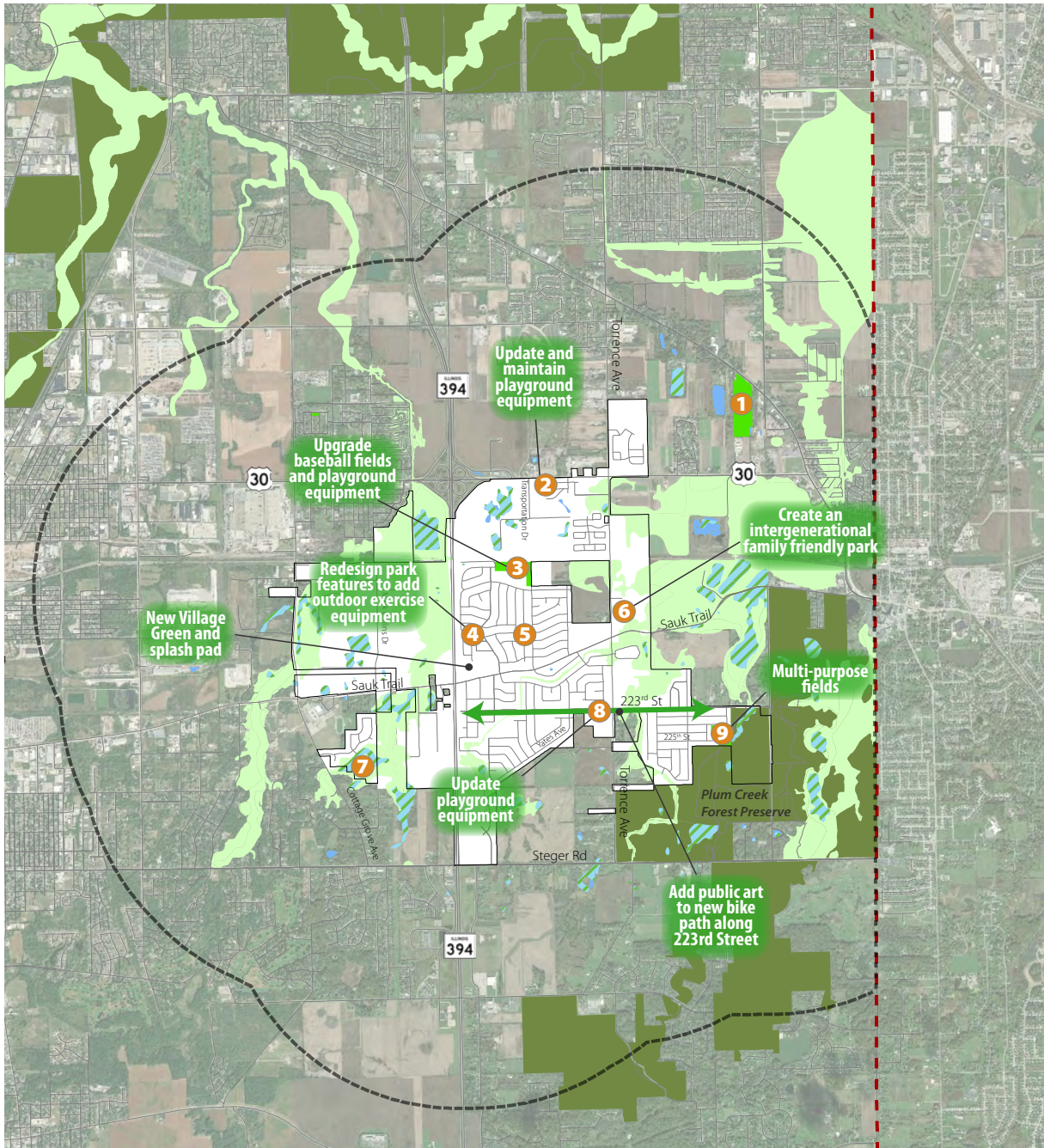


Context

- |                            |                  |              |                         |                                     |               |
|----------------------------|------------------|--------------|-------------------------|-------------------------------------|---------------|
| Village Boundary           | Flood Plain      | Wetlands     | 1 Liberty Memorial Park | 5 218th Street Park                 | 9 Murphy Park |
| 1.5 Mile Planning Boundary | Forest Preserves | Water Bodies | 2 Carlisle Park         | 6 Veterans Memorial Park            |               |
| Indiana Border             | Parks            |              | 3 Arrowhead/Werner Park | 7 Deer Creek Open Space             |               |
|                            |                  |              | 4 Carol Ave. Park       | 8 Sunshine Park at St. James Church |               |

# OPEN SPACE + RECREATION STRATEGIES

FIGURE 8.3: Open Space and Recreation Strategy



Sauk Village, Illinois

## Open Space + Recreation Strategy Map



Context

- |                            |                  |              |                         |                                     |
|----------------------------|------------------|--------------|-------------------------|-------------------------------------|
| Village Boundary           | Flood Plain      | Wetlands     | 1 Liberty Memorial Park | 6 Veterans Memorial Park            |
| 1.5 Mile Planning Boundary | Forest Preserves | Water Bodies | 2 Carlisle Park         | 7 Deer Creek Open Space             |
| Indiana Border             | Parks            |              | 3 Arrowhead/Werner Park | 8 Sunshine Park at St. James Church |
|                            |                  |              | 4 Carol Ave. Park       | 9 Murphy Park                       |
|                            |                  |              | 5 218th Street Park     |                                     |

## GOAL

**O1: Improve Connections to Existing and Proposed Open Spaces and Natural Resources.**

### PROJECT

#### O1.1

**Enhance 223rd Street by creating a bikeway/greenway to connect Plum Creek Forest Preserve and the proposed multi-use trail to Bloom Trail High School.**

### PROJECT

#### O1.2

**Develop the continuation of Old Plank Trail to create a regional east/west trail connection between Indian Hill Woods Forest Preserve in Chicago Heights through Sauk Village to the Indiana border.**

### PROJECT

#### O1.3

**Create a bicycle and pedestrian trail along Torrence Avenue to connect to the Burnham and Pennsy Greenways, expanding Sauk's regional open space network north to Chicago.**

### PROJECT

#### O1.4

**Build a trail extension further south through the Plum Creek Forest Preserve, and connect to Plum Creek Greenway Trail.**

## PROJECT 01.1

**Enhance 223rd Street by creating a bikeway/greenway to connect Plum Creek Forest Preserve and the proposed multi-use trail to Bloom Trail High School.**

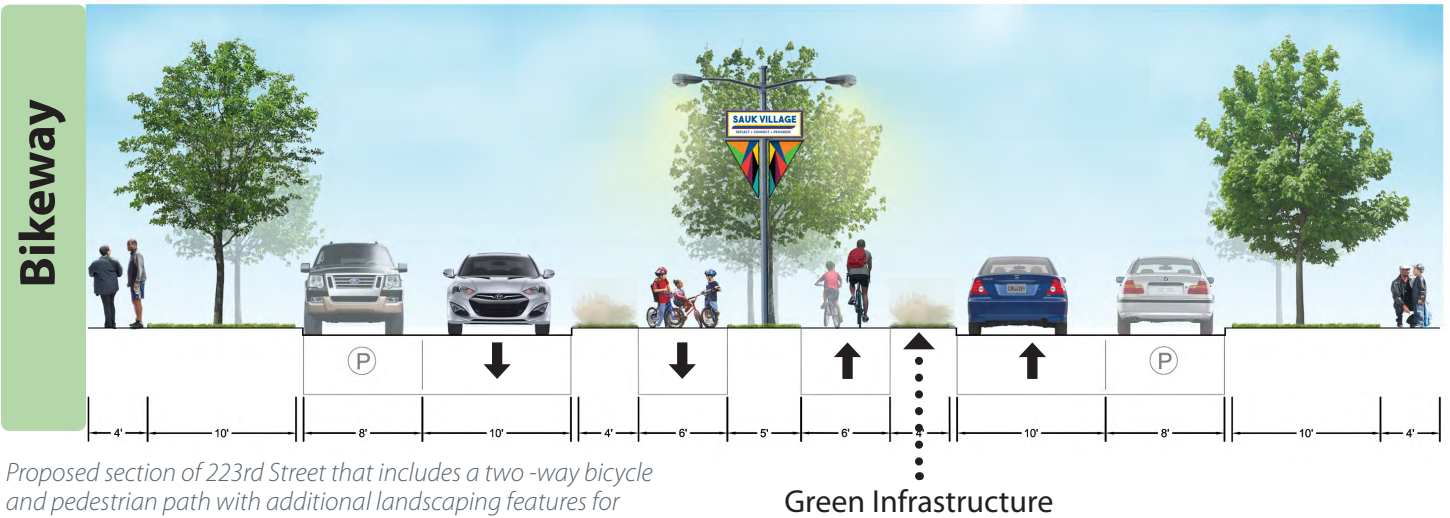
Throughout the planning process, Sauk Village residents indicated their desire for trails, bikeways and walking paths. The development of a bikeway along 223rd Street would provide linkages to existing path systems into the Plum Creek Forest Preserve and nearby parks, in addition to connecting to a multi-use path on Sauk Trail that is being constructed and will provide access for students to the Bloom Trail High School. (See Project T3.1)

**FIGURE 8.4: Bikeway/Greenway Concept Images**



## PROJECT 01.1

FIGURE 8.5: Proposed 223rd Street Bikeway/Greenway Section



Proposed section of 223rd Street that includes a two-way bicycle and pedestrian path with additional landscaping features for stormwater management.

## PROJECT 01.2

Develop the continuation of Old Plank Trail to create a regional east/west trail connection between Indian Hill Woods Forest Preserve in Chicago Heights through Sauk Village to the Indiana border.

A regional trail system forges important connections and can enhance everything from parks and open space areas to schools, libraries, and commercial centers by providing a safe way for pedestrians and bicyclists to go where they want, without having to travel on busy streets. Key benefits of the extension of the Old Plank Trail include:

- Regional growth management
- Promoting healthy lifestyles
- Accessing to nature
- Supporting economic development

(See Project T3.1 and Figure 8.6 Regional Trail System)



Potential design example of the extension of Old Plank Trail with a bike lane along an existing street.



Old Plank Trail



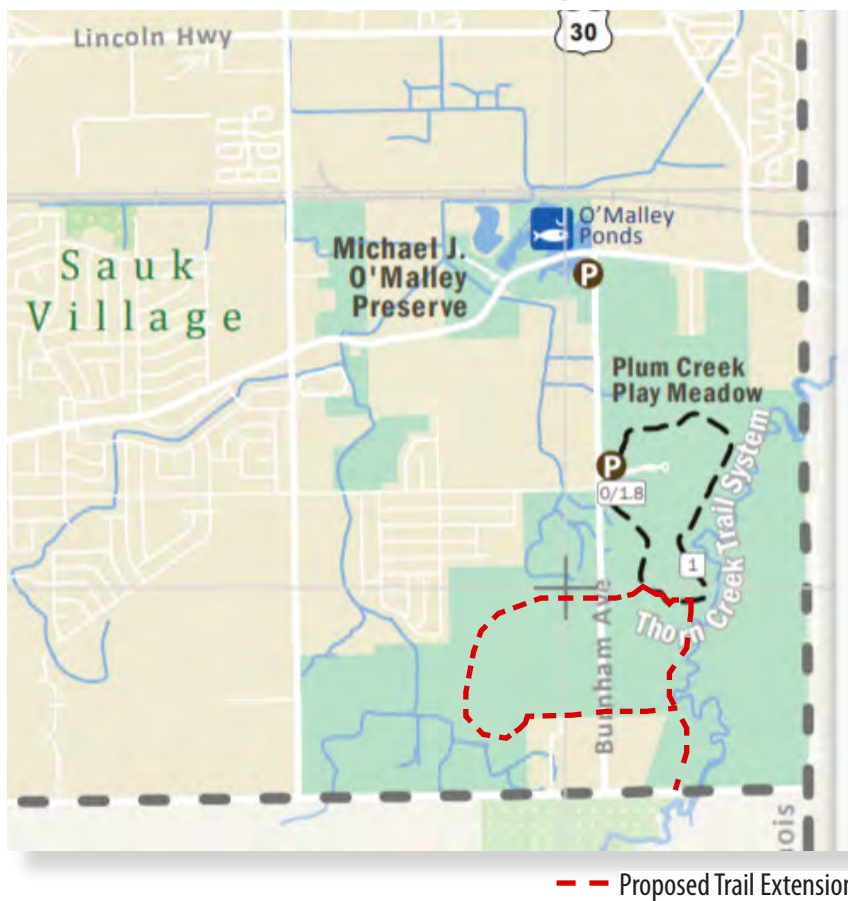
## PROJECT 01.4

### Expand the Plum Creek Greenway Trail.

One key recreational feature in Sauk Village is the Plum Creek Forest Preserve, which contains Plum Creek Greenway Trail. Plum Creek Greenway trail is a 1.8 mile unpaved loop and currently has no connections south to utilize the entire preserve. The Village should coordinate with the Forest Preserve District of Cook County to provide more recreational opportunities for individuals as well as the community while creating a longer loop and trail through the preserve. In addition, the Village should work with the Forest Preserve District of Will County to coordinate with activities in the Plum Creek Forest Preserve that extends into Will County.



FIGURE 8.7: Plum Creek Forest Preserve Proposed Trail





**GOAL**

**O2: Enhance the Use of Parks and Open Space through Unique Design and Targeted Programming of Each Location**

**PROJECT**

**O2.1**

As part of the redevelopment of the commercial site at the corner of Sauk Trail and Jeffery Avenue, create a “Village Green” to anchor new commercial development and function as a community gathering space.

**PROJECT**

**O2.2**

Upgrade baseball fields and facilities in Arrowhead/Werner Park.

**PROJECT**

**O2.3**

Create multi-purpose fields at the existing Murphy Park site – creating opportunities for youth football and soccer games along with neighborhood pick-up games.

**PROJECT**

**O2.4**

Designate and build space within the Veterans Memorial Park to create an intergenerational family friendly park, this can include a splash pad for children and outdoor exercise equipment for teenagers and seniors.

**PROJECT**

**O2.5**

Update and maintain the playground equipment at St. James Church’s Sunshine Park.

**PROJECT**

**O2.6**

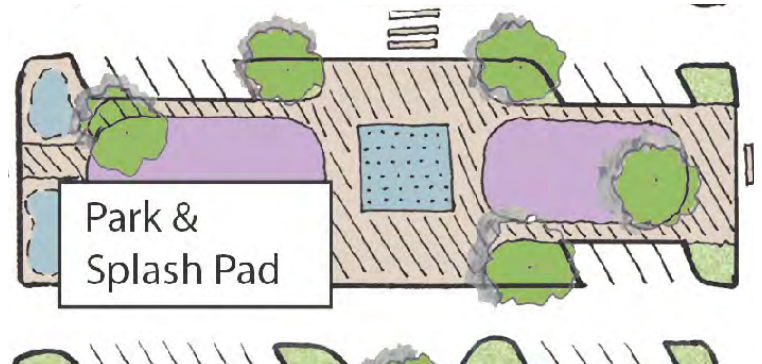
Redesign Carol Ave Park to create a neighborhood park with features for children and families.

**PROJECT 02.1**




As part of the redevelopment of the commercial site at the corner of Sauk Trail and Jeffery Avenue, create a “Village Green” to anchor new commercial development and function as a community gathering space.





As part of the creation of a Town Center, a Village Green will help provide an identity and destination for all Village residents, as well as attract shoppers and diners from neighboring communities. Much of the identified land is already in public ownership; the remaining parcels would need to be assembled to create the Town Center. The Village Green should be programmed with activities and seasonal events and bring people to support restaurants and businesses. A splash pad or other water feature will help draw residents into the community and ensuring the Town Center attracts families from the area.

**FIGURE 8.8: Proposed Village Green in New Town Center**



**FIGURE 8.9: Existing Sauk Village Parks**

Murphy Park	Veterans Memorial Park	Arrowhead/Werner Park
		
<ul style="list-style-type: none"> <li>• <b>Location:</b> 3199 224th Street</li> <li>• <b>Use:</b> Playground equipment and concrete pad</li> <li>• <b>Size:</b> 0.78 Acres</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Location:</b> 21701 Torrence Ave, behind Sauk Village Municipal Center</li> <li>• <b>Use:</b> Gazebo, open fields, short walking path, playground equipment and a Veterans Memorial statue</li> <li>• <b>Size:</b> 1.97 Acres</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Location:</b> 21500 Merrill Ave, east of Wagner Elementary School</li> <li>• <b>Use:</b> Open fields, playground equipment, concrete pad</li> <li>• <b>Size:</b> 1.56 Acres</li> </ul>

Sunshine Park at St. James Church	218th Street Park	Carol Ave. Park	Carlisle Park
			
<ul style="list-style-type: none"> <li>• <b>Location:</b> 2521 223rd Street, west of St. James Church</li> <li>• <b>Use:</b> Playground equipment</li> <li>• <b>Size:</b> 0.28 Acres</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Location:</b> 21805 Clyde Ave, corner of Clyde and 218 Street</li> <li>• <b>Use:</b> Playground equipment</li> <li>• <b>Size:</b> 0.22 Acres</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Location:</b> 21771 Carol Ave.</li> <li>• <b>Use:</b> Playground equipment</li> <li>• <b>Size:</b> 0.20 Acres</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Location:</b> 2233 Astor Street</li> <li>• <b>Use:</b> Playground equipment</li> <li>• <b>Size:</b> 1 Acre</li> </ul>

## PROJECT 02.2

### Upgrade baseball fields and facilities in Arrowhead/Werner Park.

Village should explore funding options to restore the ballfields at Arrowhead/Werner Park. The Village can work in collaboration with the surrounding schools to create, promote, and enhance the use of these facilities with after-school programs and programming including expanded field space for the school.



## PROJECT 02.3

### Create multi-purpose fields at the existing Murphy Park site, creating opportunities for youth football and soccer games along with neighborhood pick-up games.

The Murphy Park site provides convenient access to the surrounding neighborhoods and the Plum Creek Forest Preserve, in addition to abundant space to allow opportunities for informal recreation and neighborhood gatherings. Multi-purpose fields can support a variety of youth sports from football and soccer to lacrosse and other activities.



## PROJECT 02.4

### Designate and build space within the Veterans Memorial Park to create an intergenerational family friendly park, this can include a splash pad for children and outdoor exercise equipment for teenagers and seniors.

Residents would like to see the creation of recreational programming that provides seniors and youth the opportunity to exercise outside and stay healthy. The Veterans Memorial Park is currently underutilized and has potential to expand an intergenerational recreation program into the space. The Village should coordinate with the Ed Paesel Community Center to determine ways to expand programming and park facilities to cater to the needs of families and seniors. This can include a more formal walking path, nature area, recreational equipment and an expansion of the park south to Sauk Trail. (See Project CF1.3)



## PROJECT 02.5

**Update and maintain the playground equipment at St. James Church's Sunshine Park.**

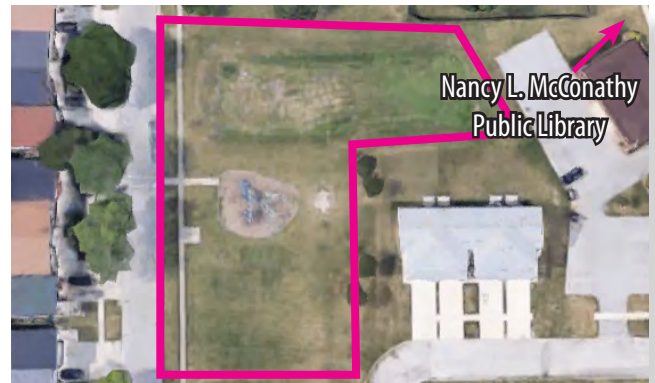
The Village should work with St. James Church to improve Sunshine Park to serve the surrounding neighborhoods and along the proposed 223rd Street bikeway. As one of the most heavily used parks, Sunshine Park should be designed with playground equipment for a variety of ages.



## PROJECT 02.6

**Redesign Carol Ave Park to create a neighborhood park with features for children and families.**

Carol Avenue Park should be renovated to include playfields for children and families that provide a pathway between the new Town Center and Sauk Village Library. The Village should work with the Library to improve the park by adding kiosks with pages from children's stories. This can not only increase the use of the playfield, but provide a pathway between the Library and the Town Center.



*This is an example of a "Story Walk" in a park in Wilmette, IL.*



## CHAPTER 9

# Community Facilities

Community facilities take on a wide variety of functions that can impact residents, businesses and visitors on a daily basis. This chapter examines municipal services, public safety, stormwater, water supply and education facilities. The Plan outlines goals and projects to ensure civic, public safety facilities, and educational institutions provide a quality environment to serve the needs of all residents.

### VISION

**To provide high-quality community facilities and services to support the Village and its residents.**

## FINDINGS

### COMMUNITY FACILITIES FINDING # 1



The Municipal Center provides a central hub for the Village and its high quality of architecture has set a new standard for the community.

Creating a central campus for all municipal services provides residents convenience and efficiency. The Municipal Center, opened in 2008, has the space and technology to accommodate multiple events and associations that provide a central focus to civic involvement.



The Sauk Village Municipal Center can provide multi-purpose room space equipped with projectors for presentations, as shown in the pictures above.

### COMMUNITY FACILITIES FINDING # 2



Public safety facilities are should be modernized to meet current needs.

Throughout the planning process, public safety was a recurring theme from Sauk Village residents. One of the key issues was the need for a new fire station. The current location is within a residential neighborhood and lacks the size and capacity to meet current needs. Locating the fire station to a more accessible location and upgrading the facilities would provide more opportunity for development growth within Sauk Village. In addition, upgrades to, or a new police station is needed to meet current standards of service.

### COMMUNITY FACILITIES FINDING # 3



Water supply facilities need to be upgraded.

Sauk Village currently draws its public water supply from groundwater. Investments need to be made to add filtration improvements while studying the feasibility of accessing Lake Michigan water.

# FINDINGS

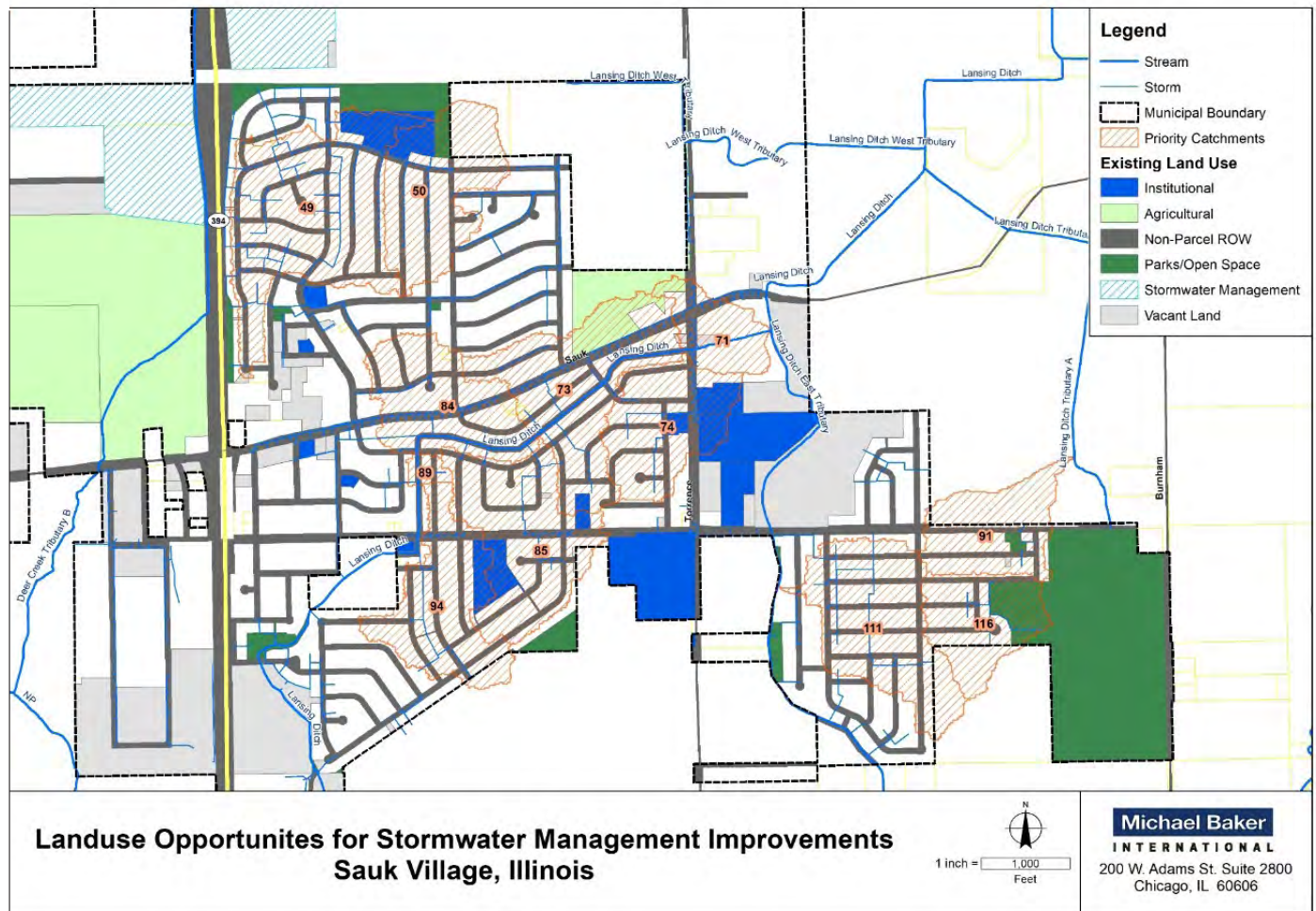
## COMMUNITY FACILITIES FINDING # 4

Adequate stormwater management will benefit areas of the Village that are more susceptible to flooding.



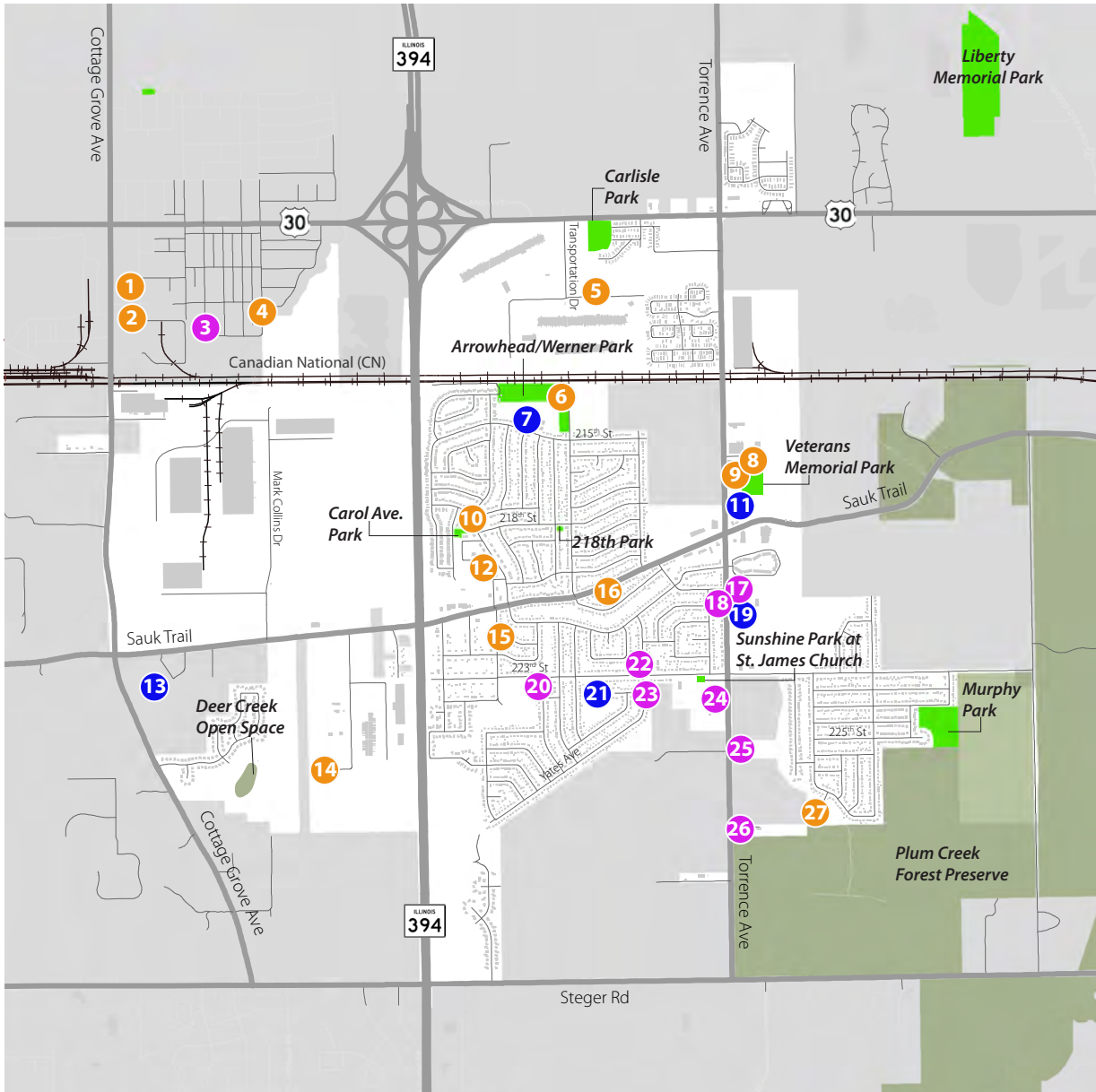
Most of the residential areas in the Village where built prior to modern stormwater regulations which require detention and volume control. Although the village does not experience frequent flooding, past street and basement flooding issues have been reported. A stormwater analysis performed for the Village helped identify areas with potential flooding issues. As shown on the Priority Areas and Land Use Opportunity Map, there are several land uses within these priority areas that offer opportunities for the locations of flood mitigation strategies. The priority areas would benefit from incorporating stormwater management and green infrastructure in new development and redevelopment.

**FIGURE 9.1: Priority Areas and Land Use Opportunity Map**



# COMMUNITY FACILITIES

FIGURE 9.2: Existing Community Facilities



Sauk Village, Illinois

## Community Facilities



Context	Religious Institutions	Schools	Village Services
Village Boundary	Peace Missionary Baptist Church	Wagoner Elementary School	Cottage Grove Health Center
Buildings	St. Mark's Luthern Church	Community Consolidated School District 168 Administrative Offices	East Chicago Heights Community Services Center
Parks	Holy Praise Tabernacle	Bloom Trail High School	Ford Heights Water Tower
Forest Preserve	Sauk Village Baptist Church	Rickover Junior High School	Sauk Village Well # 3
Freight Rail	Sauk Village Bible Church	Strassburg Elementary School	Sauk Village Water Tower
	Grace United Church of Christ		Edward W. Paesel Community Center
	St. James Catholic Church		Sauk Village Municipal Center
	Emmanuel Christian Reformed		McConathy Public Library
	Church of God		United States Post Office
			Sauk Village Water Tower
			Sauk Village Fire Department
			Sauk Village Wells # 1 + 2
			Sauk Village Public Works Garage



## EXISTING FACILITIES

### NANCY L. MCCONATHY PUBLIC LIBRARY

Sauk Village has a separate library district and one public library, which has served the community of Sauk Village since 1974. The library has changed locations over those years, starting in the basement of Katz Corner School to its current location at the corner of 218th Street and Jeffrey Avenue. The current building is around 8,550 Sq. Ft. and located at 21737 Jeffrey Ave. Among the many resources the library offers, the library also has a community garden which benefits all of Sauk Village.



### EDWARD W. PAESEL COMMUNITY CENTER

Adjacent to the Municipal Center is the Edward W. Paesel Community Center. This center provides meeting rooms, education and recreation classes, and cultural events, and serves as an important center for children, teenagers, and adults.



### POLICE

The Sauk Village Police Department is located within the Municipal Center, (21701 Torrence Ave.) just in front of the Edward W. Paesel Community Center and opposite the Municipal Center. It is a full-service law enforcement agency consisting of patrol, investigative and support services divisions. These divisions include assignments such as patrol, canine, investigative, dispatch (911) services, tactical, records, field training, evidence and property, and animal control.



## EXISTING FACILITIES

### FIRE

Fire protection for the community is provided by one fire station located at 1804 E. 22nd St. The Sauk Village Fire Department was established in 1956 and today protects approximately 5 square miles and over 10,000 citizens. The site is currently located in a residential neighborhood with limited access and turning movements.



### PARKS

Sauk Village maintains several neighborhood parks, majority of them consisting of small playground equipment as shown in the picture to the right (218th Street Park). There are several parks within the community including Liberty Memorial Park, Carlisle Park, Arrowhead/Werner Park, Carol Ave Park, 218th Street Park, Veterans Memorial Park, Deer Creek Open Space, Sunshine Park at St. James Church, Murphy Park. (See Open Space & Recreation Chapter).



# EXISTING FACILITIES

## SCHOOLS

There are two elementary schools, one junior high and one high school located in Sauk Village, as well as the administrative offices for SD 168. CCSD 168 Schools located in Sauk Village include:

	Wagoner Elementary School	Strassburg Elementary School	Rickover Junior High School	CCSD 168 Administrative Offices
School District 168				
	<ul style="list-style-type: none"> <li>• 1831 215th Place</li> <li>• 532 students</li> <li>• Grades PK-2</li> </ul>	<ul style="list-style-type: none"> <li>• 2002 223rd Street</li> <li>• 427 Students</li> <li>• Grades 3-5</li> </ul>	<ul style="list-style-type: none"> <li>• 22151 Torrence Avenue</li> <li>• 415 students</li> <li>• Grades 6-8</li> </ul>	<ul style="list-style-type: none"> <li>• 21899 Torrence Avenue</li> <li>• South of Sauk Village Municipal Center</li> </ul>

High School District 206

### Bloom Trail High School



- 22331 Cottage Grove Ave, Steger, IL
- 1,295 students
- Grades 9-12



*Bloom Trail High School serves all of Sauk Village and is located just west of the Village, along Sauk Trail and Collage Grove Avenue in Steger.*

## GOAL

**CF1: Upgrade and expand services in the Municipal Campus to provide a central home for civic activities.**

### PROJECT

#### CF1.1

**The Village should expand the use of the Sauk Village Municipal Center through partnerships.**

#### CF1.2

**Renovate and expand the use of the Edward W. Paesel Community Center.**

#### CF1.3

**Enhance Veterans Memorial Park to create an intergenerational space.**

#### CF1.4

**Undertake a feasibility study to attract a recreation and lifelong learning center.**

## PROJECT CF1.1

**The Village should expand the use of the Sauk Village Municipal Center through partnerships.**

The Village should continue to utilize the Sauk Village Municipal Center for a variety of civic activities and look for opportunities to engage additional organizations to utilize the space to provide activities throughout the week, season and year. The senior center space could also be used for housing and financial counseling, small businesses workshops and civic events through partnerships with other organizations.



*A look inside the Municipal Center*

## PROJECT CF1.2

**Renovate and expand the use of the Edward W. Paesel Community Center.**

The facility is well used, and provides after school and evening recreation for residents of a variety of ages. New technology should be added to offer an attraction for more youth and families. Activities such as homework assistance and mentoring should be considered to provide greater services for youth in the community.

## PROJECT CF1.3

### Enhance Veterans Memorial Park to create an intergenerational space.

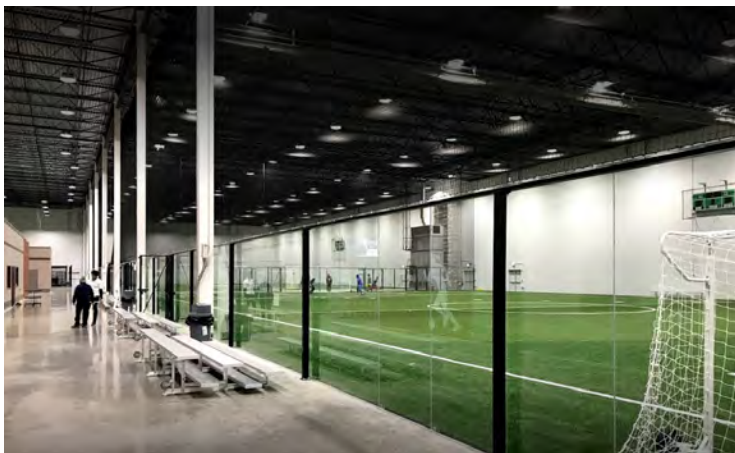
Veterans Memorial Park should be expanded south to Sauk Trail and be upgraded with exercise equipment to for all generations, including seniors. There will be a large walking path loop, nature garden, and additional seating areas. The plan also proposes a new entry from Sauk Trail and additional parking spaces to serve the park.

.....

## PROJECT CF1.4

### Undertake a feasibility study for a recreation and lifelong learning center.

With available land on the west side of Torrence Avenue, the Village should undertake a feasibility study for a major recreation and lifelong learning center, which can that can be a draw for the Southland and Northwest Indiana. Sports is a major draw to local communities, but sports leagues need year-round indoor space and outdoor fields and serve a large region, (typically within a 30 minute or more drivetime). The revenue from leasing the space can provide on-going rent to cover expenses. While the facility would likely require a public-private partnership, there are several examples of recent projects on the Far South Side of Chicago that have been built recently including the Ray and Joan Kroc Salvation Army Community Center on 119th Street just off of I-57 and the recently built Pullman Community Center. Both of these facilities are based on serving a large population base due to excellent transportation access, similar to the advantage Sauk Village has at this site, with easy access to IL 394 and Route 30 which would provide a catchment area including South Cook suburbs, Will County and Northwest Indiana.



*Pullman Community Center*



*Ray and Joan Kroc Salvation Army Community Center*

**DIAGRAM OF MUNICIPAL CAMPUS  
TO BE ADDED**

## GOAL

**CF2: Enhance public safety through quality facilities and services to the community.**

### PROJECT

#### CF2.1

**Design and construct a new Fire Station, exploring all appropriate locations within Sauk Village.**

#### CF2.2

**Upgrade or rebuild the Sauk Village Police Department Within the Municipal Campus.**

## PROJECT CF2.1

**Design and construct a new Fire Station, exploring all appropriate locations within Sauk Village.**

A site has been located on Jeffrey Avenue just north of Sauk Trail that would have the sufficient space necessary to accommodate the station, turn movements of vehicles and create a safer environment.



*Proposed location for Sauk Village fire station.*

**FIGURE 9.3: Conceptual drawing of a proposed new fire station along Jeffrey Avenue**



## PROJECT CF2.2

### Upgrade or rebuild the Sauk Village Police Department Within the Municipal Campus.

An investigation of facilities and space needs of the Sauk Village Police Department is needed to determine whether the existing facility can be rehabilitated or a new police station should be constructed. If a new building is constructed, it should continue to be located on the same municipal campus or in near vicinity to the Municipal Center.



*Existing building and site of the Sauk Village Police Department*



## **GOAL**

### **CF3: Plan for Adequate Stormwater Facilities to Support Reinvestment in the Community**

#### **PROJECT**

##### **CF3.1**

**Utilize green infrastructure to address urbanized flood-prone areas.**

.....

#### **PROJECT**

##### **CF3.2**

**Improve stormwater development standards to provide adequate stormwater management in newly developing and redeveloping areas.**

.....

#### **PROJECT**

##### **CF3.3**

**Create and implement a maintenance and monitoring plan for the Village’s stormwater assets.**

.....

#### **PROJECT**

##### **CF3.4**

**Provide education and outreach opportunities to the community and Village staff.**

.....

#### **PROJECT**

##### **CF3.5**

**Encourage creation of a natural resource amenity in LogistiCenter to enable economic development and enhance stormwater management.**

## **PROJECT CF3.1**

**Utilize green infrastructure to address urbanized flood-prone areas.**

While many of the residential neighborhoods and commercial areas in Sauk Village were built with some stormwater management infrastructure, many areas no longer meet the best practices being implemented today in new development. As a result, some areas may not have the green or grey infrastructure in place to handle significant rainfall events. Retrofitting existing development in Sauk Village can help reduce flooding events while also improving water quality. Stormwater management and green infrastructure should be incorporated on schools, churches, single-family, roadway and parkway redevelopments, especially those located in priority areas with higher risk of flooding.

Schools present an opportunity to provide additional stormwater detention and storage for the surrounding area. They typically have athletic or play fields and large impervious areas, such as parking lots, that contribute to runoff. However, these surfaces can be redesigned with green infrastructure and stormwater improvements so the land captures rain where it falls and slows down the rate at which it flows into nearby storm sewers and streams. The installation and maintenance of these projects on school grounds can also provide community and educational benefits. A conceptual plan for Wagoner Elementary School was developed and includes stormwater detention, a rain garden and permeable pavement to show some of the improvements that provide stormwater benefits to both the school and the surrounding area. The appendix provides more details of the concept plan, including the estimated costs for detention and volume control identified in the plan.

Three schools and five churches are located within the priority areas. Though Wagoner Elementary School was chosen to illustrate the concept, other schools and the local churches could consider how their campuses could be improved with these strategies. The Village should consider partnering with the Community Consolidated School District 168 and the local churches to implement regional stormwater management and green infrastructure projects on their properties. Through these partnerships green infrastructure projects could be incorporated into their capital improvement plans. In addition, grant proposals to redesign their green space, playgrounds, or athletic fields could incorporate stormwater management

# PROJECT CF3.1

FIGURE 9.4: School Concept Plan

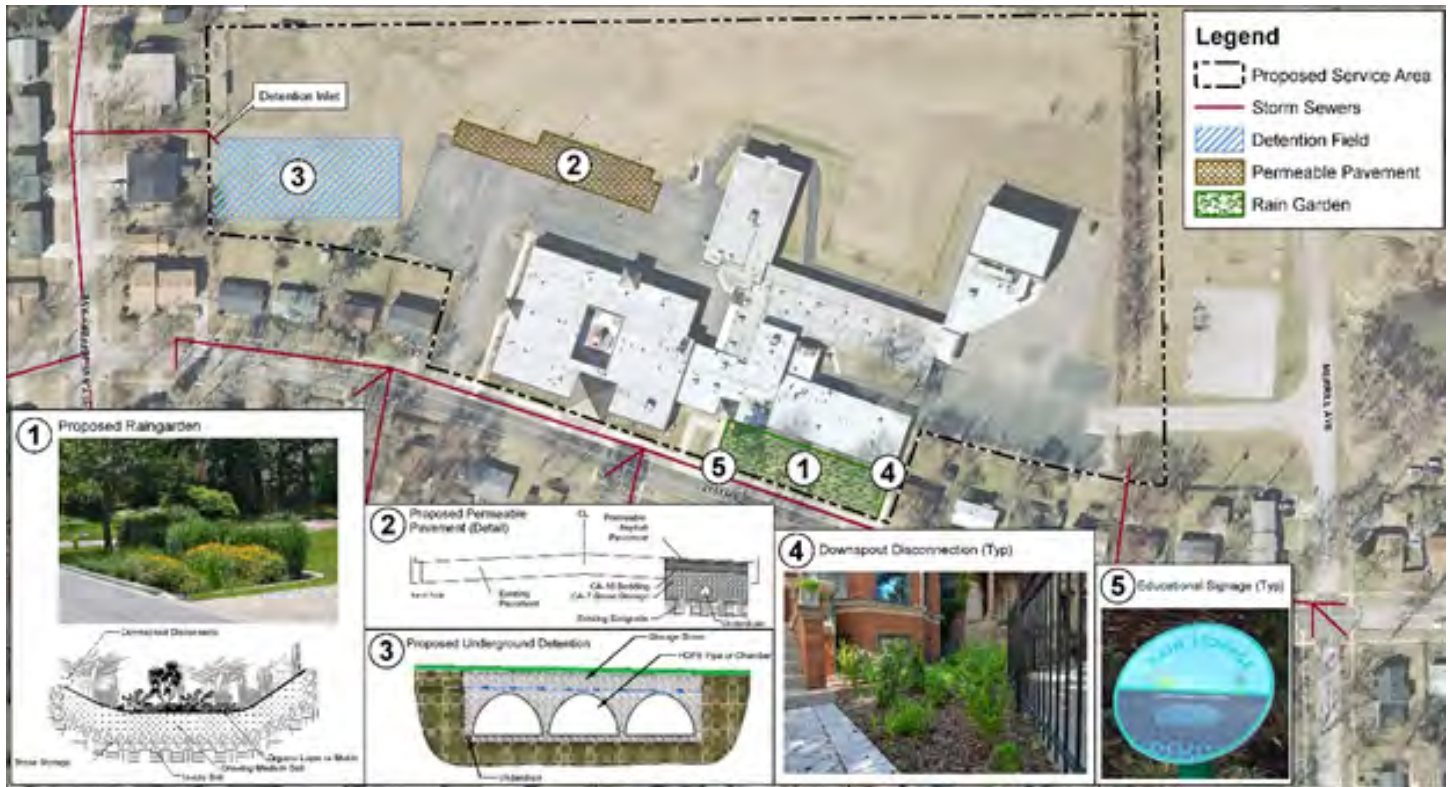
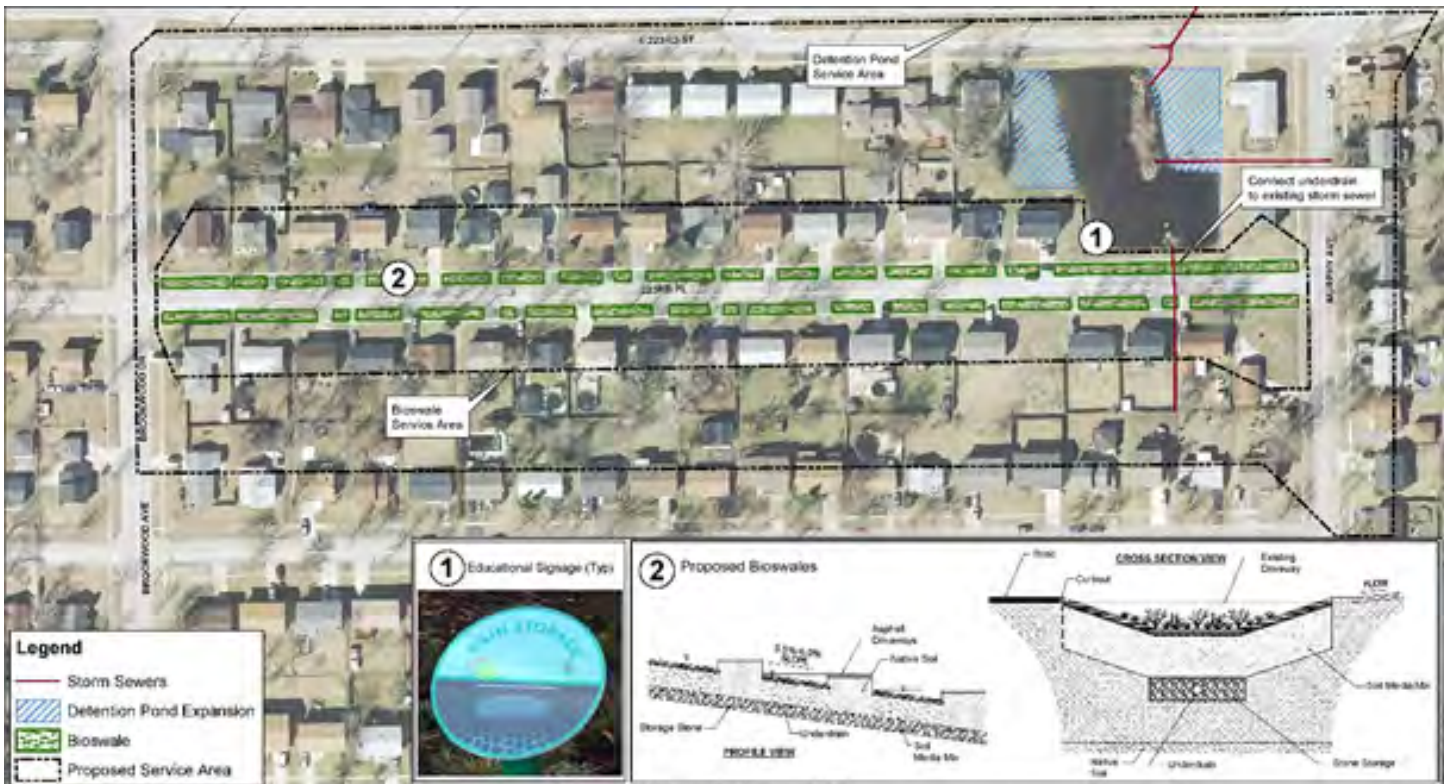


FIGURE 9.5: Residential Concept Plan



## PROJECT CF3.1

best practices. Conversely, the school district could apply for stormwater funds, such as MWRD’s Green Infrastructure Fund, and note the additional educational benefits for students.

Public rights-of-way (ROW) offer opportunities for the installation of green infrastructure practices such as permeable pavers, bioswales, and bioretention basins. Sauk Village should implement these practices in the parkways and other public ROWs during reconstruction or repair of streets, sidewalks, and storm sewers.

A single-family residential neighborhood block located south of 223rd Street between Brookwood Drive and Murphy Avenue that has flooding issues was selected as an example. A conceptual plan developed for this area includes expanding the existing detention basin, along with the installation of bioswales that will minimize the amount of runoff being discharged to the pond.

223rd Street is a transportation corridor with a significant large parkway in its ROW. A conceptual plan was developed for 223rd Street that incorporates bioswales to retain stormwater runoff from the roadway and reduce flow discharges to the storm sewer system and Lansing Ditch.

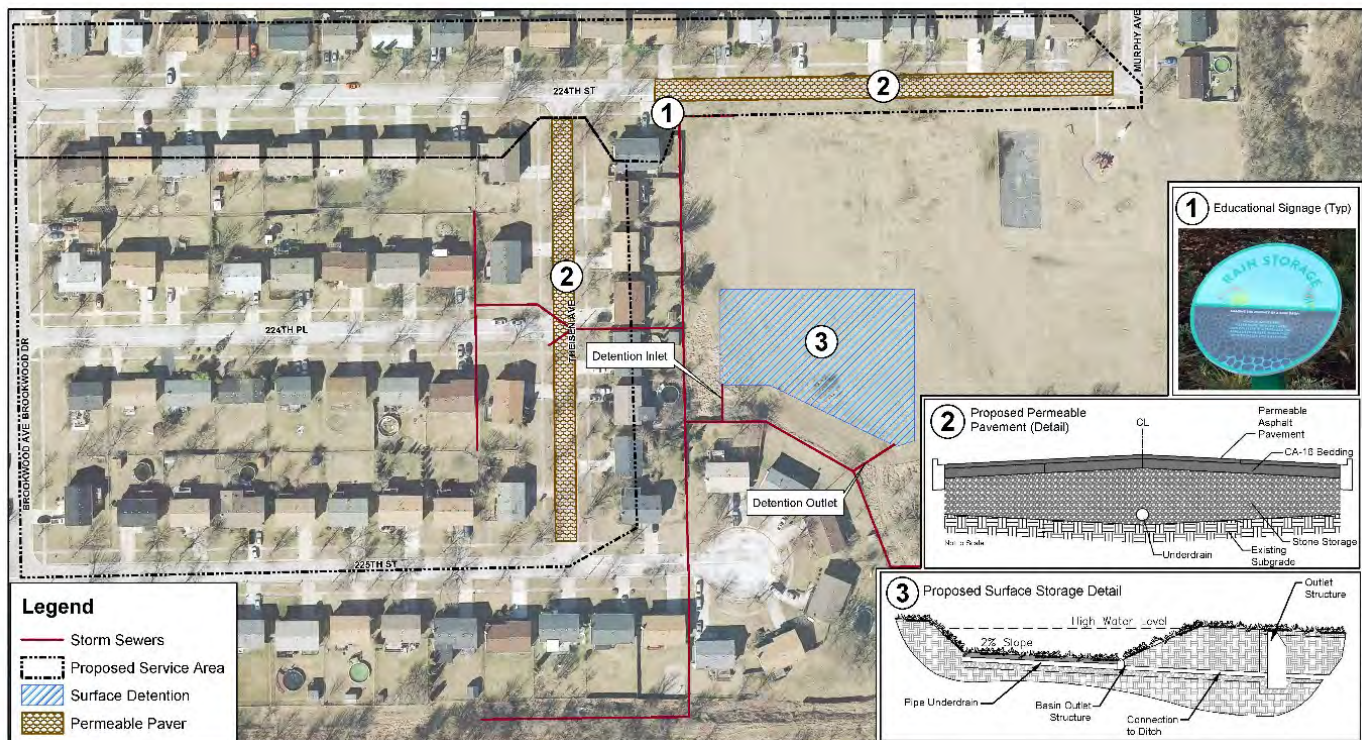
**FIGURE 9.6: Parkway Concept Plan**



## PROJECT CF3.1

Park and undeveloped land adjacent to streams could be utilized for the installation of green infrastructure and dry detention basins that provide stormwater storage during high peak flow events. These areas could have multiple uses as they could serve as athletic/recreational fields most of the time and as off-line detention basins during storm events. Murphy Park, located by 224th Street and Theisen Avenue, is at the downstream end of a residential neighborhood with moderate road slopes that drain mainly to the park. A conceptual design for this park shows the use of permeable pavement to reduce stormwater discharges and adds surface detention storage to control stormwater volumes being discharged to the Lansing Ditch.

**FIGURE 9.7: Parkland Concept Plan**



Sauk Village should encourage private property owners to incorporate green infrastructure practices such as planting native trees and installing rain barrels, rain gardens, or bioswales in their yards. The Village could also create a voluntary cost sharing program that provides technical and financial assistance, as well as to help pay for private improvements that enhance drainage and mitigate flooding.

These conceptual plans can serve as pilot projects to be replicated elsewhere in Sauk Village and could be phased over several years depending on funding sources and partnership agreements. Sauk Village should develop a detailed understanding of annual and future costs associated with implementing the stormwater recommendations that will serve as the basis for determining funding needs. Financing options when implementing a stormwater funding mechanism include property tax/general fund, sewer fees, development fee, fee-in-lieu option, or stormwater utility fee. Funding from cost share and other programs could be available for some project through the Illinois Emergency Management Agency (IEMA) and Metropolitan Water Reclamation District (MWRD).

## PROJECT CF3.2

### Improve stormwater development standards to provide adequate stormwater management in newly developing and redeveloping areas.

Most development in the Village where built prior to modern stormwater regulations which now require detention and volume control. The Village will benefit from implementing stormwater standards that protect residents from potential flooding, conserve natural resources, and improve water quality. Sauk Village should establish well defined, enforceable stormwater performance standards for existing and new development. Current stormwater regulations should be revised to align with the MWRD Watershed Management Ordinance (WMO) requirements, and explore opportunities to advance requirements to harness the development opportunities occurring in the Village. Landscape and zoning ordinances should also be revisited to ensure they do not conflict with new stormwater standards and do not have barriers for the use of green infrastructure.

When improving the stormwater development standards, the Village should also consider developing stormwater detention/retention requirements for single family residential lots, which are currently exempt from meeting those requirements under the current Village and WMO ordinances. The use of green infrastructure could be encouraged by creating permit guidelines that give credits or provide reduction on detention requirements.

Sauk Village should consider participating in the Community Rating System (CRS) program. The CRS is a voluntary program of the National Flood Insurance Program (NFIP). Participating communities in this program implement floodplain management activities that exceed the minimum NFIP standards. The Village already maybe performing some of these activities. Properties that are within an NFIP and CRS-participating community receive flood insurance premium discounts. Also, implementing some CRS activities can help projects qualify for federal assistance programs.



*Resource for municipalities that want to improve their stormwater standards*

## PROJECT CF3.3

### Create and implement a maintenance and monitoring plan for the Village's stormwater assets.

The Village will benefit from maintaining an up-to-date stormwater atlas that not only contains the storm sewer mains but also has detention basins, structures, and ditch/channel information, along with an associated GIS database that provides attribute data such as pipe material, size, inverts, and condition. Green infrastructure, if implemented, should also be added to this atlas and database. Planners and engineers can use the atlas to generate more accurate estimates of stormwater runoff and flow volume when designing new infrastructure or development.

Public works staff can use the database to document conditions of the storm sewers during inspections and facilitate maintenance activities. The Lansing Ditch is located within one of the priority areas and it is under jurisdiction of the Lincoln-Lansing Drainage District. Sauk Village should coordinate with the Drainage District to ensure frequent maintenance and monitoring of Lansing Ditch is performed. This will help minimize riverine flooding during high storm events. The Village could also partner with MWRD through their Small Streams Maintenance Program.

The stormwater atlas and GIS database will help identify deficiencies in the stormwater infrastructure, target stormwater improvements, and inform capital improvement programs. Assistance may be available through MWRD or the South Suburban Mayors and Managers Association (SSMMA) to help support some of these efforts.



*Overgrown vegetation in Lansing Ditch, west of Torrence Ave.*

## PROJECT CF3.4

**Provide education and outreach opportunities to the community and Village staff.**

The implementation of green infrastructure on institutional and private properties is an excellent opportunity to provide educational and community outreach about the value of stormwater management to the community's quality of life. Sauk Village could provide education and outreach activities at community events, by promoting and developing educational material, and during construction of green infrastructure project.

The Village should also provide training to their staff on existing and new regulations to help them understand and enforce existing and new stormwater standards. This will facilitate uniform plan reviews and proper enforcement.

Maintaining and building partnerships with the Lincoln-Lansing Drainage District, school districts, MWRD, and other agencies will help Sauk Village provide opportunities to educate students and the community.



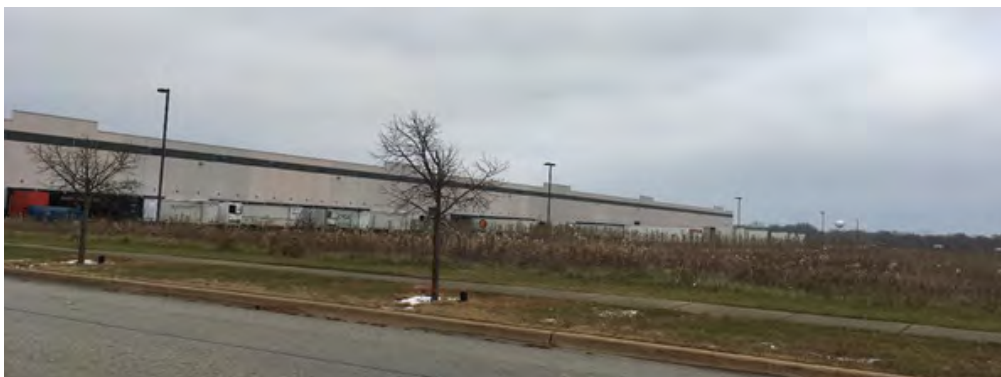
*Signage example for a bioswale.  
Courtesy of St. Johns Riverkeeper*

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## PROJECT CF3.5

**Encourage creation of a natural resource amenity in LogistiCenter to enable economic development and enhance stormwater management.**

Investments in the LogistiCenter site should be protected from future flooding events. A significantly large portion of the LogistiCenter parcels are located within the floodplain. Development of the LogistiCenter should incorporate stormwater management practices that use better design and techniques, protect natural resources, meet water quality standards, and meet the WMO standards as required.



*Existing Warehouse building at the LogistiCenter*

## GOAL

**CF4: Improve the quality and adequate supply of drinking water.**

### PROJECT

#### CF4.1

**Protect groundwater recharge.**

.....

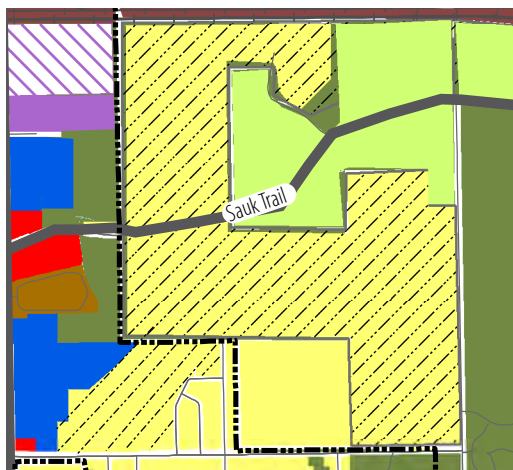
#### CF4.2



**Study the feasibility of accessing Lake Michigan water.**

.....

#### CF4.3

**Implement water conservation practices.**



-  Resource Protection
-  Stormwater Management

*As the Village pursues new development in critical growth areas efforts should be used to use Best Management Practices to preserve groundwater recharge areas.*

## PROJECT CF4.1

**Protect groundwater recharge.**

The Village should carefully plan new development and the use of impervious surfaces to maintain groundwater recharge. The Village currently utilizes groundwater water supply through two wells. Due to the closure of the third well due to concentrations of vinyl chlorides and other volatile organic compounds, the Village does not meet capacity requirements of the IEPA. While the Village aims to replace the water source with Lake Michigan water in the long term, protection of groundwater is important as part of the regional aquifer system whether or not it is tapped for local usage. If it is infeasible to move to Lake Michigan water, additional filtration is needed for removal of vinyl chloride and replacement of iron filters at both treatment plants.

## PROJECT CF4.2

**Study the feasibility of accessing Lake Michigan water.**

Residents in the Village voted in a referendum in 2012 to move to the use of Lake Michigan water but the cost has been economically infeasible to date. The Village should continue to investigate the feasibility of accessing Lake Michigan water through purchasing from another community.

## PROJECT CF4.3

**Implement water conservation practices.**

The Village should encourage users to practice water conservation by addressing water losses in its distribution system, encouraging water conservation practices of residents and businesses by limiting lawn watering, encouraging the use of low-flow plumbing fixtures and practicing water conservation in public facilities.



## GOAL

**CF5: Enhance education and technology for all stages of lifelong learning.**

### PROJECT

#### CF5.1

**Build a new early childhood center.**

#### CF5.2

**Create educational and community spaces in Carol Avenue Park.**

#### CF5.3

**Expand access to broadband technology infrastructure and training.**

#### CF5.4

**Expand educational opportunities for adults.**

## PROJECT CF5.1

**Build a new early childhood center.**

Expand education facilities, providing resources for early childhood development. A site has been identified at Torrence Avenue and 223rd Street near Rickover Jr. High School for an early childhood center that would be operated by CSD #168.

## PROJECT CF5.2

**Create educational and community spaces in Carol Avenue Park.**

Carol Avenue Park should be redesigned as an educational campus park and include a winding walking and reading path that includes kiosks with pages from children’s stories as well as a pedestrian and bicycle connection between the library and a new Town Center along Sauk Trail.



*An example of a story book reading path. The kiosks used can be changed to different books throughout the summer.*

## PROJECT CF5.3

### Expand access to broadband technology infrastructure and training.

As discussed in the Economic Development chapter, access to broadband technology is a must for virtually all industries. The Village should work with providers to ensure all industrial and commercial sites have access to affordable broadband.

.....

## PROJECT CF5.4

### Expand educational opportunities for adults.

The Village should also work with SD #168 and Bloom Township HSD #206 to expand educational offerings for adults including GED and high school equivalency as well as partner with local colleges and universities to offer on-site courses in the Municipal Center.



## CHAPTER 10

# Implementation

The Sauk Village Comprehensive Plan provides the framework for growth and development over the next ten years. The Plan builds on the vision set out in 2017 in the Pathway to Progress and sets out goals and projects across land use, economic development, housing, transportation, open space and community facilities.

The Implementation Plan lays out the roadmap. It provides a description of tasks in the short, medium and long-term for each element of the Comprehensive Plan. The Implementation Plan provides an overview of tasks to complete in each of these timeframes as well as a detailed grid for every goal and project in the plan that identifies possible partners, resources and timeframe.

## IMPLEMENTATION

A Comprehensive Plan is a guiding document and needs to be implemented through activities that include updating the zoning code, aligning the annual budget and capital investments with the Plan, and orients staff resources, commissions and activities to implement the Plan.

### KEY THEMES OF THE IMPLEMENTATION PLAN

#### Organizing for Success

Sauk Village has a core, committed staff and volunteers working each day to make the community a better place to live and work. Everything can not be implemented at once. This Implementation Plan provides guideposts of what to focus on during each timeframe. Early tasks include updating codes and enforcement to be consistent with the plan, increasing marketing efforts, submitting grant requests and seeking partners to implement projects that will have benefits beyond the borders of the Village.

#### Partnerships

Sauk Village is a small but robust community. To implement these projects, partners will be needed for virtually every initiative. Sauk Village is fortunate to have a committed core of leaders – elected, appointed and staff – to build these relationships and partnerships. By working with businesses, other government agencies and non-profit organizations, the Village can work to expand opportunities for its residents and meet the spirit and vision of the plan.

#### Measuring and Communicating Success

Each goal and plan developed in the plan is measurable. Is success taking place? If progress is slower than what was anticipated, what are the barriers and how can they be addressed? If the market improves faster than expected, then project timelines can be adjusted accordingly. Through measuring and communicating progress on the plan, the Village will be able to sustain progress, make adjustments as needed, and increase support and resources for implementation.

## PROJECT PARTNERS KEY

Abbreviation	Project Partners
CCCDD	Cook County Community Development Division
CCDoTH	Cook County Department of Transportation and Highways
CCED	Cook County Economic Development
CCFPD	Cook County Forest Preserve District
CCLBA	Cook County Land Bank Authority
CCLF	Chicago Community Loan Fund
CCPD	Cook County Planning and Development
CCPTI	Cook County Property Tax Incentives
CCSD168	Community Consolidated School District 168
CCWP	Chicago Cook Workforce Partnership
CEDA	Community Economic Development Association of Cook County
CMAQ	Congestion Mitigation Air Quality
CN	Canadian National Railroad

## PROJECT PARTNERS KEY

Abbreviation	Project Partners
CRN	Chicago Rehab Network
CSEDC	Chicago Southland Economic Development Corporation
DCEO	Department of Commerce and Economic Opportunity (Illinois)
DHS	Department of Human Services, Vocational Rehabilitation Services (Illinois)
EDA	Economic Development Agency (U.S.)
ESCDC	Far South Community Development Corporation
FPF	Fire Protection Fund/Illinois State Fire Marshall
HACC	Housing Authority of Cook County
HBAGC	Homebuilders Association of Greater Chicago
HSD206	Bloom Township High School District 206
IDNR	Illinois Department of Natural Resources
IHDA	Illinois Housing Development Authority
IDOT	Illinois Department of Transportation
IEPA	Illinois Environmental Protection Agency
IET	Illinois Office of Employment and Training
IFF	Illinois Facilities Fund
ISWS	Illinois State Water Survey
ITA	Illinois Telecommunications Association
LIHTC	Low Income Housing Tax Credit
LLDD	Lincoln-Lansing Drainage District
Local Colleges and Universities	Prairie State College, Moraine Valley Community College, South Suburban College and Governors State University
MMC	Metropolitan Mayors Caucus
MWRD	Metropolitan Water Reclamation District
NHS	Neighborhood Housing Services
SBA	Small Business Administration (U.S.)
SSHC	South Suburban Housing Center
SSLBA	South Suburban Land Bank Authority
SSMMA	South Suburban Mayors and Managers
SVCD	Sauk Village Community Development
SVED	Sauk Village Economic Development
SVFD	Sauk Village Fire Department
SVPD	Sauk Village Police Department

## RESOURCES KEY

Abbreviation	Project Resources
APP	Abandoned Property Program (IHDA)
BRP	Blight Reduction Program (IHDA)
CCT	Cook County Transportation, IDOT Rail Freight Loan Program
CDAP	Community Development Assistance (DCEO)
EDAPWG	US Economic Development Agency, Public Works Grants
EDGE	Economic Development for a Growing Economy state tax credit
EDP	IDOT Economic Development Program
EZ	State of Illinois Enterprise Zone
FPP	Foreclosure Prevention Program (IHDA)
HHF	Illinois Hardest Hit Fund (IHDA)
IEMA	Illinois Emergency Management Agency
ITEP	Illinois Transportation Enhancement Program (IDOT)
LTA (CMAP)	Chicago Metropolitan Agency for Planning, Local Technical Assistance Program (LTA)
MWRD	Metropolitan Water Reclamation District
NTIA	National Telecommunications and Information Agency
OSLAD	Open Space Land Acquisition and Development
OZ	Opportunity Zone
PRFC	Project Reinvest: Financial Capability (NeighborWorks)
PWSLP	IEPA Public Water Supply Loan Program
SSMMA	South Suburban Mayors and Managers Association
TAP	Tourism Attraction Grant Program (DCEO)
TIF	Sauk Village Tax Increment Finance Districts
WIOA	The Workforce Investment Opportunity Act

## LAND USE IMPLEMENTATION PLAN

### OVERVIEW

The land use chapter provides the development and policy framework for the Comprehensive Plan. Land use goals and projects provide the physical elements of the economic development, housing, open space and transportation elements of the plan.

### SHORT TERM (0 - 3 YEARS)

#### Update Zoning:

Initial tasks includes strengthening the community, economic development and code enforcement capacity of the Village. One of the most important elements is to review and update the zoning code to make sure it is consistent with the new Comprehensive Plan. Having an up-to-date zoning code allows for predictability in the market and lets property owners and developers know what can be developed “as of right” without zoning changes, when special use permits are needed and what variances might be needed to move forward with a development. The zoning code, as a regulatory document, will put the policies and recommendations of the Comprehensive Plan into the Village Code to provide consistency and orderly development in the Village.

#### Town Center:

The Village can start plans for the Town Center, starting with assembling property for a new fire station on Jeffrey Avenue as well as land for the remainder of the Town Center. For the fire station, grants should be identified to assist with infrastructure and site development.

Once there is site control and updated zoning, the Village can start marketing the site to identify a Master Developer and working through incentives and a developer agreement.

#### Industrial Parks:

The Village should also continue to market existing industrial parks, including LogistiCenter and the

completion of Sauk Pointe. As the TIF District will be expiring for Sauk Pointe, the Village should consider any final infrastructure improvements that need to be addressed prior to the ending of the district.

#### Housing Market:

Another major element of land use is to work on stabilizing the housing market through a combination of increasing code enforcement, holding workshops on rights and responsibilities of landlords and renters, and seeking out partnerships with housing financial counseling organizations.

#### Evaluating Development:

The Village should create a Fiscal Calculator in order to make informed decisions on the value of new development versus costs to provide public services, particularly considering any development that would require an extension of services such as water, roads or other infrastructure.

#### Open Space:

The Village should apply for grants to improve local parks, as discussed in the Open Space and Recreation Chapter.

### MEDIUM TERM (4 - 6 YEARS)

#### Town Center:

Once a Master Developer is secured for the Town Center, the tasks in this phase include installing infrastructure, building the Fire Station, getting sites ready and working with the Master and Component Developer toward the build-out of the commercial sites in the Town Center. The Village will likely need to partner with the developers to attract tenants. The Village should work with local owners and businesses to the extent possible to encourage them to invest in opening in sites in the Center.

## LAND USE IMPLEMENTATION PLAN

### Industrial:

As discussed in the Economic Development Chapter, the medium-term will focus on continuing to build-out the LogistiCenter and securing a third industrial park, making improvements and marketing the area.

### Housing:

In terms of housing, work will focus on identifying targeted unincorporated areas such as those off of IL 394 and on the north side of Steger Road for new housing developments.

### Open Space:

During this period, one to two parks should be renovated, based on available resources and construction of the 223rd Street Bikeway should be completed, based on resource availability.

### **LONG-TERM (7 - 10 YEARS)**

#### Commercial and Housing Development:

Long-term actions will focus on continuing to strengthen the fiscal health of the Village through encouraging investment in industry, commercial development and housing. These tasks will include completing the build-out of the LogistiCenter, attracting development in the third industrial park, focusing on strategic annexations for new residential and economic development opportunities, and completing the renovation of the seven municipal parks in the Village.

#### Comprehensive Plan:

The Comprehensive Plan should be revisited at the five-year mark to assess progress toward each goal and project. An updated Implementation Plan should be created at that time.

At the ten year mark, the Village should consider a full update to the Comprehensive Plan.

## LAND USE Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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### **GOAL L1: Plan for a balanced tax base that can support local services.**

<b>L1.1</b>	Attract commercial and industrial firms to Sauk Village that enhance the tax base to support critical services.	CSEDC, DCEO, CED, SVED	TIF, EZ, OZ, CCPTI (6B)(8), EDGE tax incentives, EDA Public Works Grants	✓	✓	✓
<b>L1.2</b>	Enhance the value of property through maintenance, code enforcement and marketing underutilized properties.	SV Building and Code Enforcement, SVCD	Building Code Violation Fees, Building Permit Fees	✓	✓	✓
<b>L1.3</b>	Consider annexations if the proposed and/or existing uses can support new development and the cost of public services.	SVPD, SVED	Development Agreements		✓	✓



## LAND USE Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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### GOAL L2: Meet Demand for Specific Land Uses Including Residential, Commercial, Industrial, Open Space and Community Facilities

L2.1	Expand the range of housing available to meet demand for new and renovated housing.	SSLBA, CCLBA, CCPD CCCDD, IHDA, NHS, CRN, MMC, CCLF, Habitat for Humanity	CDBG, APP, BRP, LIHTC, Federal Home Loan Bank Downpayment Assistance Grants		✓	✓
L2.2	Upgrade infrastructure to attract industrial users and employers to industrial parks and along key sites on Sauk Trail and Torrence Avenue.	SVED, CCCDD, DCEO, CSEDC, EDA	TIF, EZ, OZ, Cook County Property Tax Incentives 6B, 8, EDGE, State and federal job training grants	✓	✓	✓
L2.3	Attract and retain small businesses for retail and commercial development along Sauk Trail and Torrence Avenue.	SVPD, CSEDC, SBA SCORE	DCEO Advantage Illinois, CDAP, TIF, EZ, OZ, EDP, SBA loans, Boots to Business (B2B), Veterans Business Outreach	✓	✓	
L2.4	Strategically improve open space areas to protect groundwater and increase accessibility to sports and recreation opportunities	IDNR, CCFPD, Conservation Fund	IDNR OSLAD, DCEO TAP		✓	✓

### GOAL L3: Promote Reuse, Rehabilitation and Redevelopment of Existing Land Uses

L3.1	Identify businesses for vacant and underutilized commercial buildings and land.	SVED, CSEDC	Cook County Property Tax Incentive Class 7B TIF, EZ, OZ, SBA loans, Boots to Business (B2B), Veterans Business Outreach	✓	✓	
L3.2	Work with partners including land banks, to acquire and market vacant residential and commercial properties.	SSLBA, CCLBA, IHDA Community Development	IHDA APP, BRP, Fannie Mae/Freddie Mac, Banks	✓	✓	
L3.3	Develop a matching grant program to improve commercial facades and landscaping.	SVED, Banks	TIF, DCEO		✓	

## LAND USE

### Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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#### GOAL L4: Promote Strong and Cohesive Neighborhoods

L4.1	Maintain and reuse vacant land for new purposes – from side yards to community gardens to landscaped areas to improve neighborhood beautification.	SSLBA, CCLBA, IHDA Community Development	Foreclosure Settlement Funds, IHDA APP, BRP	✓	✓	
L4.2	To attract reinvestment partnerships with neighborhoods to improve public safety through neighborhood watch, events and recreational activities.	Neighborhood leaders, ChurchEs, Schools, Sports Leagues, Businesses, SVPD, SVFD	Churches, Businesses	✓	✓	✓

## HOUSING IMPLEMENTATION PLAN

### OVERVIEW

The health of Sauk Village neighborhoods depends on a stable and growing housing market. If residents are not able to sell their homes, or sales prices decline, that hurts homeowners and one of the primary ways to save for the future. In the short- to medium-term, efforts are needed to address vacancy, blighted properties, and home disrepair. In the long-term, an increased confidence in the housing market, jobs in the industrial and commercial sectors and improved open space amenities, will restore housing values and build momentum for new housing development.

### SHORT TERM (0 - 3 YEARS)

#### Land Banks:

With most homes at least 20-30 years old, efforts to assist homeowners with repairs, addressing vacant buildings and bringing new uses to vacant properties are all critical strategies. The Village should partner with the two land banks – South Suburban Land Bank Authority and Cook County Land Bank Authority – to target one or two older neighborhoods. This will include completing an existing conditions survey of all properties and working with the land banks to acquire control of properties that are delinquent in taxes and are controlled by the Cook County Trustee. The land banks can then work with the Village to identify potential buyers of these properties. This can include assessing each property for whether it can be rehabbed and put back to market, or whether they need to be demolished and conveyed as vacant property.

#### Home Rehabilitation:

For rehab properties, the Village should work with the land banks to identify local and minority contractors who have the capacity to bring the

homes back to meet Village code. For vacant properties, the Village can create a program with the land banks to identify local owners to create side lots, open spaces, or community gardens. The new owners would acquire the properties for very low cost in exchange for maintaining the properties and paying future property taxes.

#### Neighborhood Investments:

Over the same period, neighborhood investments such as the 223rd Street Bikeway, installing sidewalks along major streets and maintaining streets, will show progress. The Village should work with churches, schools and neighborhoods leaders on events and programming to build a sense of community in each area. Marketing efforts will be important to let prospective homebuyers know what is available in Sauk Village – relatively large homes on private lots in walking distance to neighborhood schools and parks, all at an affordable price.

### MEDIUM TERM (4 - 6 YEARS)

#### Home Marketing:

As the market stabilizes, the Village can work with Realtors, housing organizations and associations to increase marketing efforts to new homebuyers. The Village should work with housing and financial counseling agencies to build a pool of potential homebuyers that are prequalified to buy homes. This includes working with renters in the community who are already living in the Village and may be interested in buying a home.

#### New Home Construction:

The Village should begin to reach out to housing developers regarding new construction based on market conditions, focusing on infill vacant sites in the community along Torrence Avenue.

## HOUSING IMPLEMENTATION PLAN

### LONG-TERM (7 - 10 YEARS)

#### Prepare for New Development:

In the long-term, the Village should look at strategic annexations such as along IL 394 north of Steger Road and eastward from IL 394 along the north side of Steger Road. The Village should ensure that new development is fiscally sound and will help stabilize local taxing districts. Adding homes will help restaurants and retail development, but should be carefully reviewed to make sure that they result in a positive impact on the community.

HOUSING Implementation Guide						
PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM

#### GOAL H1: Stabilize Residential Neighborhoods

<b>H1.1</b>	Support creation of block associations of homeowners to improve communications, public safety and family-friendly neighborhoods.	Resident leaders, Schools, SVPD	Businesses, Churches	✓		
<b>H1.2</b>	Invest in neighborhood improvements such as a new bikeway on 223rd St, improved parks and open spaces.	DNR, CCFPD, CCDoTH	DNR OSLAD, CDBG, ITEP, IDNR Bicycle Path	✓	✓	
<b>H1.3</b>	Improve street lighting, crosswalks and add sidewalks where needed.	SVPW, SVCD	TIF, CMAQ	✓	✓	✓

## HOUSING Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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### GOAL H2: Rebuild the Housing Market

<b>H2.1</b>	Acquire and demolish vacant and abandoned homes, focusing on specific target areas to revive the housing market.	SSLBA, CCLBA, IHDA	IHDA APP, BRP	✓	✓	✓
<b>H2.2</b>	Establish programs for minor repair of homes.	SVCD, Habitat for Humanity	SSLBA	✓	✓	
<b>H2.3</b>	Recruit homebuilders and small developers to rehab homes and bring them back to market.	SSLBA, CCLBA, IHDA	IHDA APP, BRP, Banks, HACC		✓	✓

### GOAL H3: Promote Homeownership

<b>H3.1</b>	Support existing homeowners to prevent foreclosure through financial counseling and access to homeownership programs and credit repair.	SSHC, CEDA, Respond Now Ford Heights Community Service Organization	IHDA Downpayment Assistance, FHLB Downpayment Assistance	✓	✓	
<b>H3.2</b>	Develop relationships with banks and lenders to support new homeowners through down payment assistance and lending products.	Banks, SSHC, CEDA, Respond Now, Ford Heights Community Service Organization	IHDA Downpayment Assistance, FHLB Downpayment Assistance		✓	✓
<b>H3.3</b>	Market Sauk Village through developing relationships with Realtors, promoting local events, and producing marketing materials.	Realtors, SVCD	CRN, SSHC	✓	✓	✓

## HOUSING

### Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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#### GOAL H4: Support Renter Stability and Create Path to Homeownership

<b>H4.1</b>	Create partnerships for homebuyer counseling, credit repair and down payment assistance programs.	Banks, SSHC, CEDA, Respond Now, Ford Heights Community Service Organization	DCEO South Cook Homebuyer Program, IHDA Downpayment Assistance, FHLB Downpayment Assistance	✓	✓	
<b>H4.2</b>	Educate both renters and landlords of their rights and responsibilities in Sauk Village.	SSHC, SVCD	CRN	✓		
<b>H4.3</b>	Enforce building codes on landlords managing rental housing.	SVCD, SVFD	CCCCD	✓	✓	✓
<b>H4.4</b>	Attract high quality multifamily housing to raise the standards of rental housing in the Village.	Deveopers, Contractors	HBAGC		✓	✓

#### GOAL H5: Plan for New Housing in Strategic Areas to Meet Long-Term Demand

<b>H5.1</b>	Plan for new residential developments based on market demand, infrastructure needs, and the fiscal health of planned new development.	Developers, HBAGC	Permit fees, Development Agreements			✓
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## ECONOMIC DEVELOPMENT IMPLEMENTATION PLAN

### OVERVIEW

There are three main tracks to the economic development strategy: promoting industrial development to support job creation and enhance the tax base; creating two commercial hubs along Sauk Trail; and assisting small businesses and entrepreneurs to locate and expand in Sauk Village.

### SHORT TERM (0 - 3 YEARS)

#### Industrial:

Initial tasks include working with Cook County and the LogistiCenter to complete technical analysis and secure funds for extending a rail spur, build the expanded road loop and make stormwater management improvements to allow for the development of additional parcels in the industrial park. The Village should develop and use marketing materials to reach out to industrial companies interested in expanding in the Chicago Southland. This can include industries located in older areas of the region that need additional space but want to stay connected to their existing workforce. The Village should also meet with newly forming Opportunity Zone investors to form relationships and let them know of the opportunities in Sauk Village for industrial investment that would be eligible for Opportunity Zone, TIF, Enterprise Zone and other incentives. The Village should create a marketing package specifically focused on Opportunity Zone investors tailored to the criteria investors are looking for in the Chicago Southland.

#### Commercial:

Initial tasks include developing marketing materials, attending International Council of Shopping Center (ISCS) events, and reaching out to franchises and businesses interested in the Chicago Southland. Planning should also start for securing property within the footprint of the proposed Town Center. Building on the momentum of the new \$17 million Lenny's Gas N Wash Truck Stop under construction, the Village should track sales and create marketing

materials for other commercial investment in the Village. The Village should update zoning to enable the Town Center as well as investigate any zoning updates for the Torrence/Sauk Trail business district.

#### Entrepreneurship:

The Village should explore the creation of business networking organization that can provide networking opportunities for local businesses as well as provide input on whether to create an Economic Development Corporation to assist with technical assistance, resources and attraction of new business development.

### MEDIUM TERM (4 - 6 YEARS)

#### Industrial:

The Village should work with the LogistiCenter to complete the build-out of available sites. The Village should also consider identifying an area for a third industrial park in the Village, such as the sites along the Canadian National (CN) Rail and Torrence Avenue. Planning should begin for infrastructure investments to upgrade the sites and attract new industrial developments.

#### Commercial:

The Village should market and recruit a Master Developer to partner with in creating the Town Center. The Master Developer should have experience in mixed-use development and a track record of successful development in similar markets. The Village should work to create a package of resources necessary to enable development and construction to begin during this period.

#### Entrepreneurship:

Based on the priorities of local businesses, a matching fund should be created to support facade improvements, technology upgrades and other technical assistance to grow small businesses. The EDC should be created to begin to coordinate and provide a one stop shop for local entrepreneurs and small businesses.

## ECONOMIC DEVELOPMENT IMPLEMENTATION PLAN

**LONG-TERM (7 - 10 YEARS)**

**Industrial:**

Infrastructure upgrades should be made for a third industrial park. The Village may need to create a new TIF District to enable these investments. The Village should continue to work with CN, Cook County, IDOT, Chicago Cook Workforce and other agencies to keep Sauk Village on the map for medium to large industrial expansions in the I-80/IL-394 Corridors.

**Commercial:**

The Village should work with the Master Developer to build out the Town Center. This may include assistance in identifying tenants, making infrastructure improvements, and marketing the Center to potential visitors.

**Entrepreneurship:**

Expand the role of the EDC and/or other business networks to provide access to technical assistance, support and access to grants. Expand broadband to provide affordable fiber to small businesses along Sauk Trail.



### ECONOMIC DEVELOPMENT Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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**GOAL EC1: Promote Industrial Development to Provide Employment and Strong Tax Base for the Community**

<b>EC1.1</b>	Implement a business expansion and retention program to work with existing industrial / warehouse / flex companies and encourage their growth.	SVCD, SVED, CCED, CSEDC, SSMMA, DCEO, EDA, Local Colleges and Universities	TIF, EZ, OZ, CCPTI (6B) (8), State and federal job training grants	✓		
<b>EC1.2</b>	Expand the capacity of economic development efforts, such as the creation of an economic development entity to recruit businesses, facilitate transactions and market the community.	SVCD, SVED	Local Businesses, FSCDC, EDA Planning and Technical Assistance, Regional Innovation Strategies		✓	
<b>EC1.3</b>	Enhance the use of rail and work with the Canadian National (CN) railroad to leverage the potential of Elgin, Joliet & Eastern corridor.	SVCD, CN, Businesses	CCT, EDA		✓	✓



## ECONOMIC DEVELOPMENT

### Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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#### GOAL EC2: Plan for Infrastructure to Serve Industrial and Commercial Development

EC2.1	Study the aggregate cost of ownership for industrial companies in Sauk Village, considering workforce availability, land costs, taxes, utilities, etc. to target strategies for business recruitment.	SVCD, SVED, Local Commercial Real Estate Brokerage Community, Local Utilities	Chicago Southland EDC, Far South CDC	✓		
EC2.2	Invest in infrastructure capacity to support additional industrial development, including the completion of the LogistiCenter.	SVCD, SVED, Dermody Properties	TIF, EZ, OZ, EDAPWG, CCT		✓	
EC2.3	Work with county and state officials to prioritize truck corridor capacity investments that can sustain industrial development.	SVCD, SVED, CCED, CSEDC, DCEO	TIF, EZ, OZ, CCT			✓
EC2.4	Pursue federal grant sources (US Economic Development Administration) to support construction of industrial rail spurs and similar infrastructure.	SVCD, SVED, CCED, CDCDC, DCEO	EDAP		✓	

#### GOAL EC3: Support Commercial and Retail Development to Meet the Needs of the Village

EC3.1	Pursue zoning that encourages retail development along Sauk Trail at I-394 and Torrence Avenue.	SVCD, SVED, Local Property Owners, Area Developers	CMAP (LTA)	✓		
EC3.2	Work with property owners to encourage assembly of land for redevelopment, ensuring that key sites are “ready to go”.	SVCD, SVED, Property Owners	CDAP, TIF, Developers, Property Owners		✓	
EC3.3	Pursue strategies that encourage housing reinvestment at key nodes in support of retail goals.	SVCD, SVED, CCED, SSMMA, CSEDC, DCEO, SSLBA, CCLB	SSLBA, CCLBA, CCLF, IDHA, APP, BRP, LIHTC		✓	

## ECONOMIC DEVELOPMENT

### Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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#### GOAL EC4: Advance Entrepreneurial Activity and Innovation through Business Services and Support

<b>EC4.1</b>	Partner with local workforce intermediaries such as the Chicago Cook Workforce Partnership in support of industrial development.	SSMMA, CSEDC, DCEO Workforce Development Services, IDES Employment Services, OHS, Local Colleges and Universities	Chicago Cook Workforce Partnership, Illinois workNet Center, jobPrep, disabilityworks, Illinois Pathways		✓	✓
<b>EC4.2</b>	Create an Apprenticeship Program that can serve local companies in hiring Sauk Village residents.	SSMMA, CSEDC, DCEO Workforce Development Services, IDES Employment Services, DHS, IET, Local Colleges and Universities	Unions, WIOA, Chicago Cook Workforce Partnership, Illinois workNet Center, jobPrep, disabilityworks, Illinois Pathways		✓	
<b>EC4.3</b>	Add fiber optics to support higher speed data and ensure telecom / data is available community wide.	Broadband Illinois, ITA, LogistiCenter, Sauk Pointe Industrial Park, CCED, SSMMA, CSEDC, DCEO	FCC Connect America Fund, NTIA			✓
<b>EC4.4</b>	Update zoning to allow for live work and flex space development for small businesses.	SVED, SVCD, SSMMA, CSEDC	CMAP (LTA)	✓		
<b>EC4.5</b>	Support locally owned and small businesses to locate and expand in the community.	SVED, SVCD, CSEDC, SBA SCORE	DCEO Advantage Illinois, TIF, EZ, OZ, EDP, SBA Loans, Boots to Business (B2B, Veterans Business Outreach)	✓	✓	

## TRANSPORTATION IMPLEMENTATION PLAN

### OVERVIEW

Sauk Village's transportation network is vital to the health and growth of the community. Improvements are needed to improve the safety of the network, particularly for pedestrians and bicyclists, and to accommodate the capacity needs for trucks and cars accessing the industrial parks. There are three major elements to address in implementation: improving the IL-394 / Sauk Trail intersection; improving pedestrian and bicycle access throughout the network; and making connections to regional trails and destinations.

### SHORT TERM (0 - 3 YEARS)

#### **Roadway Improvements:**

A capacity study is needed to address turn movements and road network capacity at IL-394 and Sauk Trail. Based on the study and the availability of funds, improvements are needed to add a left turn lane from eastbound Sauk Trail to northbound IL-394. These improvements should be made along with pedestrian access improvements detailed in the Transportation plan.

#### **Rail Improvements:**

The Village should seek full funding for rail spur and road improvements in LogistiCenter in coordination with Cook County.

#### **Trails:**

The Village should design and seek funding for the 223rd St Bikeway during the first three years. This will include working with the South Suburban Mayors Conference, Cook County Highway Department, Cook County Forest Preserve District, CMAP and other partners to secure funding to begin construction. As part of the bikeway, a local

competition could be held to add public art along the Trail.

The Village should also work with Cook County Forest Preserve to plan a trail through Plum Creek Forest Preserve to connect the existing loop in the northern part of the Preserve to a larger loop that would extend south to the Will County Plum Creek Forest Preserve.

Planning should also start for connections north to the Burnham and Pennsy Trails and the extension of the Old Plank Road Trail to Sauk Village.

### MEDIUM TERM (4 - 6 YEARS)

#### **Trails:**

In the medium term, installation should begin for the 223rd St. Bikeway, improvements to the entry to the Plum Creek Forest Preserve and the larger loop through the Forest Preserve.

#### **Sidewalks:**

The Village should seek funding for adding sidewalks along Sauk Trail between IL 394 and the Indiana state line.

#### **Bike Route:**

Funding should be secured for the extension of a bike route on Torrence Avenue north to the Burnham and Pennsy Trail as well as the Old Plank Road Trail extension to Sauk Village.

#### **Industrial:**

Infrastructure improvements for a third industrial park should be studied and funding should be sought for any investments that are needed.

## TRANSPORTATION IMPLEMENTATION PLAN

### LONG-TERM (7 - 10 YEARS)

#### Road Capacity:

Road capacity should be monitored on Sauk Trail, Torrence Avenue and Steger Road.

#### Sidewalks:

Sidewalks along Sauk Trail should be installed between IL-394 and the Indiana State Line based on available funding.

#### Industrial:

Freight improvements should be constructed for a third industrial park as needed.

#### Public Transit:

Transit improvements should be made with Pace when the Metra Southeast extension is built.

## TRANSPORTATION Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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### Goal T1: Improve Safety and Meet Capacity Needs of I-394 and Sauk Trail

<b>T1.1</b>	Modernize intersection of I-394 and Sauk Trail to improve safety and meet capacity needs.	IDOT, CCDoTH, SVPW, CMAP	CMAQ, STP	✓	✓	
<b>T1.2</b>	Test and adjust signal timing to meet current transportation conditions.	IDOT, CCDoTH, SVPW	SVPW	✓		
<b>T1.3</b>	Enhance the use of rail and work with the Canadian National (CN) railroad to leverage the potential of Elgin, Joliet & Eastern corridor.	SVCD, CN, Businesses	CCT, EDA	✓	✓	✓

### Goal T2: Improve Pedestrian Crossings, Sidewalks and Facilities along Commercial Corridors

<b>T2.1</b>	Improve pedestrian and bicycle safety at I-394 and Sauk Trail.	IDOT, CCDoTH, SVPW, CMAP	CMAQ, STP	✓		
<b>T2.2</b>	Create a continuous safe path for pedestrians between Cottage Grove and the state line.	IDOT, CCDoTH, SVPW, CMAP	CMAQ, ITEP		✓	✓
<b>T2.3</b>	Prepare crosswalk improvements for Sauk Trail/Torrence Ave. intersection.	IDOT, CCDoTH, SVPW, CMAP	CMAQ, STP	✓		

## TRANSPORTATION Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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### GOAL T3: Plan For Pedestrian And Bicycle Network To Reach Key Destinations Such As Schools, Parks, Trails And Forest Preserves

<b>T3.1</b>	Enhance the 223rd Street by creating a bikeway/greenway to connect to the Plum Creek Forest Preserve and the proposed multi-use trail to Bloom Trail High School.	CCDoTH, SVPW, CCFPD	ITEP, CMAQ, STP	✓	✓	
<b>T3.2</b>	Develop the continuation of Old Plank Trail for a regional east/west trail connection between Indian Hill Woods Forest Preserve in Chicago Heights through Sauk Village to the Indiana border.	CCFPD, CCDoTH, SVPW	IDNR Bicycle Path Program, IDNR Recreational Trails Program		✓	✓
<b>T3.3</b>	Create a multi-use trail along Torrence Ave. to connect to the Burnham and Pennsy Greenways.	CCDoTH, IDOT	ITEP, CMAQ, IDNR Bicycle Path Program			✓

### GOAL T4: Ensure Freight Infrastructure (roads and rail) Meed Demand to Support Economic Development

<b>T4.1</b>	Conduct pavement condition analysis of existing roads to provide a plan for future resurfacing/reconstruction.	SVPW	CDBG, TIF	✓		
<b>T4.2</b>	Provide accessible walkways near potential commercial sites.	CCDoTH	TIF, CDBG	✓	✓	
<b>T4.3</b>	Provide areas that can be accessible to new rail spurs.	IDOT, CN	IDOT Freight Loan Program, EDA, EDP	✓	✓	

### GOAL T5: Ensure Adequate Transit and Alternative Transportation to Meet Needs of Residents and Visitors

<b>T5.1</b>	Coordinate with Pace to provide additional shelters along Saul Trail and proper signage of existing stops.	Pace, CCDoTH, SVPW	TIF	✓		
<b>T5.2</b>	Coordinate with Pace to provide later service from the Hegewisch Train Station.	Pace, CCDoTH, SVPW	Pace	✓		

## OPEN SPACE + RECREATION IMPLEMENTATION PLAN

### OVERVIEW

There are three major tracks to open space and recreation implementation of goals and projects: creating trails to access open spaces, implementing a stormwater management program and improving the seven parks in the Village over a period of time.

### SHORT TERM (0-3 YEARS)

#### Trails:

The priority in the short-term should be the design, fundraising and implementation of a bikeway along 223rd Street. The Village should seek funding for the Phase 1 and 2 design of the bikeway between Cornell Avenue and Burnham Avenue. The Village should work with SSMA and CMAP to submit an application for ITEP or CMAQ to fund construction of the bikeway. The Village should also coordinate with Cook County Department of Transportation and Highways to improve safe crossing at Burnham Avenue to access the entry to the Plum Creek Cook County Forest Preserve (CCFPD).

The second priority should be to work with CCFPD to create an extended trail system through the Plum Creek FPD that would make a large loop throughout the site and connect southward along the creek to Plum Creek Forest Preserve in Will County.

#### Parks:

The highest priority should be the expansion of Veterans Park south to Sauk Trail and improvement of the park as a part of the Municipal Campus. The Village should apply to Department of Natural Resources (DNR) for an Open Space Land Acquisition and Development (OSLAD) grant to provide funding for both the acquisition of land and improvement of the park with intergenerational facilities.

Also, in the next three years, the Village should develop designs and pursue grants for one additional park, such as Arrowhead/Werner Park, which could be a joint effort with Community Consolidated District 168 and Carol Avenue Park, which could be a joint effort with the Nancy L. McConathy Library.

### MEDIUM TERM (4 - 6 YEARS)

#### Trails:

Construction should be completed for the 223rd Street Bikeway based on the availability of funds. As fully built-out, there would be a continuous safe passage between Bloom Trail High School, along a multiuse path on Sauk Trail eastward to Cornell Avenue, a signed bike route with sharrows southward on Cornell Avenue to 223rd Street, with a signed bikeway with sharrows until the bikeway is constructed along with 223rd Street all the way to a safe crossing and entry to Plum Creek Forest Preserve. This central spine would then be connected through a new loop trail to be constructed within the Forest Preserve.

The Village should work with CCDoTH, DNR and neighboring municipalities on the two regional trail connections during this period, the east-west Old Plank Trail and the north-south connection to Pennsy and Burnham Trails that would open up connections to Chicago and northwest Indiana.

#### Parks:

During years 4-6, renovation should be completed on two additional parks, such as Arrowhead/Werner Park and Carol Avenue Park. Planning and grant-writing should begin on 2-3 additional parks, such as 218th St. Park and Murphy Park.

## OPEN SPACE + RECREATION IMPLEMENTATION PLAN

### LONG-TERM (7 - 10 YEARS)

#### Trails:

In years 7-10, the regional connections – Old Plank Trail and connection to Pennsy and Burnham Trails should be completed. The Village can explore adding amenities to these trails and focus on events and marketing to promote use of the regional trail system to encourage residents from other areas to visit Sauk Trail.

#### Parks:

Renovation of any of the remaining nine parks should be underway in years 7-10. The focus should be on use of the parks – events, sports leagues, recreational activities that promote use of the parks and open space in the community.



## OPEN SPACE + RECREATION Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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### GOAL O1: Improve Connections to Existing and Proposed Open Spaces and Natural Resources

<b>01.1</b>	Enhance the 223rd Street by creating a bikeway/greenway to connect Plum Creek Forest Preserve and the proposed multi-use trail to Bloom Trail High School.	CCDoTH, SVPW, CCFPD	ITEP, CMAQ, STP	✓	✓	
<b>01.2</b>	Develop the continuation of Old Plank Trail to create a regional east/west trail connection between Indian Hill Woods Forest Preserve in Chicago Heights through Sauk Village to the Indiana border.	CCFPD, CCDoTH, SVPW	IDNR Bicycle Path Program, IDNR Recreational Trails Program		✓	✓
<b>01.3</b>	Create a bicycle and pedestrian trail along Torrence Avenue to connect to the Burnham and Pennsy Greenways, expanding Sauk’s regional open space network north to Chicago.	CCDoTH, IDOT, DNR	ITEP, CMAQ, IDNR Bicycle Path Program		✓	✓
<b>01.4</b>	Expand the Plum Creek Greenway Trail.	CCDoTH, CCFPD IDOT, DNR	IDNR Bicycle Path Program, IDNR Recreational Trails Program, CMAQ		✓	✓

## OPEN SPACE + RECREATION

### Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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#### GOAL O2: Enhance the Use of Parks and Open Space through Unique Design and Targeted Programming of Each Location

<b>02.1</b>	As part of the redevelopment of the commercial site at the corner of Sauk Trail and Jeffery Avenue, create a "Village Green" to anchor new commercial development and function as a community gathering space.	SVED, SVPW, Master Developer	TIF, EZ, OZ		✓	
<b>02.2</b>	Upgrade baseball fields and facilities in Arrowhead/Werner Park.	SVPW, DNR	White Sox, OSLAD		✓	✓
<b>02.3</b>	Create multi-purpose fields at the existing Murphy Park site – creating opportunities for youth football and soccer games along with neighborhood pick-up games.	SVPW, CCFPD	Chicago Bears, OSLAD		✓	✓
<b>02.4</b>	Designate and build space within the Veterans Memorial Park to create an intergenerational family friendly park, this can include a splash pad for children and outdoor exercise equipment for teenagers and seniors.	SVPW, DNR, Veterans	OSLAD, PARC	✓		
<b>02.5</b>	Update and maintain the playground equipment at St. James Church's Sunshine Park.	St. James Church, SVPW	SVPW, Library	✓	✓	
<b>02.6</b>	Redesign Carol Ave Park to create a neighborhood park with features for children and families.	SVPW, Library	TIF, Joint Fund with Library		✓	✓



## COMMUNITY FACILITIES IMPLEMENTATION PLAN

### OVERVIEW

Sauk Village depends on community institutions as a central focus for civic activities. The Municipal Center, completed in 2008, set a new standard for architecture and created a central civic space. The Center was built in a campus environment next to the former Village Hall which was taken over by the Police Department and Veterans Park.

The Plan sets out a vision of three themes regarding community facilities: upgrading the municipal campus, providing new or renovated public safety facilities, and enhancing education facilities.

### SHORT TERM (0-3 YEARS)

#### **Municipal Campus:**

Initial efforts should include reaching out to possible partners to expand the use of the Senior Center for additional partnerships and activities such as adult learning and training programs.

Plans should start for acquisition of land for Veterans Memorial Park including seeking funding for the expansion and renovation of the park.

The Village should consider investigating the eligibility for a new TIF District that would cover the commercial area of Sauk Trail and Torrence Avenue between Route 30 and 223rd Street.

A feasibility study should be undertaken to determine the viability for a public private partnership to attract a Recreation and Lifelong Learning Center on the west side of Torrence Avenue.

#### **Public Safety:**

Site control should be obtained for the proposed site for the Fire Station on Jeffrey Avenue. Preliminary design for the station along with seeking public safety grants should be completed to secure funds for the station.

A feasibility study should be undertaken on the cost to renovate or replace the Police Station.

#### **Water Supply:**

Identify resources to make improvements in water filtration

#### **Education Facilities:**

The Village should work with SD #168 as it plans for the feasibility for a new early childhood center.

### MEDIUM TERM (4 - 6 YEARS)

#### **Municipal Campus:**

In the mid-term, the expansion and renovation of Veterans Memorial Park should proceed depending on availability of funds.

The Village should implement the recommendations of a feasibility study for a new Recreation and Lifelong Learning Center on Torrence Avenue. The Paesel Community Center should be renovated based on its proposed uses if a Recreation and Lifelong Learning Center is built. The Paesel Center could be used more as a field house for Veterans Memorial Park if a larger center is built as part of the Municipal Campus.

#### **Public Safety:**

Construction should begin on the relocation of the Fire Station.

The Police Station should be renovated or rebuilt based on availability of funding.

#### **Water Supply:**

Update feasibility analysis and identify resources to access Lake Michigan water.

#### **Education Facilities:**

The early childhood center should be built and occupied based on availability of funding. Carol Avenue Park should be renovated into a civic and educational open space between the Library and Town Center.

## COMMUNITY FACILITIES IMPLEMENTATION PLAN

### LONG-TERM (7 - 10 YEARS)

Community facility needs should be reevaluated based on the completion of facilities during the first seven years.

#### Municipal Campus:

Completion of a new Recreation and Lifelong Learning Center should be completed based on ability to attract a public private partnership to build the facility.

#### Public Safety:

Build-out of the Fire Station and Police Station should take place if not already completed.

#### Water Supply:

Construct infrastructure improvements to connect to the Lake Michigan water supply source.

#### Education Facilities:

Support CSD#168 in completing the early childhood center if not already constructed.

Work with community colleges and universities to offer training on-site in the new Recreation and Lifelong Learning Center if constructed.

## COMMUNITY FACILITIES

### Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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### GOAL CF1: Upgrade and expand services in the Municipal Campus to provide a central home for civic activities.

<b>CF1.1</b>	The Village should expand the use of the Sauk Village Municipal Center through partnerships.	Sauk Village Senior Center, Far South CDC, Housing counseling agencies, Small business training organizations	FFP	✓	✓	
<b>CF1.2</b>	Renovate and expand the use of the Edward W. Paesel Community Center.	SVPR, SVPW	CSD #168, CDAP, Possible TIF District		✓	
<b>CF1.3</b>	Enhance Veterans Memorial Park to create an intergenerational space.	Veterans, SVCD, SVPW	Possible TIF District, OSLAD		✓	
<b>CF1.4</b>	Undertake a feasibility study for recreation and lifelong learning center.	IFF	TAP, CDAP, Chicago Bears, Chicago White Sox			

## COMMUNITY FACILITIES

### Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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#### Goal CF2: Enhance public safety through quality facilities and services to the community.

<b>CF2.1</b>	Design and construct a new Fire Station, exploring all appropriate locations within Sauk Village.	SVFD, SVPW, SVED	FPF		✓	
<b>CF2.2</b>	Upgrade or rebuild the Sauk Village Police Department Within the Municipal Campus.	SVPD, SVPW	CDAP, Possible TIF District			✓

#### GOAL CF3: Plan for Adequate Stormwater Facilities to Support Reinvestment in the Community.

<b>CF3.1</b>	Utilize green infrastructure to address urbanized flood-prone areas.	SVCD, SVED, Local Commercial Real Estate Brokerage Community, Local Utilities	Chicago Southland EDC, Far South CDC	✓	✓	✓
<b>CF3.2</b>	Improve stormwater development standards to provide adequate stormwater management in newly developing areas	SVCD, SVED, Dermody Properties	TIF, EZ, OZ, EDAPWG, CCT	✓		
<b>CF3.3</b>	Create and implement a maintenance and monitoring plan for the Village's stormwater assets.	SVCD, SVED, CCED, CSEDC, DCEO	TIF, EZ, OZ, CCT	✓	✓	✓
<b>CF3.4</b>	Create a stormwater / natural resource amenity in LogistiCenter to enable economic development and resource preservation.	SVCD, SVED, CCED, CDCDC, DCEO	EDAP	✓	✓	

## COMMUNITY FACILITIES

### Implementation Guide

PROJECT #	PROJECT	PROJECT PARTNERS	RESOURCES	SHORT TERM	MEDIUM TERM	LONG TERM
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#### GOAL CF4: Improve the quality and adequate supply of drinking water.

CF4.1	Protect groundwater recharge.	SVCD, CCFPD, SVPW, IEPA, DNR, ISWS	Development agreements, PWSLP	✓	✓	✓
CF4.2	Study the feasibility of accessing Lake Michigan water.	Lake Michigan Water Suppliers, IEPA	PWSLP		✓	✓
CF4.3	Implement water conservation practices.	CCSD168, Nancy L. McConathy Public Library, Center for Neighborhood Technology, Metropolitan Planning Council	Grand Victoria Foundation, IDNR, IEPA	✓	✓	✓

#### GOAL CF5: Enhance education and technology for all stages of lifelong learning

CF5.1	Build a new early childhood center.	CCSD168, ISBE	Early Childhood Block Grant (ISBE)		✓	
CF5.2	Create educational and community spaces in Carol Avenue Park.	Nancy McConathy Public Library, CCSD168, SVPW	Education and Open Space Foundations and Grants		✓	
CF5.3	Expand access to broadband technology infrastructure and training.	Broadband providers, Partnership for a Connected Illinois, Local colleges and universities	FCC Connect America Fund, Chicago Cook Workforce Partnership, DCEO	✓	✓	✓
CF5.4	Expand educational opportunities for adults.	CCSD168, HSD206, Local colleges and universities	Illinois Community College Board		✓	

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# Appendix

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**DOCUMENTS TO BE ADDED**

# ZONING

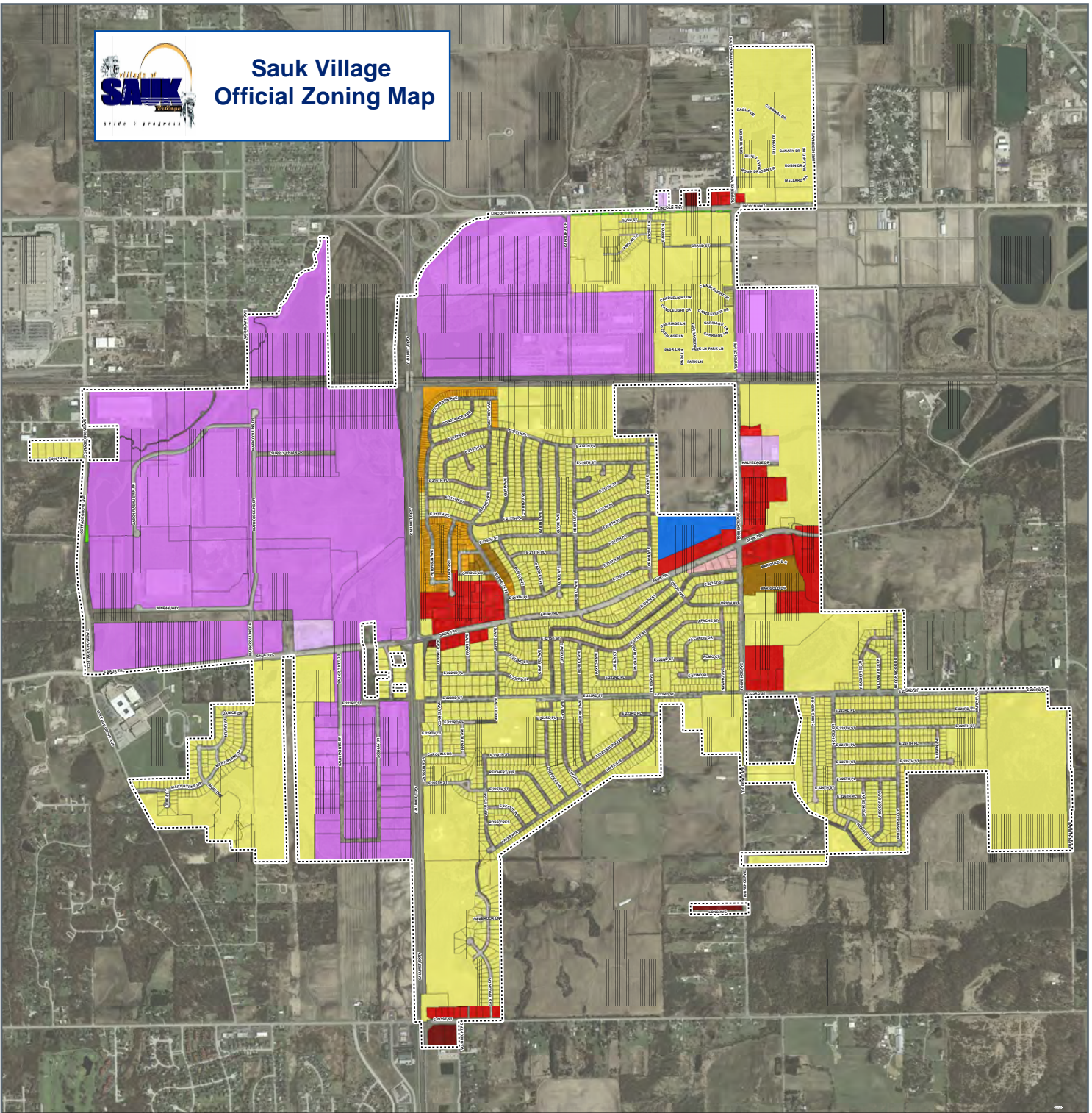
Sauk Village’s zoning regulations are comprised of four major zoning districts, with Residential and Manufacturing zones taking up most of the village’s land, followed by commercial districts around the major intersections and one area dedicated to the business district. Generally, the zoning follows existing land uses with the exception of the agricultural land uses being zoned for manufacturing.

**TABLE 4.2 : Zoning Districts**

Zoning Districts	Purpose
<b>R-1</b> (Single-Family Residential District)	The purpose of the R-1 Single-Family Residential District is to provide for and preserve single-family residential development within the village. The R-1 District provides for limited nonresidential uses that are compatible with surrounding residential neighborhoods.
<b>R-2</b> (Single-Family Attached Residential District)	The purpose of the R-2 Single-Family Attached Residential District is to provide for, and preserve, two-family and townhouse residential development, as well as single-family dwellings. The R-2 district also provides for limited nonresidential uses that are compatible with surrounding residential neighborhoods.
<b>R-3</b> (General Residential District)	The purpose of R-3 General Residential District is to provide for, and preserve, quality higher density residential development, including multifamily dwellings. The R-3 district also provides for limited nonresidential uses that are compatible with surrounding residential neighborhoods, and allows a number of commercial uses as a special use.
<b>B-1</b>	Not listed in Zoning Code, but is included on the Zoning Map
<b>C-1</b> (Neighborhood Commercial District)	The purpose of the C-1 Neighborhood Commercial District is to promote and preserve a mix of retail, personal service and office uses that meet the daily shopping needs of local residents. The C-1 district is distinguished by ground floor commercial and a pedestrian-orientation, with storefronts open to the public sidewalk. Residential dwelling units are only permitted above the ground floor.
<b>C-2</b> (General Commercial District)	The C-2 General Commercial District is intended to create a business environment for a variety of commercial uses, including retail goods establishments, personal service establishments and office uses, which are typically oriented toward vehicular access and often located within retail centers.
<b>C-3</b> (Heavy Commercial District)	The C-3 Heavy Commercial District is intended to provide appropriate locations for heavy commercial uses, many of which require outdoor storage or display areas. Areas within this district should have direct access to major streets and be generally situated in locations removed or buffered from residential uses and lower-intensity commercial uses.
<b>M-1</b> (Light Manufacturing District)	The purpose of the M-1 Light Manufacturing District is to provide for low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development (R and D) facilities.
<b>M-2</b> (General Manufacturing District)	The purpose of the M-2 General Manufacturing District is to permit higher intensity manufacturing uses, and warehouse and storage uses. These manufacturing uses may produce moderate external effects such as smoke, noise, glare or vibration.

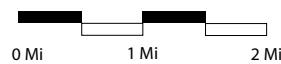


# Sauk Village Official Zoning Map



Sauk Village, Illinois

## Existing Zoning



June 2018

**Context**

Village Boundary

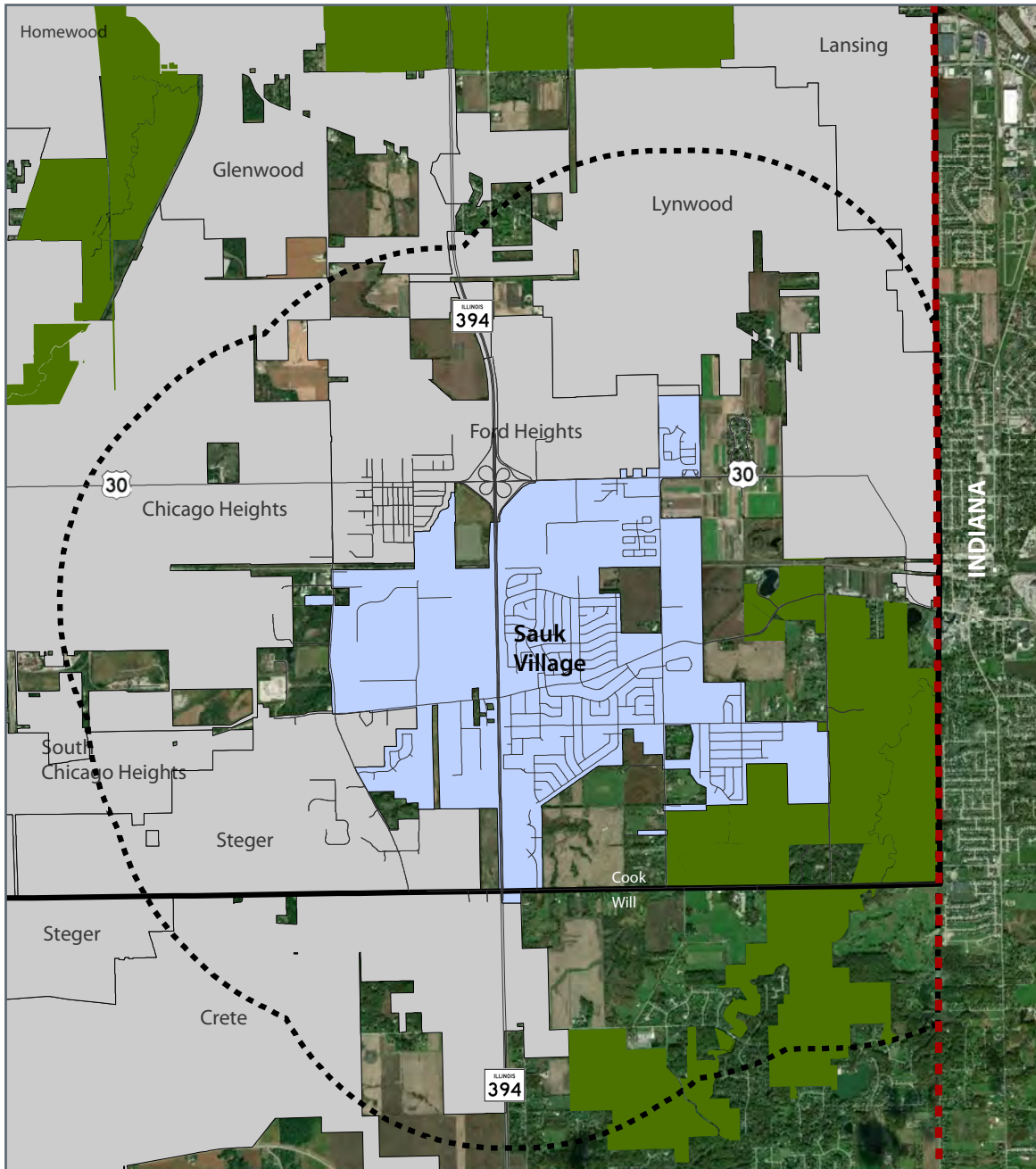
**Zoning Codes**

R-1	B-1	C-3
R-2	C-1	M-1
R-3	C-2	M-2

# 1.5 MILE PLANNING AREA

As part of the comprehensive planning process, Sauk Village has the authority and responsibility to plan for a 1.5-mile planning area from the boundary of the Village for area that is unincorporated. Since the Village is close to the state line, the planning area ends at the Indiana border on the east. The unincorporated land in the planning area mostly consist of parcels that are currently used for agricultural purposes. The planning process will investigate future uses of these parcels and determine plans for any additional annexations that should be pursued in the future to provide proper services and infrastructure to these areas.

**FIGURE 4.4: 1.5 Mile Planning Area Map**



Sauk Village, Illinois

## Planning Area Boundary

- Village Boundary
- Surrounding Municipalities
- Unincorporated
- Forest Preserves
- 1.5-Mile Planning Jurisdiction



July 2018