

# SAUK VILLAGE

## Comprehensive Plan

REFLECT + CONNECT + PROGRESS



DRAFT | March 19th, 2019

# Special Thanks

Special thanks to the individuals, stakeholders, advisory committee, residents and Village officials who came together during the input, drafting and final approval stages to help create Sauk Village's Comprehensive Plan.



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# Letter from the Mayor

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To our Community,

I'm pleased that we have completed this Comprehensive Plan which has involved extensive community outreach and citizen participation throughout the twelve-month long process. While the Plan is complete our mission has only begun.

A very special thank you to the Chicago Metropolitan Agency for Planning who assisted the Village of Sauk Village commissioning this Comprehensive Plan. The last Comprehensive Plan for Sauk Village was completed in 1985 and an update to that plan in 1999 making this a priority for our community's future.

This Plan is a continuation of our commitment to moving forward on our Pathway to Progress and to our initial Strategic Plan for Progress adopted by the Village Board of Trustees in 2017. This Plan reflects a realistic change that has unfolded within our community since 1999 including new annexation, economic and community development, residential growth and how we fit in with our neighbors.

This Plan sets a course for our future decision-making process for the next twenty years to come which provides us with clear direction for development. This will serve as a guide to address the many challenges including the community character, quality of life and economic viability.

Very truly yours,



Derrick Burgess  
Mayor of Sauk Village



# SAUK VILLAGE COMPREHENSIVE PLAN

## Executive Summary

### VISION STATEMENT:

“Sauk Village is a thriving community that is home to institutions and businesses that drive our local economy as well as families and individuals that make up our neighborhoods. We have a shared vision that is built on the collective support of our entire community, one that fosters respect and dignity, preservation of open space and natural resources, and a commitment to expanding opportunities for residents and businesses.”

### CHAPTERS 1-3: Introduction, Planning Process and Community Engagement

Sauk Village is located 30 miles south of Chicago’s Loop along IL-394 between Route 30 and Steger Road. During a year-long process between the Spring of 2018 and Spring of 2019, the Village engaged the community through data analysis, outreach, mapping, visioning, and exchanging ideas. The plan lays out a coordinated set of strategies for land use, transportation investments, natural resource preservation, housing, economic development and community facilities over the next ten to twenty years.

The Planning and Community Engagement Processes included a variety of techniques, from creating an advisory committee to be the “eyes and ears” for the plan to launching an interactive website ([www.saukvillageplan.org](http://www.saukvillageplan.org)) to e-mail blasts, flyers, surveys, social media and community events.

### CHAPTER 4: Land Use

**Vision:** To guide future growth and promote balanced development that supports residential, commercial, industrial and open space uses throughout the community.

**Goals include:** plan for balanced tax base that can support local services; meet demand for residential, commercial, industrial, open space and community facilities; promote rehabilitation and redevelopment of existing land uses; and promote strong and cohesive neighborhoods.

The chapter includes the Future Land Use Map that will be used to guide future development in the community and a Framework Map that lays out a graphic vision of key investments detailed throughout the Comprehensive Plan. Examples of projects include: create a new Town Center along Sauk Trail between IL-394 and Jeffrey Avenue; promote investment in the Village’s industrial parks; and strategically improve open space though both natural resource protection and increased recreational opportunities.

### CHAPTER 5: Housing

**Vision:** To support housing that results in an adequate supply of ownership and rental housing that is safe, healthy, affordable and well-maintained.

**Goals include:** stabilize residential neighborhoods; rebuild the housing market; support renter stability and create a path to homeownership; and plan for new housing in strategic areas to meet long-term demand.

**Examples of projects include:** partnering with land banks to acquire vacant buildings to bring back to productive use; expand housing counseling for owners and prospective buyers and enforce building codes to ensure properties are well-maintained.

### CHAPTER 6: Economic Development

**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.

# SAUK VILLAGE COMPREHENSIVE PLAN

## Executive Summary

Goals include: promote industrial development to provide employment and tax base for the community; plan for infrastructure to serve industrial and commercial development; support commercial and retail development to meet the needs of the Village; and advance entrepreneurial activity and innovation through business services and supports.

The chapter includes maps for Opportunity and Enterprise Zones and TIF Districts. Examples of projects include: strategies to attract industrial and commercial development, train for the local workforce, and support broadband infrastructure.

### CHAPTER 7: Transportation

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

**Goals include:** improve safety and meet capacity needs at critical intersections; improve pedestrian crossings, sidewalks and facilities along commercial corridors; plan for pedestrian and bicycle network to reach key destinations; ensure freight infrastructure meets demand for support economic development; and ensure adequate transit and alternative transportation to meet needs of residents and visitors.

The chapter includes a map of the existing transportation network and a transportation strategy map. Examples of projects include: improve the safety and capacity at IL-394 and Sauk Trail as well as Torrence Avenue and Sauk Trail; make improvements to freight infrastructure; and design and build a new bikeway along 223rd St.

### CHAPTER 8: Open Space + Recreation

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

**Goals include:** improve connections of existing and proposed open spaces and natural resources; and enhance the use of parks and open space through unique design and targeted programming at each location.

The chapter includes maps of existing and proposed uses of each park and locations for regional trail connections. Key projects include: proposed uses for each of the nine parks in the Village, proposed trail connections to Pennsy Greenway, Old Plank Trail and a loop trail in the Plum Creek Forest Preserve.

### CHAPTER 9: Community Facilities

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

**Goals include:** upgrade and expand services in the Municipal Center to provide a central home for civic activities; enhance safety through quality facilities and services to the community; plan for adequate stormwater facilities to support reinvestment in the community; improve the quality and supply of drinking water; and enhance education and technology for all stages of lifelong learning.

**Projects include:** locate and construct a new fire station; upgrade police station facilities, improve stormwater development standards; and create a natural resources amenity in LogistiCenter to enable economic development and enhance stormwater management.

### CHAPTER 10: Implementation

The Implementation Plan provides action steps, suggested partners, timeframe and resources for each project in the Comprehensive Plan.



## CHAPTER 1

# Introduction

The Sauk Village Comprehensive Plan was produced by and for the community. Sauk Village is looking into the future to determine what the Village can be if certain decisions are made now. This Comprehensive Plan integrates their ideas and concerns into goals and projects to guide how the Village should be developed, identifies what facilities and services are needed, and details the path that should be taken to achieve such goals. The Comprehensive Plan provides a long-range framework to guide community members, local government, private agencies and service providers in decisions about growth, land use, conservation of natural resources and major capital facility improvements. Most of all, the plan details a vision of community participation and involvement to achieve an inclusive path for development.

## VISION STATEMENT

*Sauk Village is a thriving community that is home to institutions and businesses that drive our local economy as well as families and individuals that make up our neighborhoods. We have a shared vision that is built on the collective support of our entire community, one that fosters respect and dignity, preservation of open space and natural resources, and a commitment to expanding opportunities for our residents and businesses.*

**“  
Communities  
Don’t Plan  
To Fail, They Fail  
To Plan.  
”**

**-Charles Pondexter,  
Advisory Committee Chairman**

## SAUK VILLAGE AND THE ON TO 2050 COMPREHENSIVE REGIONAL PLAN

As part of the Chicago metropolitan region, Sauk Village influences and is influenced by the region. Local autonomy over land use decisions requires communities to take responsibility for how those decisions shape the community’s livability, as well as impacts on neighboring communities and the region as a whole. The cumulative choices of Sauk Village and 283 other municipalities and seven counties determine quality of life and economic prosperity across our region.

Prepared by the Chicago Metropolitan Agency for Planning (CMAP) and adopted in October 2018, the ON TO 2050 regional plan presents a collective vision for the future of the Chicago region and identifies steps for stakeholders across the region to take in order to achieve that vision. ON TO 2050 focuses on the need to grow our economy through opportunity for all (Inclusive Growth), prepare for rapid changes (Resilience), and carefully target resources to maximize benefit (Prioritized Investment).

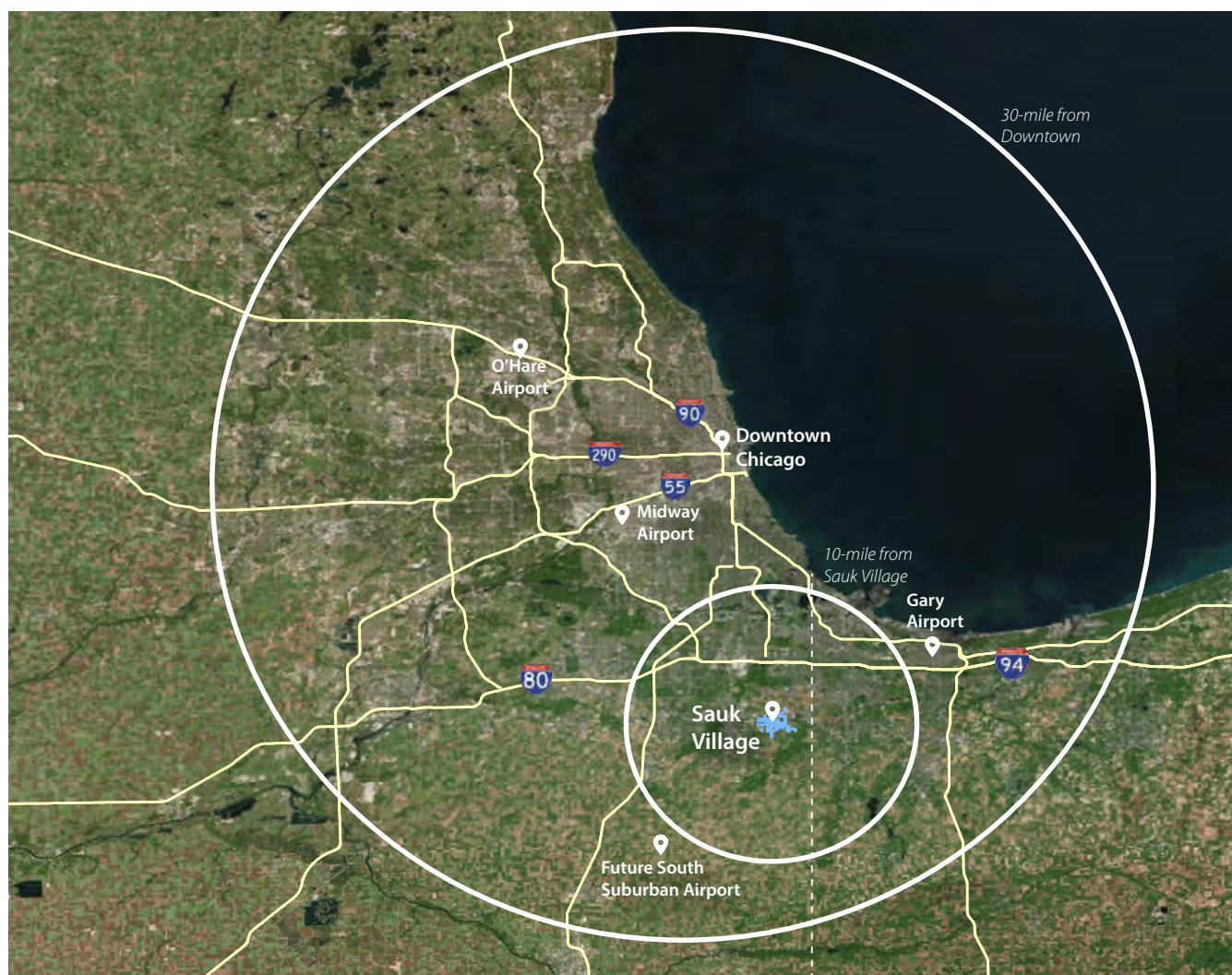


## PLANNING CONTEXT

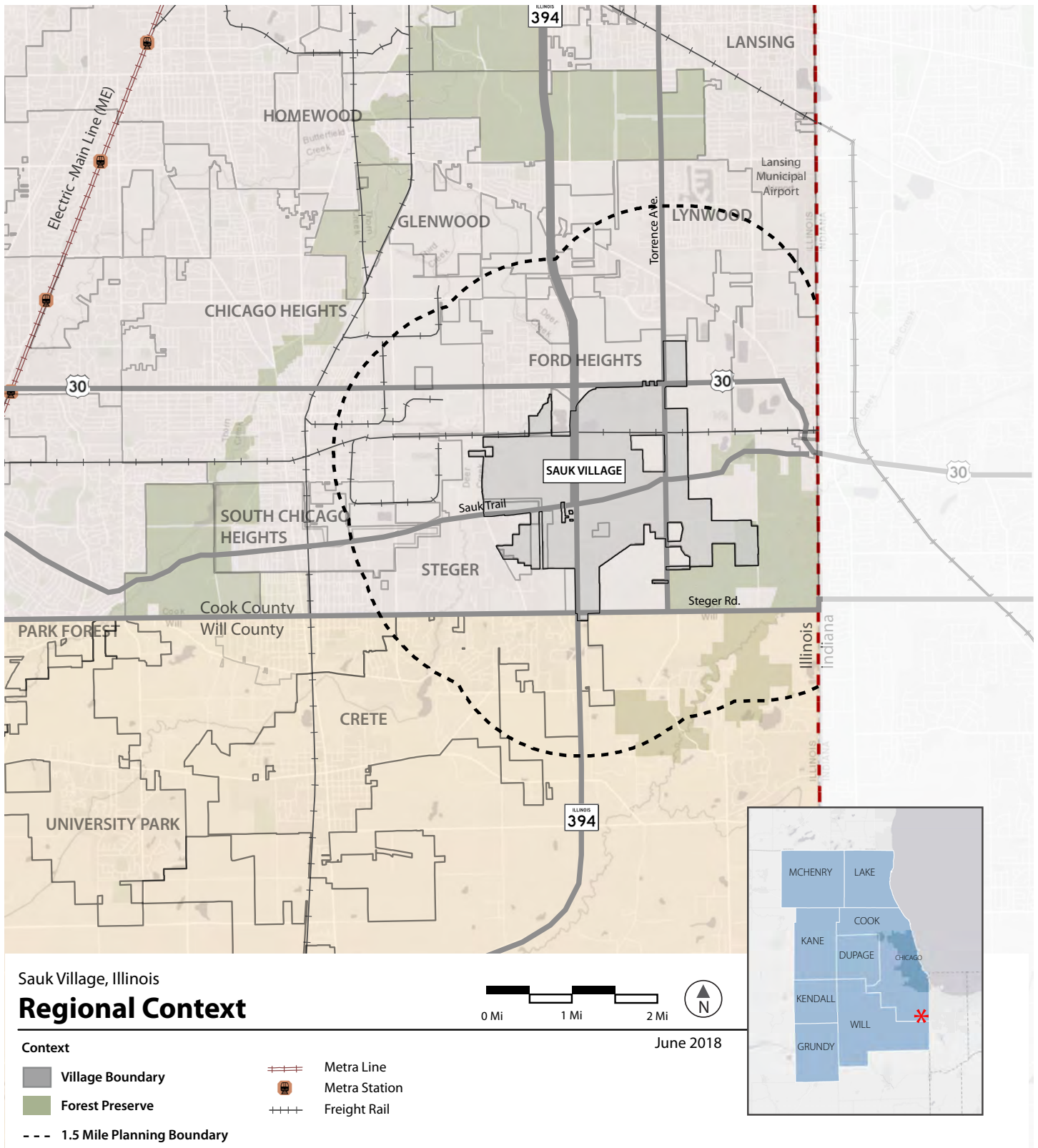
Sauk Village is located 30 miles south of Chicago's Loop along IL-394 between Route 30 and Steger Road. What is now Sauk Trail, which runs east west through the Village, is based on a Native American trading and transportation corridor. The trade route later became known as the "Main Street" and center of activity within Sauk Village. Sauk Trail is part of the most important roadways in American History, which is now within the nationally designated Lincoln Highway scenic byway across Illinois. The Village incorporated in 1957 and soon added residential neighborhoods, community facilities and additional businesses.

Sauk Village has tremendous opportunity for business and economic expansion given its proximity to the interstate highways and Chicago and Cook County. Sauk Village is home to approximately 10,350 people, with the community mostly comprised of residential and industrial areas. There are also opportunities for growth among vacant or agricultural lots both within and surrounding the Village's boundaries.

The comprehensive plan lays out a coordinated set of strategies to plan land uses, transportation investments, natural resource preservation and community facilities over the next ten to twenty years.



**FIGURE 1.1: Regional Location Map**



## GROWING FROM THE PAST

While the last major update to the Comprehensive Plan was completed in 1999, a number of related documents have been developed by Sauk Village, along with regional plans that were developed with the participation of the Village.

## SAUK VILLAGE COMPREHENSIVE PLAN | 1999

The 1999 Comprehensive Plan's goals are listed below, along with brief updates of accomplishments since the adoption of the plan. The plan has not had a formal update since being adopted by the Village Board

### LAND USE AND COMMUNITY ECONOMIC DEVELOPMENT

**Goal:** Promote annexation of unincorporated land area to encourage residential, commercial and industrial development, while protecting natural resources and town character.

**Progress:** The Village pursued key annexations to expand the boundaries of the Village. A large industrial park called the LogistiCenter was developed to expand economic development opportunities in the Village.

### VEHICULAR AND PEDESTRIAN TRANSPORTATION

**Goal:** Update and construct a coordinated street and walking pathway network.

**Progress:** Improvements have been made to I-394, but there continue to be gaps in the street and sidewalk networks in the Village.

### PARKS AND LEISURE TIME PURSUITS

**Goal:** Develop additional parks and recreational facilities.

**Progress:** Albert Welch Veterans Memorial Park was developed. No major improvements were made to the Lincoln-Lansing Drainage District that were recommended in the plan.

### NEIGHBORHOOD AND HOUSING DEVELOPMENT

**Goal:** Assure a wide diversity of quality homes.

**Progress:** There have been new residential developments at key locations such as along Steger Road east of I-394. Due to effects of the foreclosure crisis, there has been concern over the decline of residential homes and the increased rate of absentee-owned and rental housing.

### GOVERNMENTAL ADMINISTRATION AND COOPERATION

**Goal:** Continue communication and cooperation with surrounding municipalities concerning joint solutions to common problems.

**Progress:** There have been many efforts toward regional planning such as the IL Route 394 / IL Route 1 Corridor Plan and the formation of the South Suburban Land Bank.



## IL ROUTE 394/IL ROUTE 1 CORRIDOR PLAN | 2015

The purpose of the IL Route 394/IL Route 1 Corridor study was to anticipate future transportation, land use and economic development patterns and develop a cohesive Vision for the Corridor. The Vision was developed in a collaborative effort by the 11 communities and two counties, Cook County and Will County, along the Corridor.

The overall project goal was to develop a plan that would unite future development along the Corridor to make it a more attractive transportation and activity center, while improving the functionality of the roadway network. The plan included frontage road connectivity, appropriate land use planning around existing and future interchanges, promoted connectivity of pedestrian infrastructure, promoted regional scale bike trail development and focused development around existing sites and infrastructure.

### SAUK TRAIL INTERCHANGE

The Corridor Plan developed two alternative designs to improve the IL-394/Sauk Trail intersection. Improvements included a sidewalk and multi-use path on both sides of Sauk Trail, reconstructing right turn lanes onto and off of I 394 and providing additional left turn lanes and staging space for east to north movement. The Village is pursuing ways to make the intersection safer and be able to accommodate pedestrian and bicycle crossing.

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## A STRATEGIC PLAN FOR PROGRESS | 2017

The Strategic Plan for Progress sets out a vision that “Sauk Village will be known as one of the best Villages for its size in the entire region.” The Plan calls for:

- Establishing a foundation to build for the future through extensive and innovative strategic planning including pursuing a new comprehensive plan, updating the Village’s commercial design standards and guidelines and leading a strong economic development strategy.
- Making the Village government more efficient, innovative and improve fiscal management of the Village.
- Building strong and cohesive neighborhoods that will work together to form a vibrant and diverse community, inclusive for all.
- Doing a better job of planning for development, transportation, traffic control and housing. The Plan recommends a strategic plan to strengthen neighborhoods including establishing a Citizens Advisory Council Board to mobilize neighborhoods to address their concerns and celebrate their strengths, creating a neighborhood network on the home page where residents can easily identify what is happening in their neighborhood and encouraging volunteerism. The Plan also recommends efforts to expand economic development initiatives, especially to bring more development to LogistiCenter and infrastructure improvements to serve the community.
- Setting and maintaining high standards of public safety through implementing a public safety plan and develop community policing in our neighborhoods as well as a five and ten year capital plan for Police, Fire and EMA Departments.
- Creating and maintaining an atmosphere of clean streets, safe parks and neighborhoods, and activities for all citizens, including improving parks, recreation and youth services.
- The comprehensive planning process initiated in 2018 was a direct result of the Strategic Plan for Progress as well as the support of CMAP to undertake the Plan.

## PLAN STRUCTURE

Sauk Village's Comprehensive Plan is made up of six elements that are further discussed below.

### LAND USE

The Land Use chapter sets the foundation for future investment, growth and change in Sauk Village and serves as the blueprint for the development of public and private property in the Village.

### HOUSING

The Housing chapter defines current and future needs for the housing supply within the Village, and provides guidance to meet those needs.

### ECONOMIC DEVELOPMENT

The chapter focuses on the role of local businesses in the community and provides mechanisms for the Village to support innovation, entrepreneurship, retail and professional services.

### TRANSPORTATION

This chapter addresses transportation and mobility issues comprehensively and acknowledges the changes in travel options, new technologies and new opportunities.

### OPEN SPACE + RECREATION

This chapter addresses the natural resources, open space and recreational needs of the community based on the analysis of existing facilities, resources and land.

### COMMUNITY FACILITIES

This chapter lays out capital and service improvements including municipal, public safety, stormwater, water supply and education.

Each element contains goals, projects, and implementation items to establish the overall vision for Sauk Village. Goals, projects and implementation items are defined as follows:

**GOALS** are long-term objectives for the comprehensive plan representing the "what" should be accomplished.

**PROJECTS** are short-, medium- or long term specific items that have a beginning, middle and end and are measurable. They typically require resources – both funding and time – to implement.

**IMPLEMENTATION PLANS** is composed of actionable items to implement each goal and project, along with project partners and possible resources.



## GOALS OF THE PLAN

The goals and projects listed below frame the recommendations of the Comprehensive Plan. They are listed below along with corresponding topics and strategies that were developed as part of CMAP ON TO 2050, the regional plan adopted in October 2018.

### LAND USE: PROMOTE REINVESTMENT AND SUPPORT STRONG NEIGHBORHOODS

- Plan for balanced tax base that can support local services
- Meet demand for specific land uses including residential, commercial, Industrial, open space and community facilities
- Promote reuse, rehabilitation and redevelopment of existing land uses
- Promote strong and cohesive neighborhoods

#### CMAP ON TO 2050 | COMMUNITY: Strengthening where we live

- Strategic and sustainable development

### HOUSING: EXPAND HOUSING OPPORTUNITIES, CREATE A PATH TO HOMEOWNERSHIP, AND STRENGTHEN THE HOUSING MARKET

- Stabilize residential neighborhoods
- Rebuild the housing market
- Promote homeownership
- Support renter stability and create path to homeownership
- Plan for new housing in strategic areas to meet long-term demand

#### CMAP ON TO 2050 | COMMUNITY: Strengthening where we live

- Reinvestment for vibrant communities

### ECONOMIC DEVELOPMENT: CREATE AND MAINTAIN A STRONG VIBRANT LOCAL ECONOMY THAT EXPANDS JOBS AND JOB OPPORTUNITY FOR RESIDENTS

- Promote industrial development to provide employment and strong tax base for the community
- Plan for infrastructure to serve industrial and commercial development
- Support commercial and retail development to meet the needs of the village
- Advance entrepreneurial activity and innovation through business services and supports

#### CMAP ON TO 2050 | PROSPERITY: Growing the economy

- Robust economic growth that reduces inequality and responsive, strategic workforce and economic development

## GOALS OF THE PLAN

### **TRANSPORTATION: CREATE AN ACTIVE, SAFE AND HEALTHY VILLAGE BY ENHANCING CONNECTIVITY FOR ALL USERS**

- Improve safety and meet capacity needs of I-394 and Sauk Trail
- Improve pedestrian crossings, sidewalks and facilities along commercial corridors
- Plan for pedestrian and bicycle network to reach key destinations such as schools, parks, trails and forest preserve
- Ensure freight infrastructure (roads and rail) meet demand to support economic development
- Ensure adequate transit and alternative transportation to meet needs of residents and visitors

**CMAP ON TO 2050** | MOBILITY: Achieving a safe and reliable system for tomorrow

- A modern multimodal system that adapts to changing travel demand

### **OPEN SPACE + RECREATION: PROVIDE AN OPEN SPACE SYSTEM THAT ENHANCES PARKS AND RECREATION AMENITIES WHILE PRESERVING NATURAL RESOURCES**

- Improve connections to existing and proposed open spaces and natural resources
- Enhance the use of parks and open space through unique design and targeted programming of each location

**CMAP ON TO 2050** | ENVIRONMENT: Bridging natural and built assets

- A region prepared for climate change and development practices that protect natural resources

### **COMMUNITY FACILITIES: PROVIDE HIGH-QUALITY COMMUNITY FACILITIES AND SERVICES**

- Upgrade and expand services in the municipal campus to provide a central home for civic activities
- Enhance public safety through quality facilities and services to the community
- Plan for adequate stormwater facilities to support reinvestment in the community
- Improve the quality and adequate supply of drinking water
- Enhance education and technology for all stages of lifelong learning

**CMAP ON TO 2050** | GOVERNANCE: Leading effectively together

- Collaboration at all levels of government

**CMAP ON TO 2050** | ENVIRONMENT: Bridging natural and built assets

- Integrated approach to water resources



## CHAPTER 2

# Planning Process

Effective community participation in the planning process ensures that diverse interests and perspectives are considered and incorporated into the Comprehensive Plan. Community input informed and guided the planning process under the direction of the Village staff and the Advisory Committee. The Committee was comprised of citizens, businesses and other stakeholders, representing a wide range of the diverse community. The Committee's purpose was to review existing conditions; guide the development of the vision, goals and projects of the Comprehensive Plan; review the draft plan; and provide feedback before Village Board consideration.

## OUR PLANNING PROCESS

The Sauk Village Comprehensive Plan process kicked off in April of 2018 with the decision to develop a Comprehensive Plan to reflect changing trends and conditions and to build off of the prior work done on the *Strategic Plan for Progress*. This was the first step in a continuous sequence of activities that took around 10 months to complete.



### PHASE 1

This Existing Conditions Analysis was the first phase of the Sauk Village Comprehensive Plan. The Analysis focused on data collection, review of past documents and land use, market and transportation conditions.



### PHASE 2

The second phase of the Comprehensive Plan involved engaging citizens and stakeholders. The public's input informed the Advisory Committee's work in establishing a common vision for future growth and development in Sauk Village.



### PHASE 3

During this phase, an interactive public workshop engaged citizens and other stakeholders. That public input was used to inform Committee work in establishing a common vision for future growth and development in Sauk Village, building on the *Strategic Plan for Progress*.



### PHASE 4

As a way of preparing the draft Comprehensive Plan in a way that focused on items of greatest community interest and concern, preliminary recommendations were developed in this phase. The findings were drafted into an Interim Plan Report as a tool to gather consensus on goals, strategies and projects to guide the recommendations of the Comprehensive Plan.



### PHASE 5

The Comprehensive Plan, built on key findings, provided plan recommendations including goals, strategies and projects. Key resources and partners were identified for major projects. This phase included the second public open house and input from the Zoning Board of Appeals, Plan Commission, and the Village Board prior to adoption.



## CHAPTER 3

# Community Engagement

In order to create a Comprehensive Plan that is true to what Sauk Village is, you need to know more than where buildings and streets are going, you need to know where people work, where people live and where people go to connect with one another. Sauk Village residents and community members are experts in assessing the long-term needs from their personal experiences and interactions. People are what make Sauk Village, and it is from those people where our process of creating this Comprehensive Plan began.



## OUTREACH STRATEGY

The Comprehensive Plan's outreach strategy provided a variety of tools to reach and engage the entire Sauk Village community.

### PROJECT WEBSITE

The project website provided a means for the community to get information and share ideas at any time. In addition, the website was a central place to share draft materials, schedules, and notices of events, and provide opportunities for community members to send comments and participate in online surveys at key points during the process.

[www.saukvillageplan.org](http://www.saukvillageplan.org)



HOME TAKE THE SURVEY SHARE YOUR IDEAS NEWS DOCUMENTS RESOURCES FAQs

### SOCIAL MEDIA

Much like the project website, Sauk Village staff shared project news and announced opportunities for community engagement to reach an existing audience on the Derrick Burgess - Mayor of Sauk Village Facebook Page.



### E-MAIL BLASTS

E-mail blasts provided periodic, short project updates that were forwarded to broader audiences.

### FLYERS

Flyers were placed around Sauk Village for all public open houses. For example, over 1,500 flyers were distributed by District 168 to students at Sauk Village's two elementary schools to take home to their parents. This provided another avenue for distribution of information about the project. The flyers directed people to the project webpage, and advertised upcoming events/opportunities for participation.

### SURVEYS

Surveys were provided via the project website, with the "share your idea" link. Those same surveys were distributed during all public open house meetings.

### COMMUNITY EVENTS

There were a total of four public events and open houses in addition to the advisory committee meetings that were held throughout the planning process.

- Define the Dream Workshop
- Realize the Dream Workshop
- Sauk Village Corn and Dog Roast
- Community Open House at the Nancy L. McConathy Public Library

## COMMUNITY EVENTS

### DEFINE THE DREAM WORKSHOP



WEDNESDAY, SEPTEMBER 12



### REALIZE THE DREAM WORKSHOP



WEDNESDAY, DECEMBER 5





# COMMUNITY EVENTS

## SAUK VILLAGE CORN AND DOG ROAST

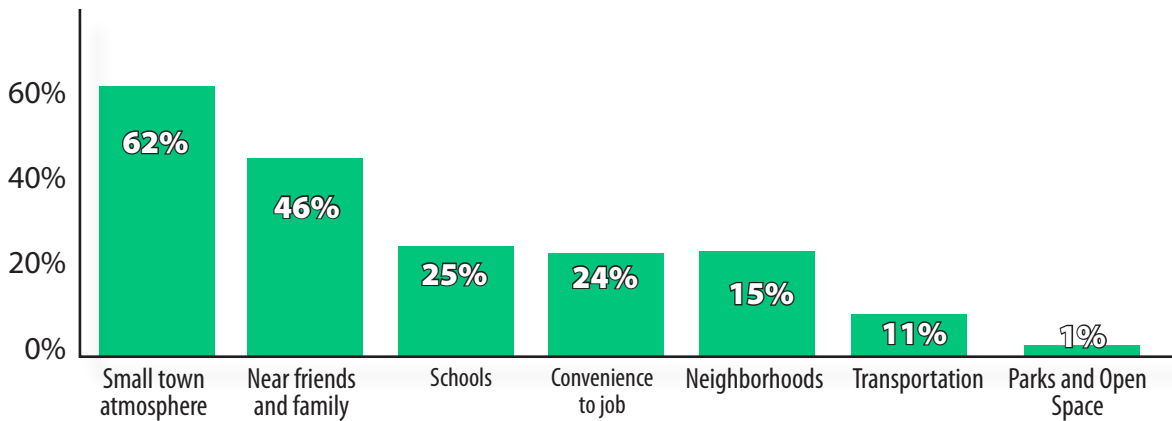


## COMMUNITY SURVEY RESULTS

To set the stage for the Sauk Village Comprehensive Plan, topics were identified for the community to address in preparation for crafting the goals and projects within this plan. The survey questions were designed to engage the community on their perceptions, values, aspirations, and experiences in Sauk Village everyday. Below is a summary of those results from the online survey, in addition to in person surveys conducted at advisory and community meetings.

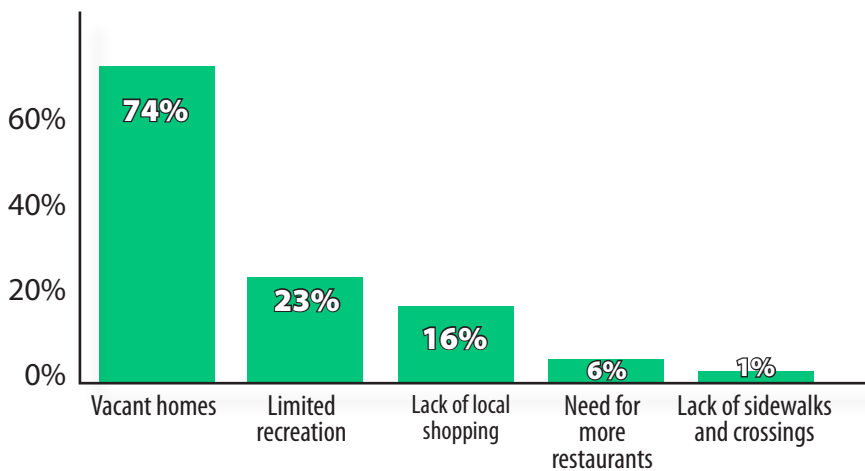
### WHAT ARE YOUR FAVORITE THINGS ABOUT SAUK VILLAGE?

‘Community’ was the theme for favorite things about Sauk Village. Small town atmosphere and near friends and family scored the highest.



### WHAT ARE THE BIGGEST CHALLENGES FACING SAUK VILLAGE?

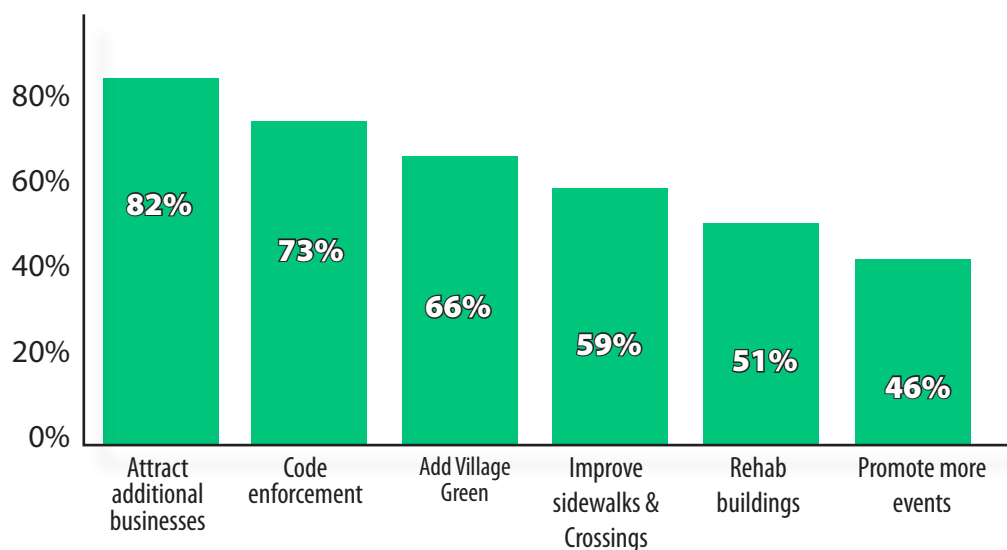
Housing was ranked as one of the biggest challenges facing the community. The overwhelming concern was how to deal with vacant housing that has increased over time. Other important challenges included limited recreation and limited commercial opportunities.



## COMMUNITY SURVEY RESULTS

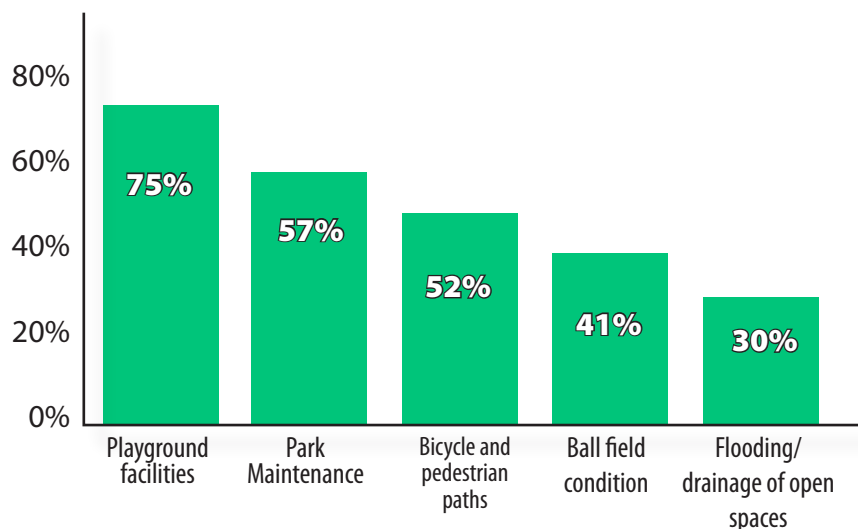
### WHAT ARE THE MOST IMPORTANT PRIORITIES FOR THE COMMERCIAL AREAS ALONG SAUK TRAIL AND TORRENCE AVENUE?

Results below show the ranking of the top two choices. The need for additional businesses within the commercial areas were participants top choice, followed by code enforcement to improve the maintenance of property.



### WHAT ARE THE MAJOR ISSUES RELATING TO PARKS AND RECREATION IN THE VILLAGE?

Overall the community felt that parks in the Village needed improvement. The upgrading of playground facilities and park maintenance ranked the highest for major issues. Bicycle and pedestrian paths were another concern for participants.







## CHAPTER 4

# Land Use

Sauk Village is composed of a mix of land use types – from housing to industry to retail to community facilities. The Village is surrounded by forest preserves, neighboring communities and farmland. As Sauk Village progresses, its residents have expressed a desire to focus on reinvestment and redevelopment, while strategically expanding to provide fiscally sound development to meet the needs of the community. Therefore, the Land Use Chapter focuses on establishing a development pattern that balances growth while promoting the character and quality of existing development within Sauk Village.

### VISION

**To guide future growth and promote balanced development that supports residential, commercial, industrial and open space uses throughout the community.**

# FINDINGS

## LAND USE FINDING # 1

**There are key opportunities to redevelop and reinvest in existing residential, commercial and industrial areas of the Village.**



Successful residential, commercial and industrial areas are important to the Village. Much of the residential areas in Sauk Village are built out, leading to a need to focus on revitalization of existing neighborhoods. Commercial and retail efforts should be focused at major intersections where space is available, along Sauk Trail and Torrence Avenue. With the growth in demand for industrial users, investment can be attracted to complete the Village’s two industrial parks.



*A key area of commercial development should be located at the intersection of Sauk Trail and Torrence Avenue.*

## LAND USE FINDING # 2

**In order to provide economic stability, future development should be managed to balance the expansion of commercial and industrial developments with housing and employment. This will promote a sustainable use of land throughout the Village.**



Sauk Village ranked second out of its neighboring communities for the fastest growth rate in industrial occupancy following the 2008 Recession. This is a favorable outlook for expansion of industrial land in the Village. The expansion of investment in industrial parks could potentially increase the demand for housing, and retail in the community.

As shown in the Existing Land Use Distribution Table to the right, the three primary land uses within Sauk Village are Residential (mostly single-family), Railroad and Right-of-Way (streets and rail line) and Agricultural lands. Agricultural land within the Village is mostly planned for future industrial and residential use.

**FIGURE 4.1: Existing Land Use Distribution**

Land Use	Acres	% Land of Sauk Village
Residential (Includes Single-Family, Multi-Family and Mobile Homes)	688	28%
Railroad/Utilities/ROW	569	23%
Agricultural	512	21%
Industrial	198	7%
Vacant Land	196	7%
Parks/Open Space	137	5%
Civic/Institutional	95	4%
Stormwater Management	73	2%
Commercial	28	1%
Office/Mixed Use	2	<1%



# FINDINGS

## LAND USE FINDING # 3

**Convenient access to the existing Canadian National (CN) rail line and IL-394 corridor provides opportunities for the expansion of industrial uses within the LogistiCenter and Sauk Pointe Industrial Park.**



Sauk Village provides areas to accommodate future employment by providing large development sites within the LogistiCenter and Sauk Pointe Industrial Park. The sites within the LogistiCenter have access to the Canadian National rail line, which could provide the potential to expand to a regional and national industrial market. The sites within the Sauk Pointe Industrial Park provides access to IL-394, and opportunity to national markets via I-80, I-294, and I-94.



The expansion of the LogistiCenter provides opportunities for the Village to reach additional regional and national markets due to access to rail and trucks.



Sauk Village has a direct connection to the railway previously known as the Elgin, Joliet and Eastern Railway (or the "J"), now a part of the Canadian National Railway.

## LAND USE FINDING # 3

**Strategic expansion of the Village can provide additional economic development and residential opportunities if the development is economically and fiscally sound.**



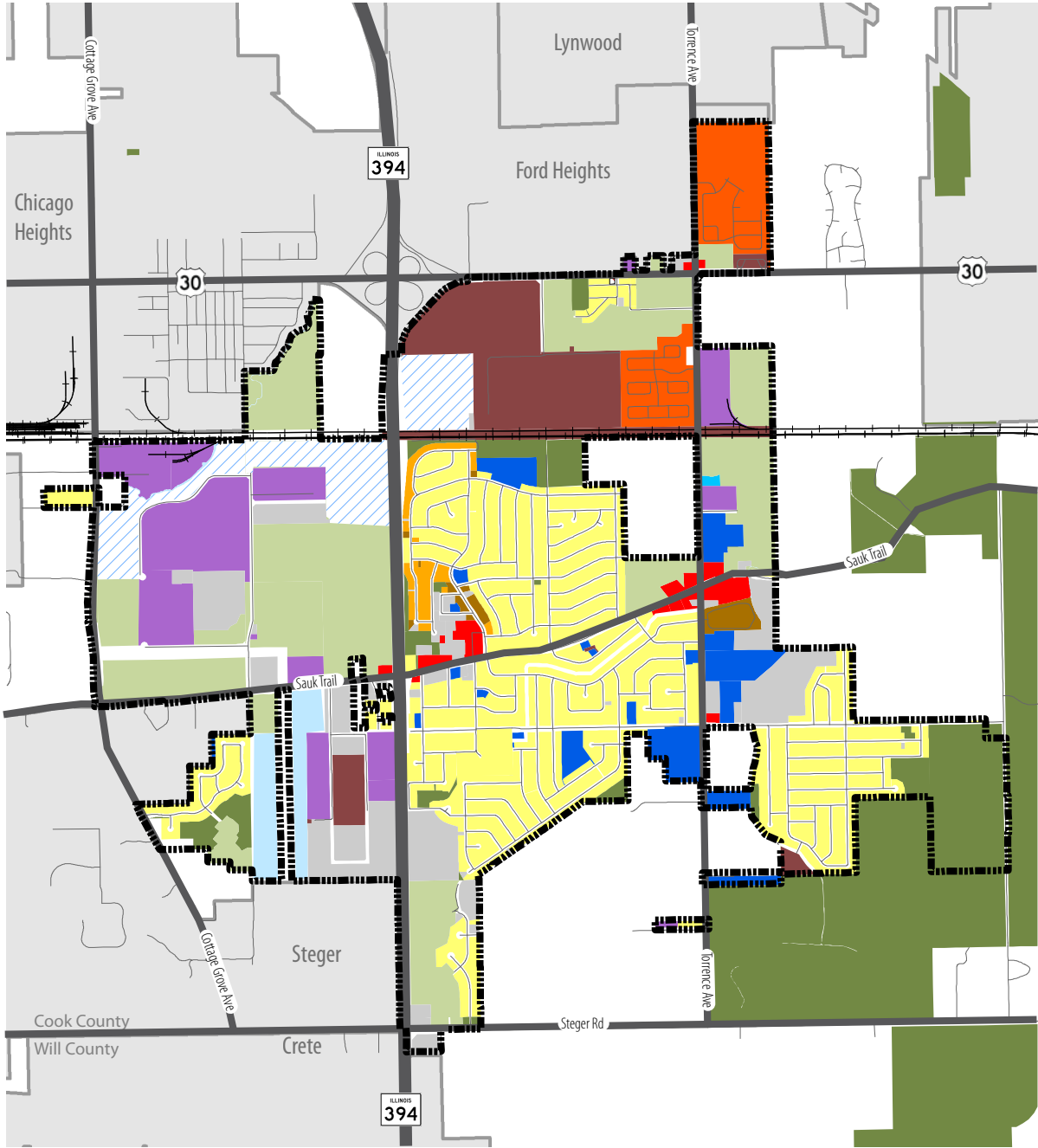
Sauk Village has the opportunity to annex adjacent unincorporated areas to provide development opportunities. Yet, this needs to be carefully done to ensure that development is fiscally sound and adds to the character and economic vitality of the Village. Boundary agreements, such as a recent agreement with the Village of Crete, can allow for orderly growth and ensure capital investments in infrastructure promotes sound development patterns.



Expanding Sauk Village's boundaries has the potential to promote new economic opportunities, but should be carefully considered for all costs and benefits.

# EXISTING LAND USE

FIGURE 4.2: Existing Land Use-Village Boundary



Sauk Village, Illinois

## Existing Land Use- Village Boundary



**Context**

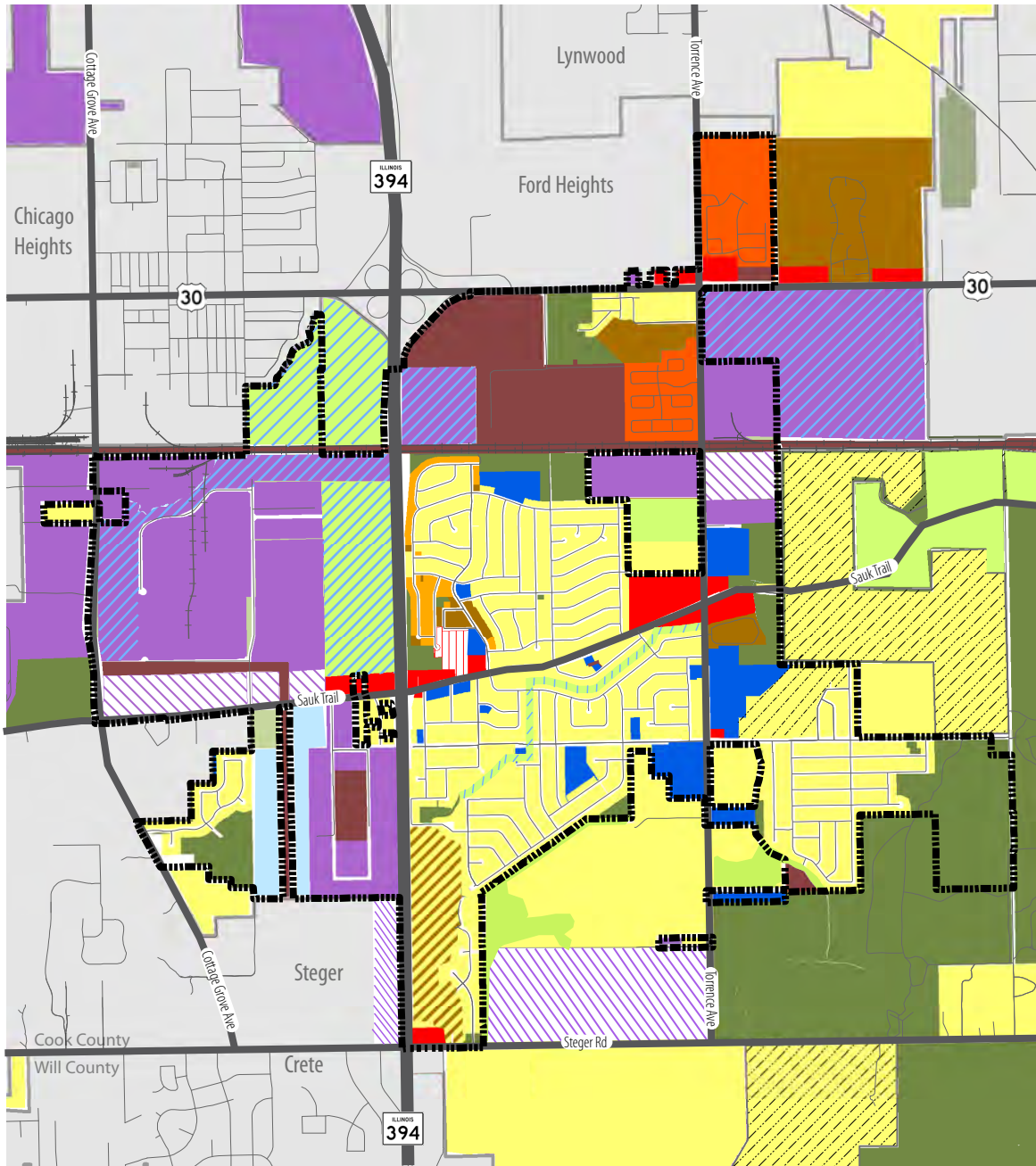
- Village Boundary
- Freight Rail
- Surrounding Municipalities
- Unincorporated

**Existing Land Use Categories**

- |                        |                     |                       |
|------------------------|---------------------|-----------------------|
| Single Family Detached | Commercial          | Parks/Open Space      |
| Single Family Attached | Mixed Use           | Vacant Land           |
| Multi-Family           | Office              | Railroad/Utilities    |
| Mobile Home Park       | Civic/Institutional | Wetland Bank          |
| Agricultural           | Industrial          | Stormwater Management |

# FUTURE LAND USE

FIGURE 4.3: Future Land Use-Village Boundary



Sauk Village, Illinois

## Future Land Use- Village Boundary



**Context**

- Village Boundary
- 1.5 Mile Planning Boundary
- Indiana Border
- Freight Rail
- Surrounding Municipalities

**Future Land Use Categories**

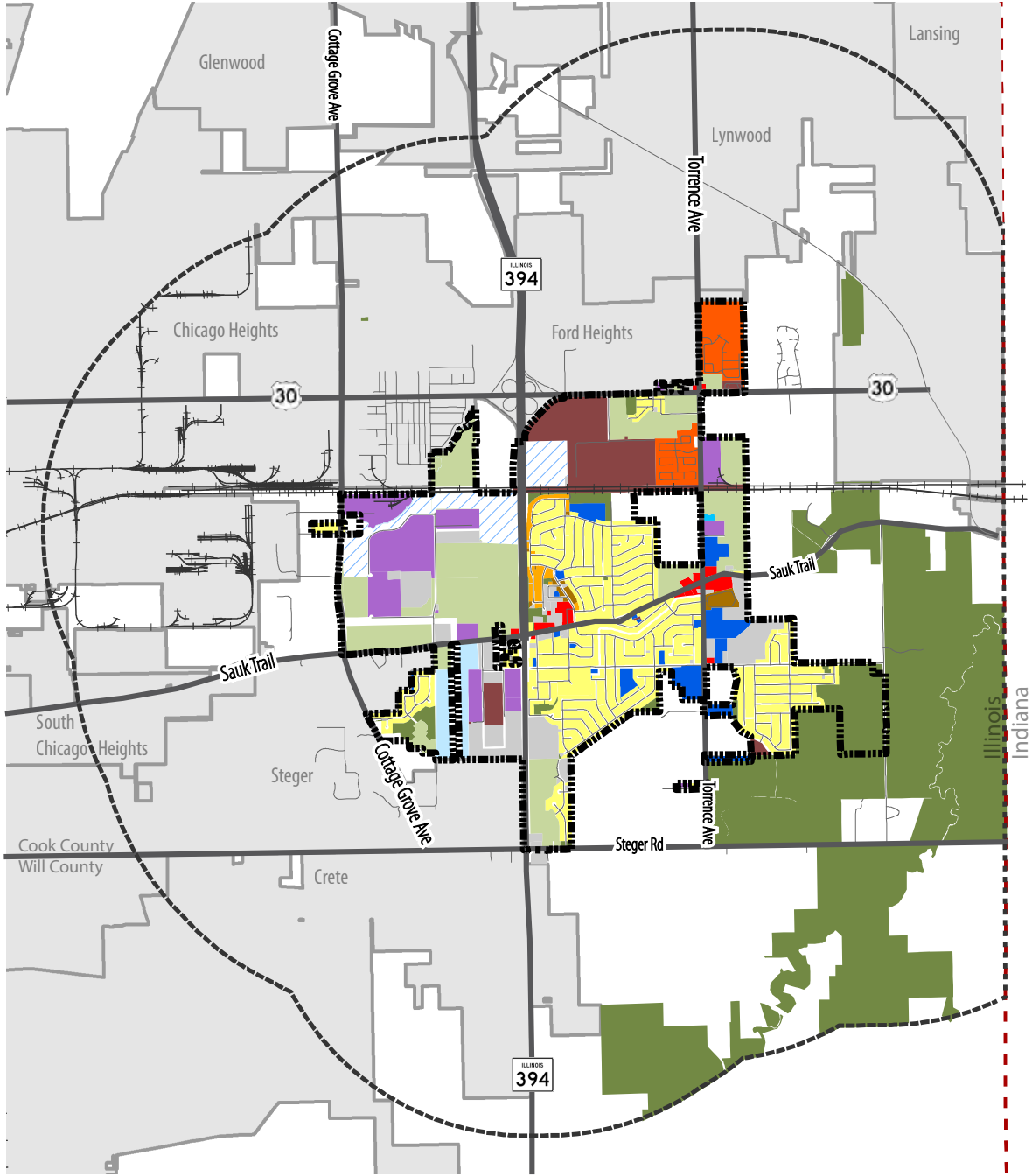
- Single Family Detached
- Single Family Attached
- Multi-Family
- Mobile Home Park
- Single Family Detached/ Multi-Family
- Commercial
- Mixed Use
- Business Park
- Civic/Institutional
- Industrial

**Characteristics**

- Park/Forest Preserve
- Open Space/Recreation
- Railroad/Utilities
- Wetland Bank
- Resource Protection
- Stormwater Management

# EXISTING LAND USE

FIGURE 4.4: Existing Land Use-1.5 Mile Planning Boundary



Sauk Village, Illinois

## Existing Land Use- 1.5 Mile Planning Boundary

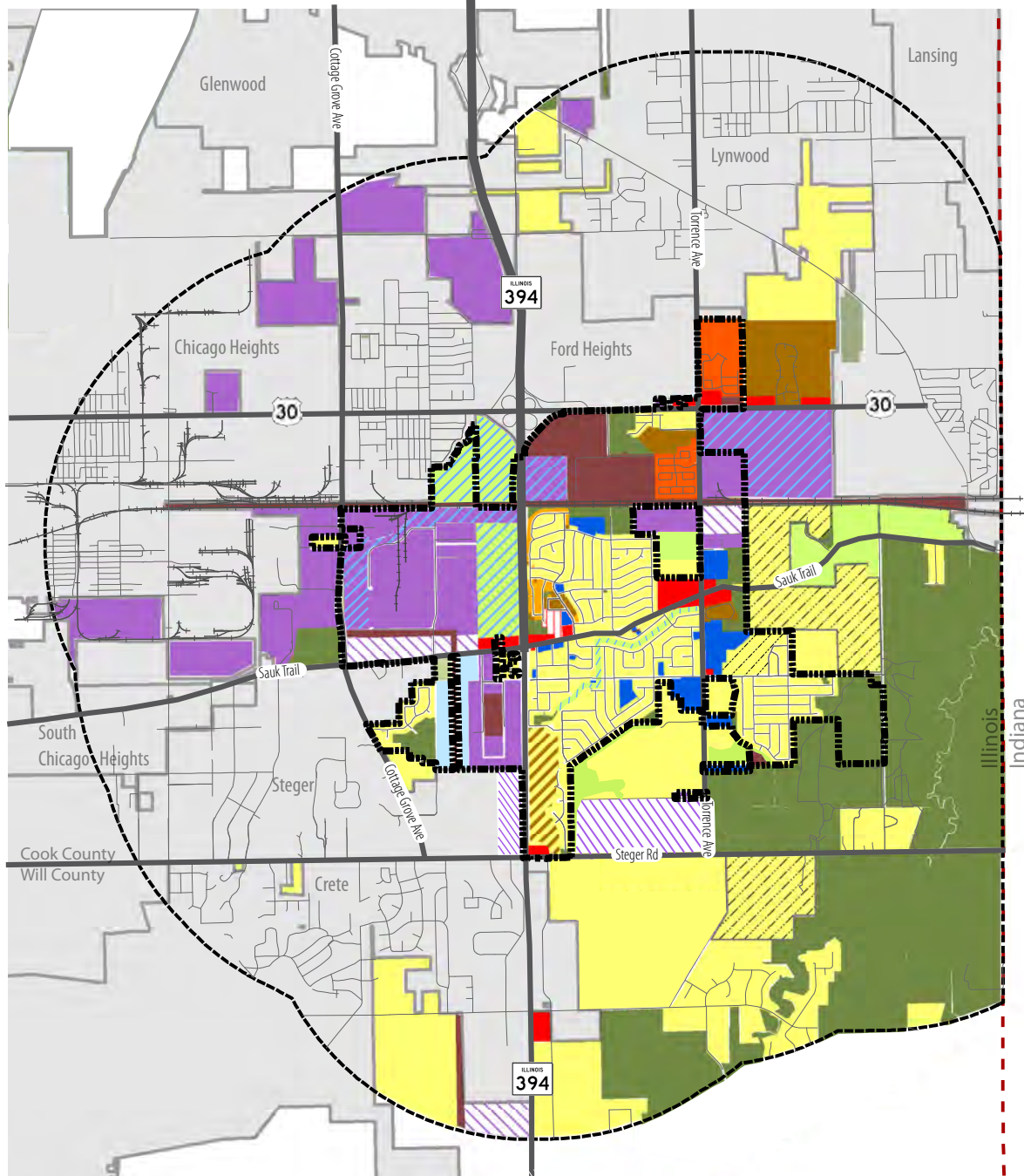


<b>Context</b>		<b>Existing Land Use Categories</b>			
Village Boundary	Single Family Detached	Commercial	Parks/Open Space	Vacant Land	
Freight Rail	Single Family Attached	Mixed Use	Railroad/Utilities	Wetland Bank	
Surrounding Municipalities	Multi-Family	Office	Civic/Institutional		
Unincorporated	Mobile Home Park	Industrial			
	Agricultural				



# FUTURE LAND USE

FIGURE 4.5: Future Land Use-1.5 Mile Planning Boundary



Sauk Village, Illinois

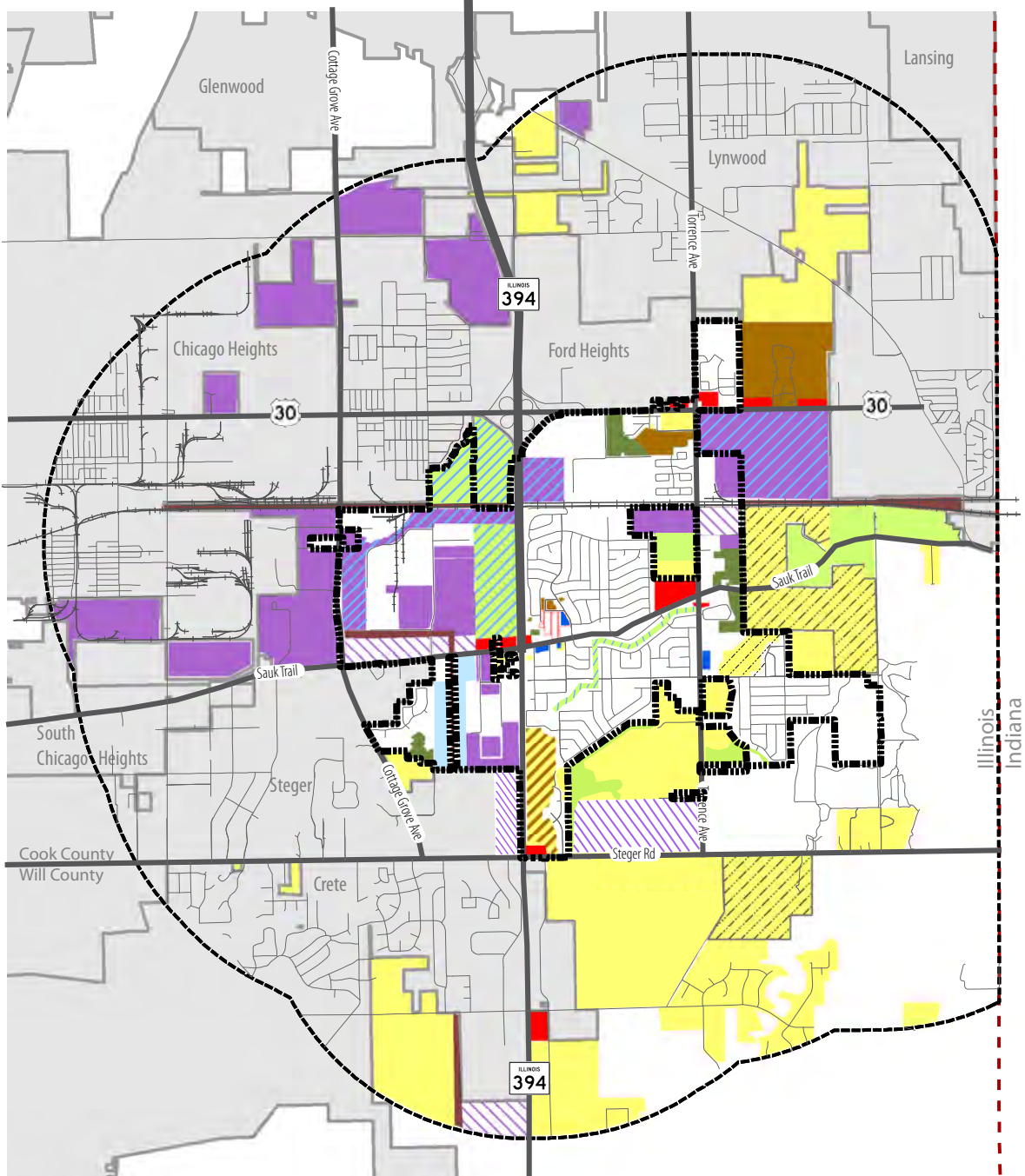
## Future Land Use- 1.5 Mile Planning Boundary



Context	Future Land Use Categories		Characteristics
Village Boundary	Single Family Detached	Commercial	Park/Forest Preserve
1.5 Mile Planning Boundary	Single Family Attached	Mixed Use	Open Space/Recreation
Indiana Border	Multi-Family	Business Park	Railroad/Utilities
Freight Rail	Mobile Home Park	Civic/Institutional	Wetland Bank
Surrounding Municipalities	Single Family Detached/ Multi-Family	Industrial	Stormwater Management
			Resource Protection

# CHANGES TO EXISTING LAND USE

FIGURE 4.6: Future Land Use-Changes to Existing Land Use



Sauk Village, Illinois

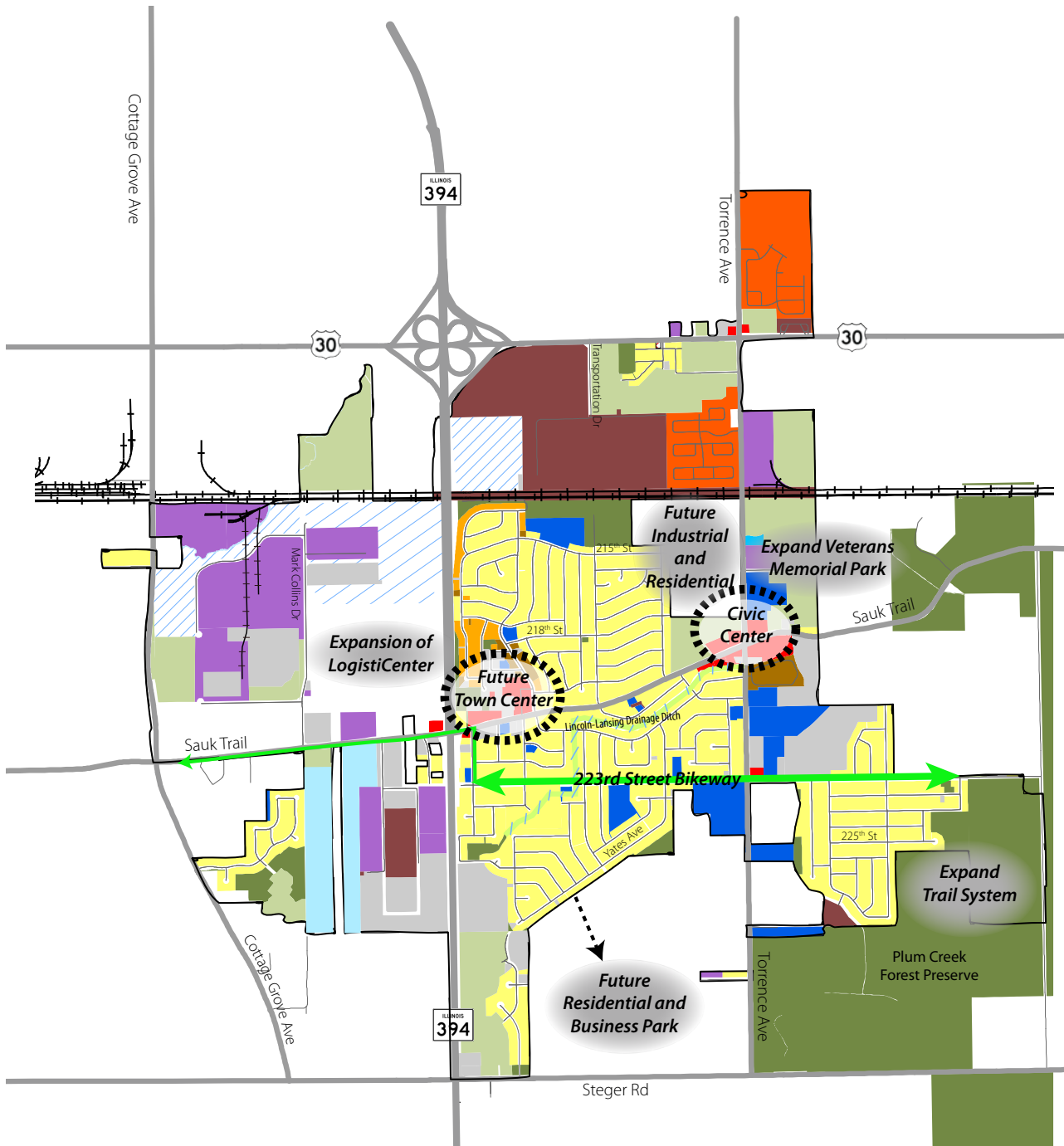
## Future Land Use- Changes to Existing Land Use



Context	Future Land Use Categories		Characteristics
Village Boundary	Single Family Detached	Commercial	Park/Forest Preserve
1.5 Mile Planning Boundary	Single Family Attached	Mixed Use	Open Space/Recreation
Indiana Border	Multi-Family	Business Park	Railroad/Utilities
Freight Rail	Mobile Home Park	Civic/Institutional	Wetland Bank
Surrounding Municipalities	Single Family Detached/ Multi-Family	Industrial	Resource Protection
			Stormwater Management

# FRAMEWORK MAP

FIGURE 4.7: Framework Map



Sauk Village, Illinois  
**Framework Map**

**Existing Land Use Categories**

- |  |   |  |
|--|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Single Family Detached           | <span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Commercial   | <span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Railroad/Utilities  |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Single Family Attached           | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Office  | <span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightblue 2px, lightblue 4px); border:1px solid black;"></span> Stormwater Management |
| <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> Multi-Family                      | <span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, lightblue 2px, lightblue 4px); border:1px solid black;"></span> Mixed Use | <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Vacant Land  |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mobile Home Park /Trailer Courts | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Civic/Institutional   | <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Parks/Open Space  |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Agricultural                 | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Industrial  | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Wetland Bank  |

**Context**

- Village Boundary
- Freight Rail



**GOAL**

**L1: Plan for Balanced Tax Base that can Support Local Services**

**PROJECT**

**L1.1**

**Attract commercial and industrial firms to Sauk Village that enhance the tax base to support critical services.**

**PROJECT**

**L1.2**

**Enhance the value of property through maintenance, code enforcement and marketing underutilized properties.**

**PROJECT**

**L1.3**

**Consider annexations if the proposed and/or existing uses can support new development and the cost of public services.**

**PROJECT L1.1**

**Attract commercial and industrial firms to Sauk Village that enhance the tax base to support critical services.**

To ensure sustained economic success, an adequate supply and variety of land must be available to attract new employers and to allow businesses to expand. The Village should establish and maintain an up-to-date land inventory that identifies and contains information on available land that can be developed or redeveloped. The Village should continue to work with industrial developers to build out the LogistiCenter and complete Sauk Pointe Industrial Park. Land should be assembled along Sauk Trail and Jeffrey Avenue and the Village should attract developers to build a new Town Center that provides retail, recreation and a Village Green.

**PROJECT L1.2**

**Enhance the value of property through maintenance, code enforcement and marketing underutilized properties.**

Code enforcement is critically important to ensure the maintenance of residential and commercial properties. At the same time, the Village should identify resources to assist with the stabilization of properties and removal of vacant buildings, such as through partnering with the South Suburban Land Bank. Finally, strategic public investments in infrastructure such as streets, sidewalks, stormwater facilities and landscaping can be important signals to property owners to improve their properties and thereby increase property value.



*Rail access to the LogistiCenter is being expanded to serve more sites for development.*

## PROJECT L1.3

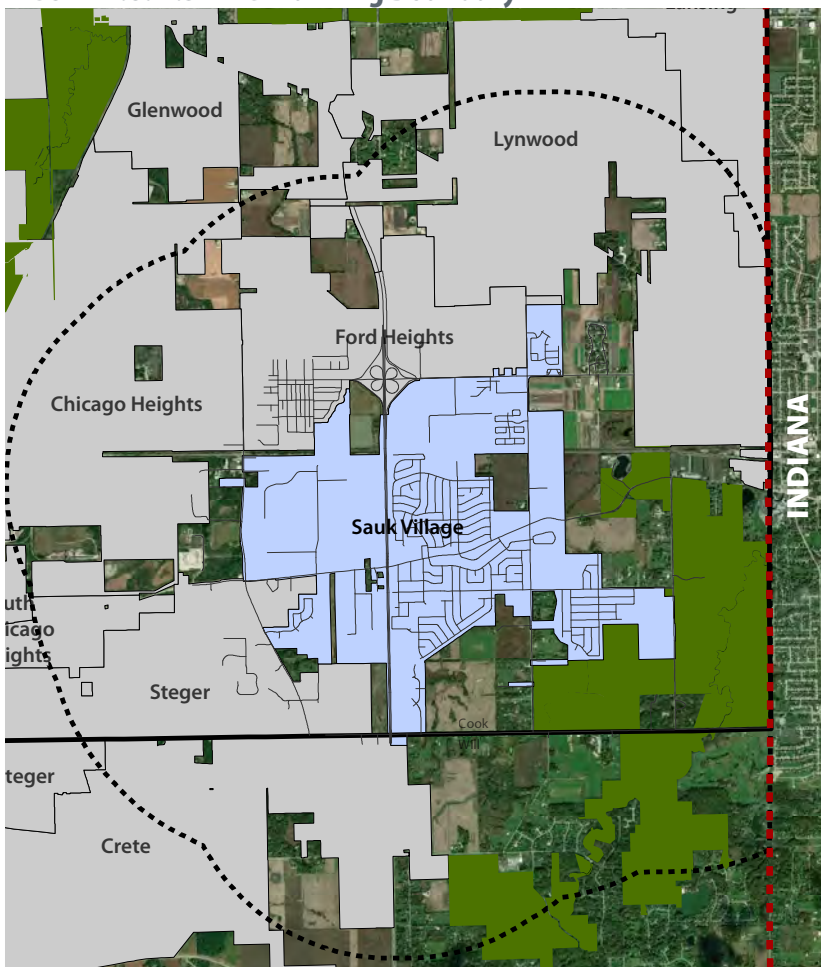
**Consider annexations if the proposed and/or existing uses can support new development and the cost of public services.**

Annexation is a tool that can be used for the logical extension of Village services. Any additional annexations should be tested to be fiscally sound. The Village should require fiscal impact studies for any new development that requires infrastructure investments, public services or public incentives. The Village can create a fiscal calculator that provides a tool for the Village to use to plan for newly developing areas, proposed annexations or large new developments within the Village that require public investments.



*Underdeveloped land should be planned for appropriate new uses and designed with best management practices (BMPs) to manage stormwater and preserve natural resources.*

**FIGURE 4.8: 1.5 Mile Planning Boundary**



### LEGEND

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

# GOAL

**L2: Meet Demand for Specific Land Uses Including Residential, Commercial, Industrial, Open Space and Community Facilities**

## PROJECT

### L2.1

**Expand the range of housing available to meet demand for new and renovated housing.**

## PROJECT

### L2.2

**Upgrade infrastructure to attract industrial users and employers to industrial parks and along key sites on Sauk Trail and Torrence Avenue.**

## PROJECT

### L2.3

**Attract and retain small businesses for retail and commercial development along Sauk Trail and Torrence Avenue.**

## PROJECT

### L2.4

**Strategically improve open space areas to protect groundwater and increase accessibility to sports and recreation.**

# PROJECT L2.1

**Expand the range of housing available to meet demand for new and renovated housing.**

Availability of a variety of housing options is another key area of importance to Sauk Village. New residential communities are significant in facilitating growth and attracting a strong employment base. However, as residential development and redevelopment occurs, it's important to understand the existing demographics and market demands in Sauk Village. It is also important that the Village has guidelines in place to ensure that new residential development is high-quality, well-planned, and will age in a manner that will increase value over time.

Near-term tasks include inventorying vacant residential land, identifying vacant and abandoned buildings, and working with homeowners, contractors and developers to make strategic investments in housing development. As the market stabilizes in response to neighborhood improvements, the Village can work with developers on infill development on vacant lots. Current demand in the south suburban area includes small lot single-family homes or townhomes that are walkable, have adequate private and public open space and offer higher value and return to prospective buyers.

## EXPAND THE RANGE OF HOUSING



Single-Family



Row Homes



Multi-Family



## PROJECT L2.2

**Upgrade infrastructure to attract industrial users and employers to industrial parks and along key sites on Sauk Trail and Torrence Avenue.**

Sauk Village's industrial parks provide an ideal location for accommodating a wide range of industrial land uses. The Village should continue to work with Cook County to identify opportunities for rail, road and stormwater improvements to build-out the LogistiCenter. In addition, the Village can provide direction on specific design development potential for remaining industrial sites and pursue grants and investments that will support needed infrastructure improvements.

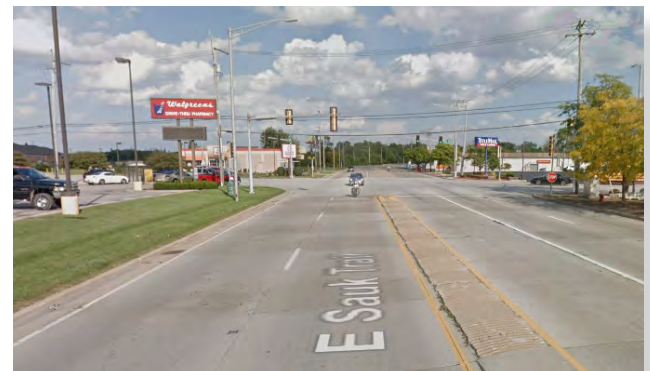


*Sauke Point and LogistiCenter are the largest industrial parks in Sauk Village.*

## PROJECT L2.3

**Attract and retain small businesses for retail and commercial development along Sauk Trail and Torrence Avenue.**

With the limited amount of retail and commercial uses throughout the community, the Village should pursue development along Sauk Trail and Torrence Avenue. As retail has shifted into the importance of an experience over online shopping, creating a Town Center on Sauk Trail can provide the setting to attract restaurants, retail and community facilities. The Village should work with commercial properties along Sauk Trail between IL-394 and Torrence Avenue on ways to improve signage, facades and landscaping to create a more attractive environment for retail customers from Sauk Village and the surrounding area. (See projects O2.1, CF2.1)



*Existing intersection of Sauk Trail and Torrence Avenue.*



*Attractive commercial centers could consist of outdoor seating and outdoor cafes.*

# ENVISIONING A NEW TOWN CENTER

FIGURE 4.9: Town Center Site Plan Concept



A new Town Center is envisioned for Sauk Trail and Jeffrey Avenue, just east of IL-394. The Town Center could include new restaurants along Sauk Trail, a new Village Green Park in the center of the site, a post office and offices facing the Village Green and new fire station along Jeffrey Avenue (see CF2.1).





## PROJECT L2.4

**Strategically improve open space areas to protect groundwater and increase accessibility to sports and recreation.**

Preserving open space can provide a wide range of environmental, community and fiscal benefits. The Village should prioritize open space areas to strengthen the community cohesion, improve quality of life for Sauk Village residents and increase property value throughout the community. (See Goal O2)



*Unique landscapes in the Village should be preserved to enhance natural resources, groundwater recharge and green infrastructure.*



*Repurpose vacant or underutilized property to provide open space and promote recreational activities such as soccer fields.*

**GOAL**

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

**PROJECT**

**L3.1**

**Identify businesses for vacant and underutilized commercial buildings and land.**

**PROJECT**

**L3.2**

**Work with partners including land banks, to acquire and market vacant residential and commercial properties.**

**PROJECT**

**L3.3**

**Develop a matching grant program to improve commercial and residential facades and landscaping.**

**PROJECT L3.1**

**Identify businesses for vacant and underutilized commercial buildings and land.**

In order to encourage new businesses and revitalize commercial buildings and land, Sauk Village should focus on redevelopment areas, such as major intersections and areas with high volumes of people and traffic. Key target markets are restaurants and business services (fitness, financial services, insurance, salons, etc.) that can be attracted to the Village and reduce the needs for residents to leave Sauk Village.

**PROJECT L3.2**

**Work with partners including land banks, to acquire and market vacant residential and commercial properties.**

Vacant properties present many complex challenges for Sauk Village when it comes to community revitalization. A few vacant or underutilized properties can generate a decline in the surrounding uses. If managed appropriately, the revitalization of vacant and underutilized lots can present ideal opportunities for economic growth and stability in the Village. Sauk Village should work with the South Suburban Land Bank Authority and Cook County Land Bank Authority to target specific areas in the Village with higher levels of vacancy and abandonment to remove vacant homes and bring the properties back into productive use as residential or commercial opportunities.



*Home repair and maintenance were frequently mentioned as a high priority for the Village by residents who participated in the community engagement efforts of the planning process.*



## PROJECT L3.3

**Develop a matching grant program to improve commercial facades and landscaping.**

The revitalization of a neglected commercial or residential area often begins with improvements to a single building or storefront. Simple changes such as new paint or awning can stimulate similar improvements in neighboring buildings.

To pursue this revitalization strategy, Sauk Village could create a facade improvement program that provides a matching grant (or loan) and tax incentive for improvements to commercial and residential exteriors.



*Small facade improvements can create a more inviting commercial environment.*



*Maintenance of single-family homes can be encouraged through partnerships with non-profit organizations and referring homeowners to home repair programs.*



**GOAL**

**L4: Promote Strong and Cohesive Neighborhoods**

**PROJECT**

**L4.1**

**Maintain and reuse vacant land for new purposes, from side yards to community gardens to landscaped areas to improve neighborhood beautification.**

**PROJECT**

**L4.2**

**To attract reinvestment partnerships with neighborhoods to improve public safety through neighborhood watch, events and recreational activities.**

**PROJECT L4.1**

**Maintain and reuse vacant land for new purposes, from side yards to community gardens to landscaped areas to improve neighborhood beautification.**

Effective reuse of vacant land is critical to realizing the long-term goal of attracting a wide range of businesses and residents. The Village should support reuse activity on vacant lots by encouraging small scale resident led maintenance efforts in various locations of the community and working with the South Suburban Land Bank Authority and Cook County Land Bank Authority to stabilize lots in residential areas by providing a side yard and open space program. The program can allow the sale of properties to responsible owners that agree to maintain the properties. As the market improves in the Village, these lots can be developed for new homes in the future.

**PROJECT L4.2**

**To attract reinvestment partnerships with neighborhoods to improve public safety through neighborhood watch, events and recreational activities.**

Residents are often the first to spot problems in their neighborhoods, which makes them the best to carry out possible solutions. Sauk Village residents should work with the Village to create neighborhood watch programs or small community groups to improve public safety around the community. These small community groups can improve the area by getting involved and interacting with each other through block parties and small gatherings. A neighborhood revitalization approach with leaders from each area can help spur on confidence in the market and improve home values over time. One way to do this is to match resident leaders with getting involved in the clean-up and fix-up of neighborhood parks, by providing assistance in raising grants and resources to improve the parks and open spaces that are prevalent throughout the Village.



*Sauk Village residents participate in the Corn and Dog Roast at the Albert Welch Veterans Memorial Park.*



## CHAPTER 5

# Housing

Most people identify most with the community in which they live, which is why housing is an integral part of the future of Sauk Village. Residents move to Sauk Village due to its “small town” character and to be close to family and friends. While there are some concerns about housing issues, this chapter lays out goals and strategies to stabilize and improve Sauk Village’s housing market.

### VISION

**To ensure an adequate supply of ownership and rental housing that is safe, healthy, affordable and well-maintained.**

# FINDINGS

## HOUSING FINDING # 1

Sauk Village is a collection of primarily residential neighborhoods with a range of housing types.

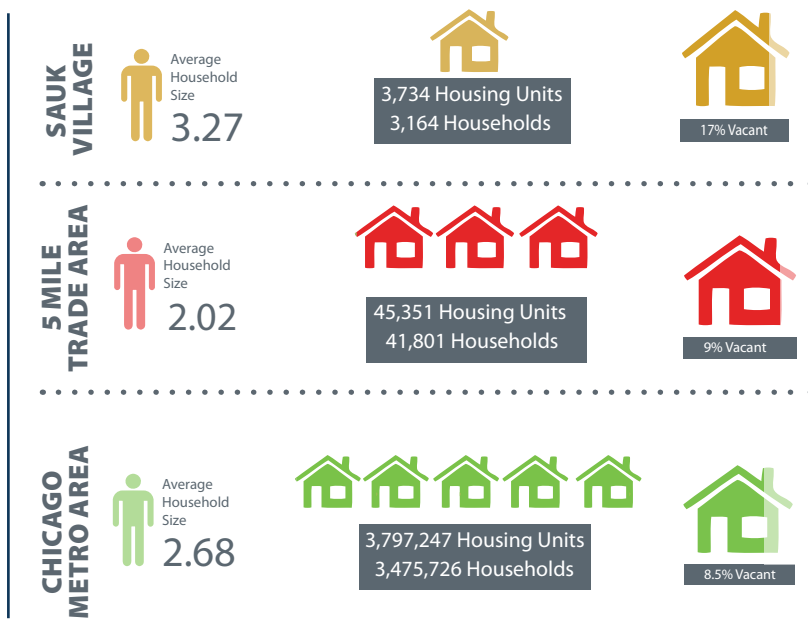
Sauk Village has approximately 3,700 housing units. About 55% of all units are owner-occupied, 30% rental and 17% are vacant. Average household size is 3.27 compared with 2.68 for the region, meaning more households are families with children than the average for the region. With larger homes and space for backyards and open space, the Village is a family-oriented community, although there are all types of households in the community.

FIGURE 5.1: Housing Types

Housing type by owner/renter in	Sauk Village		CMAP Region	
	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied
Single-family	57%	24%	48%	5%
Townhome	1%	1%	6%	1%
Multi-family	0%	8%	12%	28%
Mobile home	8%	1%	1%	0%

FIGURE 5.2: Housing Characteristics

Source: Esri, US Census



There are a wide variety of housing types in Sauk Village.

# FINDINGS

## HOUSING FINDING # 2

Housing vacancy and low resale prices are a concern to residents.



Housing vacancy is a significant issue for residents. Housing prices have not fully recovered from the 2008 Recession. Homes for sale had an average listing price of \$76,733 as of June 1, 2018, but many homes are selling for lower levels. The soft market has made it a challenge to sell homes and recoup investments made in housing. Strategies that encourage property maintenance and improved marketing of the housing stock will be needed to bolster the housing market.

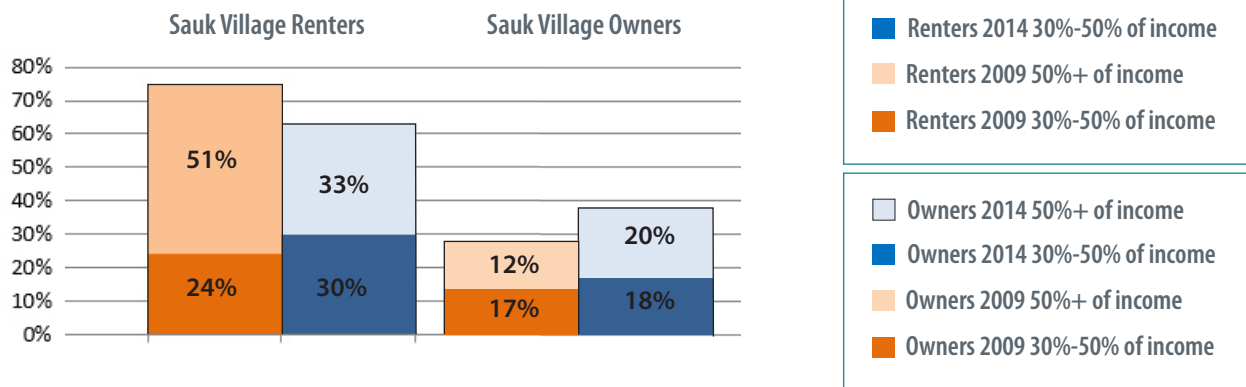
## HOUSING FINDING # 3

While both renters and owners are Cost Burdened, renters disproportionately face higher greater cost burdens when compared to owners.



In 2014, approximately 38% of homeowners were cost burdened, meaning they spent more than 30% of their income on housing. However, renters in Sauk Village disproportionately face greater cost burdens than owners. Sixty-three percent of renters spend more than 30% of their income on housing. In fact, a full one-third of renters spend more than half of their income on housing. This suggests that strategies to assist renters to become homeowners could make housing more stable for many households.

**FIGURE 5.3: Percent of Cost Burdened Households**



Source: CMAP Homes for a Changing Region Toolkit and American Community Survey 2005-2009 and 2010-14

## GOAL

### H1: Stabilize Residential Neighborhoods

#### PROJECT

##### H1.1

Support creation of block associations of homeowners to improve communications, public safety and family-friendly neighborhoods.

#### PROJECT

##### H1.2

Invest in neighborhood improvements such as a new bikeway on 223rd St, improved parks and open spaces.

#### PROJECT

##### H1.3

Improve street lighting, crosswalks and add sidewalks where needed.

## PROJECT H1.1

Support creation of block associations of homeowners to improve communications, public safety and family-friendly neighborhoods.

Families move to Sauk Village for the quality-of-life provided by the community – larger homes, backyards and tree-lined streets – while being close to jobs and economic development. One of the best ways to reverse the decline of housing values is to rebuild confidence in the market. That means fostering the spirit of the community by getting residents out through picnics, gatherings, events, community gardens and by enhancing public safety. Through block or neighborhood associations, the Village can build a network of community leaders to work with on a variety of issues – from neighborhood cleanups to block watches to planting flowers.

## PROJECT H1.2

Invest in neighborhood improvements such as a new bikeway on 223rd St, improved parks and open spaces.

Many of the projects identified in the Open Space and Recreation chapter are prime opportunities to make neighborhood investments that can spotlight areas and bolster property values. A new bikeway on 223rd Street will take advantage of a current underutilized median to create a safe and pleasant greenway from Cornell Avenue near IL-394 all the way to the Plum Creek Forest Preserve. The Village should seek grants and program a capital plan to improve all of the neighborhood parks over the next several years. Finally, stormwater improvements such as draining and adding green infrastructure along the Lincoln-Lansing Ditch will stabilize the residential homes in the surrounding neighborhood south of Sauk Trail.



Community gardens promote social interaction and can provide educational benefits for kids in the neighborhood.



## PROJECT H1.3

### Improve street lighting, crosswalks and add sidewalks where needed.

While the Transportation chapter outlines the major areas along Sauk Trail and Torrence Avenue that need improved pedestrian environments, a plan should also be developed to add capital improvements in residential areas. A community outreach process should be developed to involve residents in developing neighborhood plans that may include adding crosswalks, gardens, new lighting and other safety improvements, based on the needs of each area. Tenets of Crime Prevention Through Environmental Design (CPTED) should guide these efforts, including: a clear sense of property ownership, visible entries to homes and businesses, “eyes on the street” via porches and line of sight, proper lighting and well-maintained grounds and buildings.



*Sidewalks, proper lighting, and a clear sense of ownership of open space could make this photo of residential development in another community feel more secure.*



*Residents discussed areas in which neighborhood improvements are needed in the Village.*

## GOAL

### H2: Rebuild the housing market

#### PROJECT

##### H2.1

Acquire and demolish vacant and abandoned homes, focusing on specific target areas to revive the housing market.

#### PROJECT

##### H2.2

Establish programs for minor repair of homes.

#### PROJECT

##### H2.3

Recruit homebuilders and small developers to rehab homes and bring them back to market.

### PROJECT H2.1

Acquire and demolish vacant and abandoned homes, focusing on specific target areas to revive the housing market.

A concerted effort is needed to address vacant and abandoned homes in the Village. A partnership with the South Suburban Land Bank and Cook County Land Bank should focus on targeted areas with higher levels of vacant homes. Currently, vacant homes are spread throughout the older neighborhoods of the Village on both sides of Sauk Trail. These need to be addressed as quickly as possible to stabilize blocks and prevent further decline. The land banks can acquire those properties which have gone through tax foreclosure and either put them back on the market to be rehabbed or demolish the homes and sell the land for a very low cost to nearby property owners to be used as side yards or open space. Over time, as the housing market returns, homes could be built on the lots if they meet current zoning standards.

### PROJECT H2.2

Establish programs for minor repair of homes.

One of the most important elements of the housing market is to encourage property owners to maintain their properties. A “carrots and sticks” approach of creating a matching program for property owners to conduct home repairs such as improvements to roofs, windows, increased energy-efficiency, the addition of accessibility ramps, etc. can help encourage owners to invest in their properties. Meanwhile code enforcement should be stepped up to make sure all properties are safe and meet codes.

### PROJECT H2.3

Recruit homebuilders and small developers to rehab homes and bring them back to market.

Sauk Village and surrounding communities are home to many contractors and tradespeople. The Village should work with community colleges, unions or workforce training programs to provide training for residents to become rehab experts and small developers. By partnering with land banks, properties that are still in stable condition can be rehabbed and earn a profit for small developers, while still providing homes that are affordable to families that would like to live in Sauk Village.



Home repair programs are critical tools to preserve and maintain existing housing.

## GOAL

### H3: Promote homeownership

#### PROJECT

##### H3.1

Support existing homeowners to prevent foreclosure through financial counseling and access to homeownership programs and credit repair.

#### PROJECT

##### H3.2

Develop relationships with banks and lenders to support new homeowners through down payment assistance and lending products.

#### PROJECT

##### H3.3

Market Sauk Village through developing relationships with Realtors, promoting local events, and producing marketing materials.

## PROJECT H3.1

Support existing homeowners to prevent foreclosure through financial counseling and access to homeownership programs and credit repair.

One of the most important elements of a housing strategy is to connect residents with resources to prevent foreclosure or lack of maintenance in homes due to financial crises. Due to the nature of today’s economy, many homeowners are stretched to the brink. A medical incident, car accident or other unforeseen expense may put homeowners in jeopardy of foreclosure or losing their home. Financial counseling is critical for these homeowners to get on track, communicate with their bank and stabilize their credit. The Village can partner with housing counseling organizations to make sure these resources are available to all homeowners that need assistance.



*Financial counseling can help homeowners stay in their homes and foster housing stability in Sauk Village.*



## PROJECT H3.2

**Develop relationships with banks and lenders to support new homeowners through down payment assistance and lending products.**

Most major banks and lenders have targeted mortgage products, but many people do not know how to access them or whether they would qualify for the programs. Furthermore, prospective buyers need assistance in making sure the products are fair and all costs are transparent. The Village should work with housing counseling agencies to connect prospective homebuyers to quality mortgage products that are affordable and equitable to all buyers.



*Access to interest mortgages can help households to become Sauk Village homeowners.*

## PROJECT H3.3

**Market Sauk Village through developing relationships with Realtors, promoting local events, and producing marketing materials.**

The Village can also highlight the strengths of the community and develop relationships with Realtors, brokers and prospective buyers by showcasing the community through local events, information on the Village's web sites and other social media tools. A concerted marketing effort should target the types of buyers who may be interested in settling in Sauk Village including young families, families with older children and empty-nesters. The Village's abundance of housing that is naturally affordable, close to job corridors and access to open space can all be marketed to people who may not otherwise think of looking at homes in Sauk Village.



*Sauk Village's annual events bring neighbors together and foster the home feel of the Village.*

## GOAL

### H4: Support Renter Stability and Create Path to Homeownership

#### PROJECT

##### H4.1

Create partnerships for homebuyer counseling, credit repair and down payment assistance programs.

#### PROJECT

##### H4.2

Educate both renters and landlords of their rights and responsibilities in Sauk Village.

#### PROJECT

##### H4.3

Enforce building codes on landlords managing rental housing.

#### PROJECT

##### H4.4

Attract high-quality multi-family housing to raise the standards of rental housing in the Village.

## PROJECT H4.1

Create partnerships for homebuyer counseling, credit repair and down payment assistance programs.

Renters who already live in Sauk Village are potential future homebuyers. They already know the community, may have children in the schools and likely have friends and have established relationships in the area. With some assistance, many could become future homebuyers. The most common need is financial counseling and credit repair to save up and qualify for a good mortgage. By partnering with housing counseling providers, the Village can help renters become investors, buy a home and settle into the community.

## PROJECT H4.2

Educate both renters and landlords of their rights and responsibilities in Sauk Village.

The Village should offer materials and periodic workshops on the rights and responsibilities of both renters and landlords. Leases need to follow state, county and local regulations. Landlords must maintain properties to meet Village codes. Renters need to also uphold their responsibilities and good neighbors. Through education, both parties can enhance the community and avoid conflicts due to lack of understanding of their rights and responsibilities.



Example of well-designed mix of multi-family housing units.



## PROJECT H4.3

### Enforce building codes on landlords managing rental housing.

Key to strong blocks and vibrant neighborhoods is proper maintenance of properties. Landlords, whether they live in Sauk Village or elsewhere, need to meet Village codes and maintain their properties. Through education and code enforcement, the Village should ensure that all landlords maintain their properties which enhances their value as well as that of surrounding properties.



*Enforcement of building codes holds property owners responsible for health and life safety.*

## PROJECT H4.4

### Attract high-quality multi-family housing to raise the standards of rental housing in the Village.

Well-maintained multi-family housing is vital to the health of Sauk Village and serves a critical need at various points of one's lifecycle. From singles returning from college to young couples and small families to empty-nesters and older adults, multi-family housing – whether for-rent or for-sale - provides a vital need in the housing market. Multi-family housing also builds the demand to support restaurants and local stores by attracting more residents to the community. Proposals for new multi-family housing that conforms to the Future Land Use Map is targeted in areas with good transportation and access to IL-394 and Sauk Trail.



*High-quality multi-family housing can attract a variety of residents to Sauk Village.*

## GOAL

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

#### PROJECT

##### H5.1

**Plan for new residential developments based on market demand, infrastructure needs, and the fiscal health of planned new development.**

## PROJECT H5.1

**Plan for new residential developments based on market demand, infrastructure needs, and the fiscal health of planned new development.**

Sauk Village should plan carefully for new development that is fiscally sound, attractive and expands housing options for the Village. New developments on vacant land should follow the Future Land Use Map. A number of these areas are adjacent to critical natural resources such as groundwater recharge and should be carefully designed with Best Management Practices (BMP). Other areas, such as vacant land on the east side of IL 394 and north of Steger Road should focus on housing products that meet current demand, such as small-lot single-family homes or low-density multi-family housing. In addition, housing tailored to empty-nesters, retirement and senior communities should be considered in areas with appropriate amenities.



Incorporating environmentally sensitive design or Best Management Practices (BMPs) into development projects within Sauk Village is important for the protection of water resources.





## 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

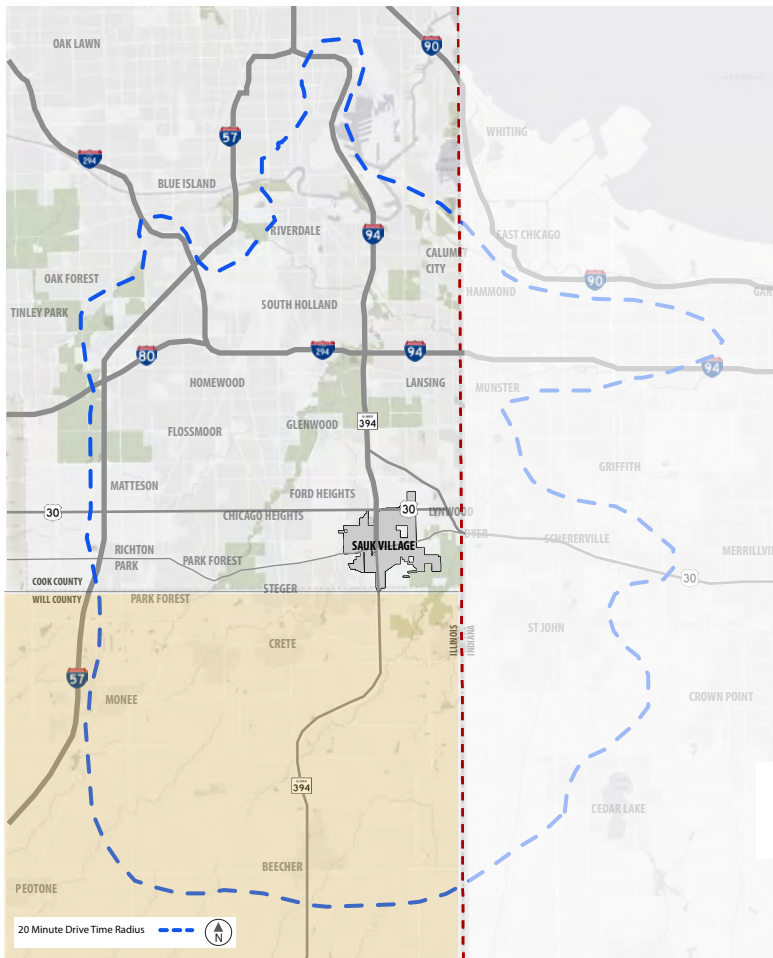
**To create and maintain a strong vibrant local economy that builds on existing strengths such as industrial parks, IL-394 access and freight rail access.**

# 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**



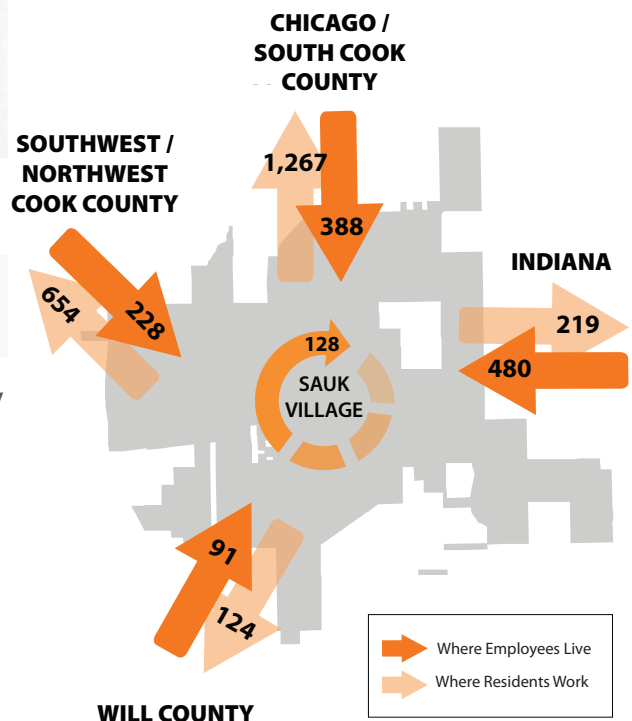
The Village benefits from a strategic location supported by I-80 and IL-394 which provides connections for residents and employees who live and or work in the community. The existing conditions analysis points to the importance of east-west connections from Dyer, toward Chicago Heights and points further 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



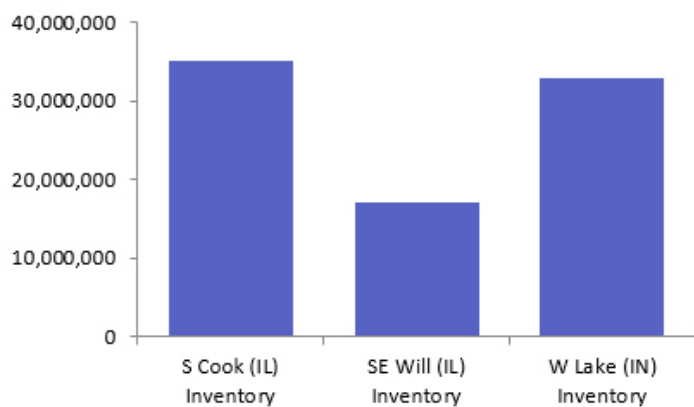
## ECONOMIC DEVELOPMENT FINDING # 2

**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.

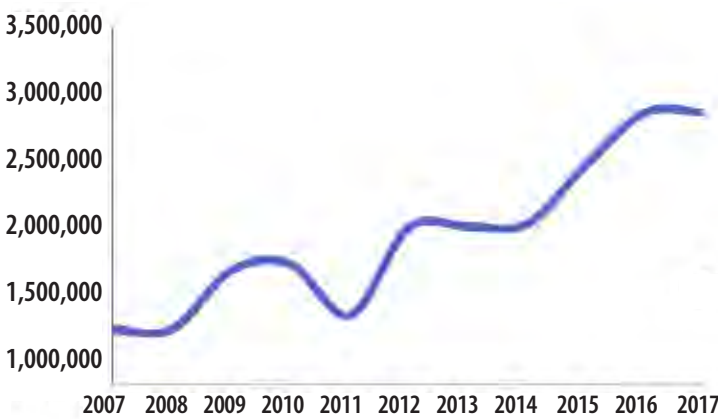
Approximately 75% of job creation comes from strategies that encourage existing companies to grow at a faster rate, this is why business retention and expansion programs in manufacturing can be critical in sustaining long-term opportunities. As modern industrial jobs can support attractive wages, the 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 6.4: Industrial Inventory (2018)**



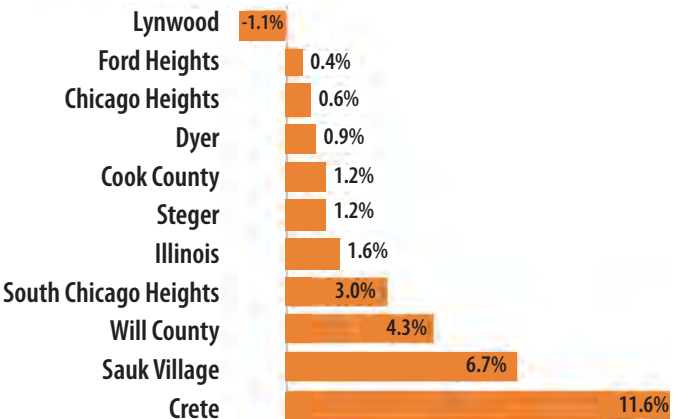
Source: AECOM Analysis

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



Source: CoStar

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



Source: CoStar

# FINDINGS



## ECONOMIC DEVELOPMENT FINDING # 3

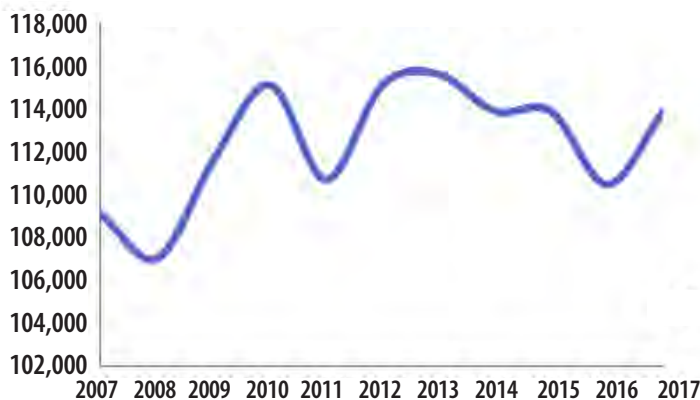
Retail development should be focused at two primary nodes.

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.

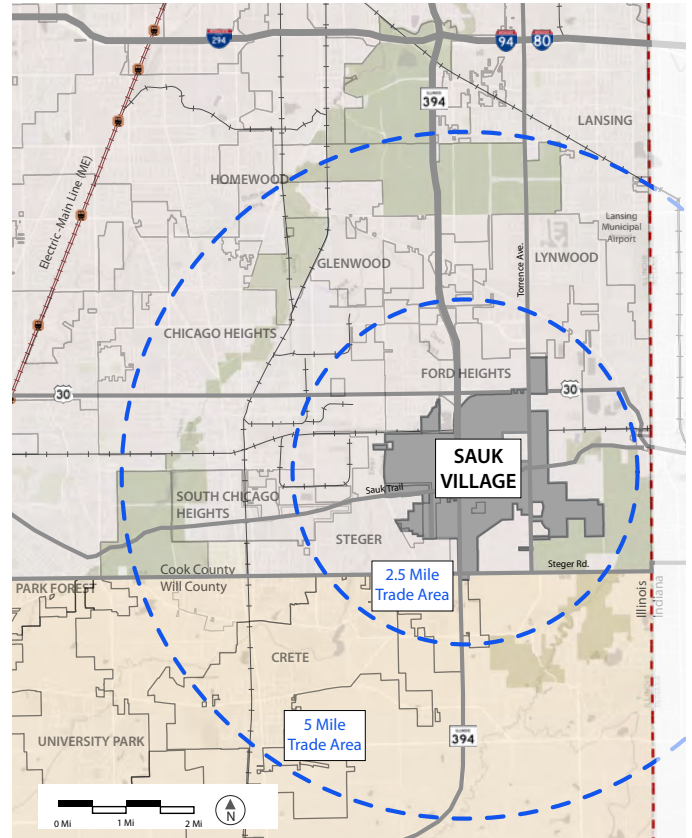
By concentrating retail and commercial activity in two primary nodes along Sauk Trail – between IL 394 and Jeffrey Avenue and at the intersection with Torrence Avenue – the Village can provide the type of business districts that lend themselves to today’s retail environment.

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

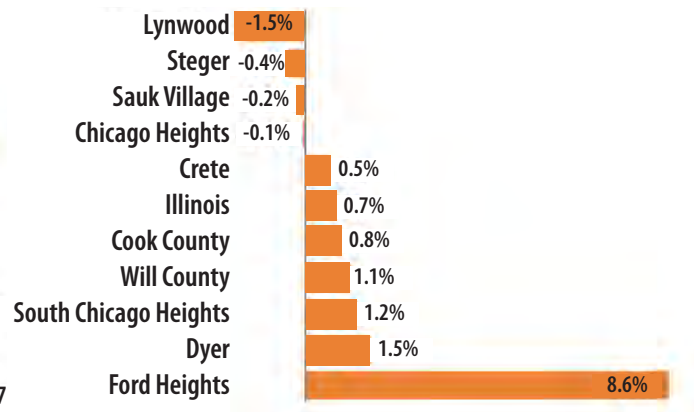


Source: CoStar

**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

Industrial development within Sauk Village is a major driver in employment and tax base for the community. Opportunity and Enterprise Zones are tools that can be used to promote future industrial development.

### Opportunity Zone

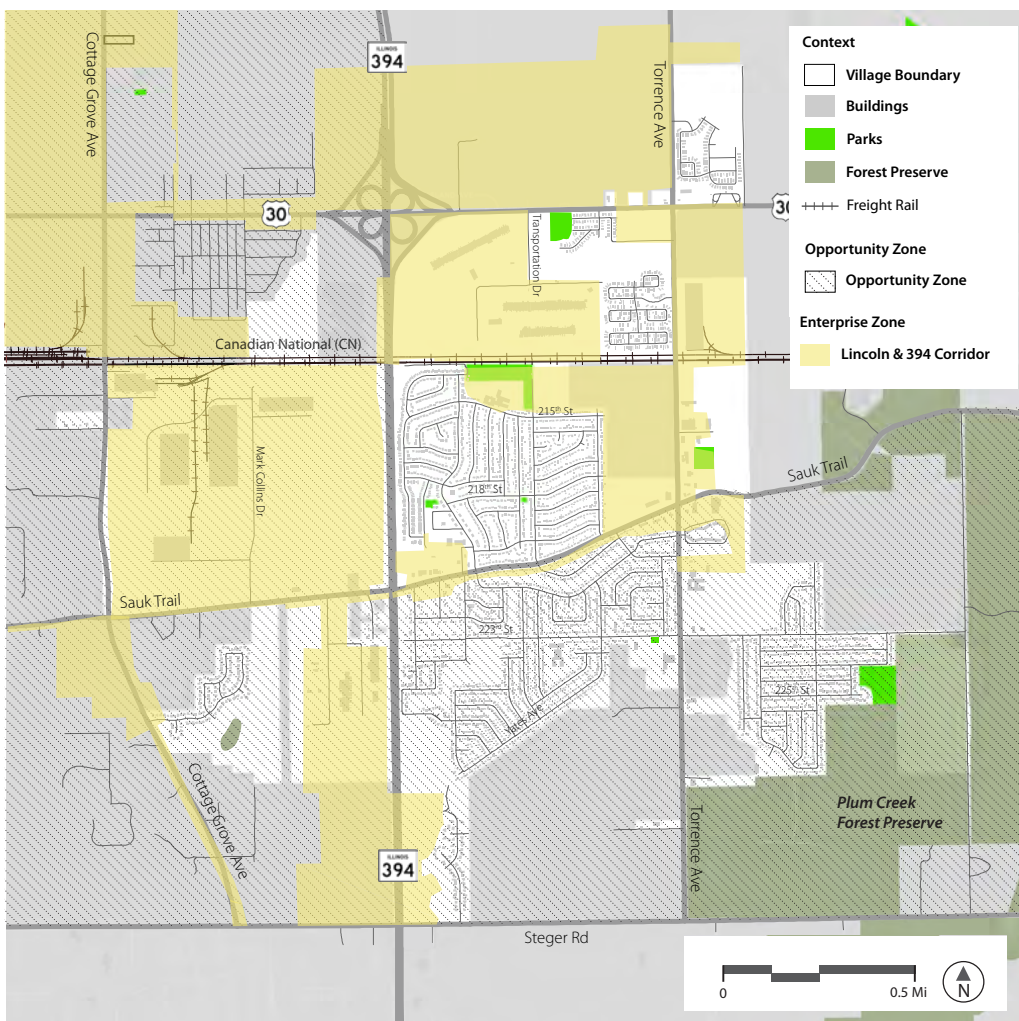
Opportunity Zones are a new provision to the Federal tax code passed in 2017 to encourage long-term investment and job creation in certain established Census tracts, by allowing investors to re-invest unrealized capital gains. More information is available at [www.illinois.gov/dceo](http://www.illinois.gov/dceo)

### 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:*

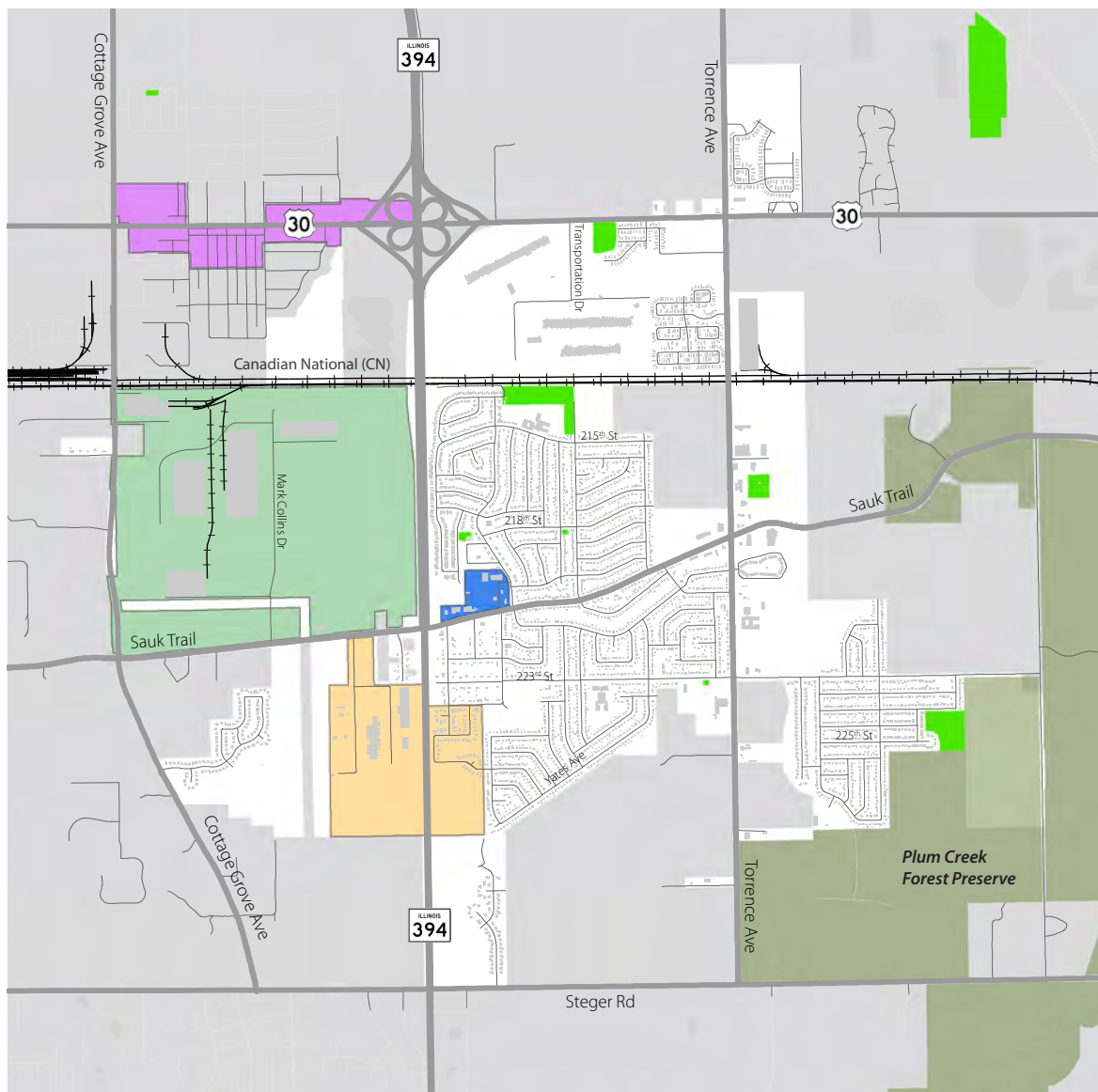
**FIGURE 6.10: Opportunity Zones and Enterprise Zone Map**



## 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.



*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.) in order to be competitive in the industrial market. 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 transitions to renewable energy sources, including solar.



## PROJECT EC2.2

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

Since 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. With a 48.2-acre site currently available for development, the project has potential capacity for up to 5 million square feet of new warehouse space.

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 create an increase 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. These included 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 and building community consensus regarding new development. Zoning reviews can be streamlined and to ensure that the community zoning review process is transparent, for example, 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. 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. 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.

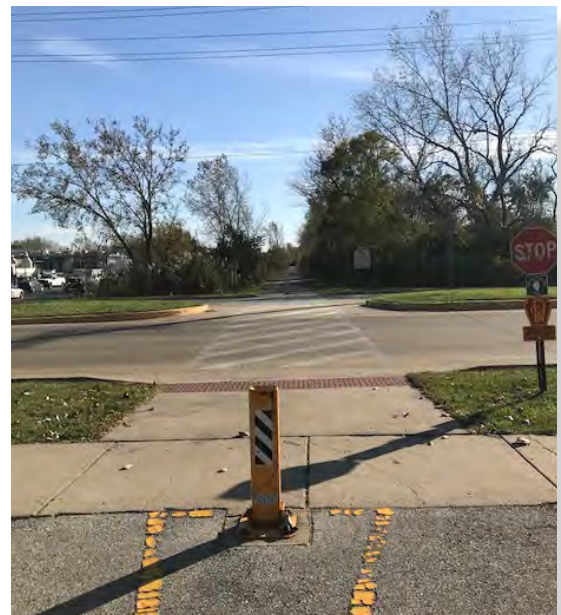
**FIGURE 7.1: ADT/Roadway Jurisdictions**

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.

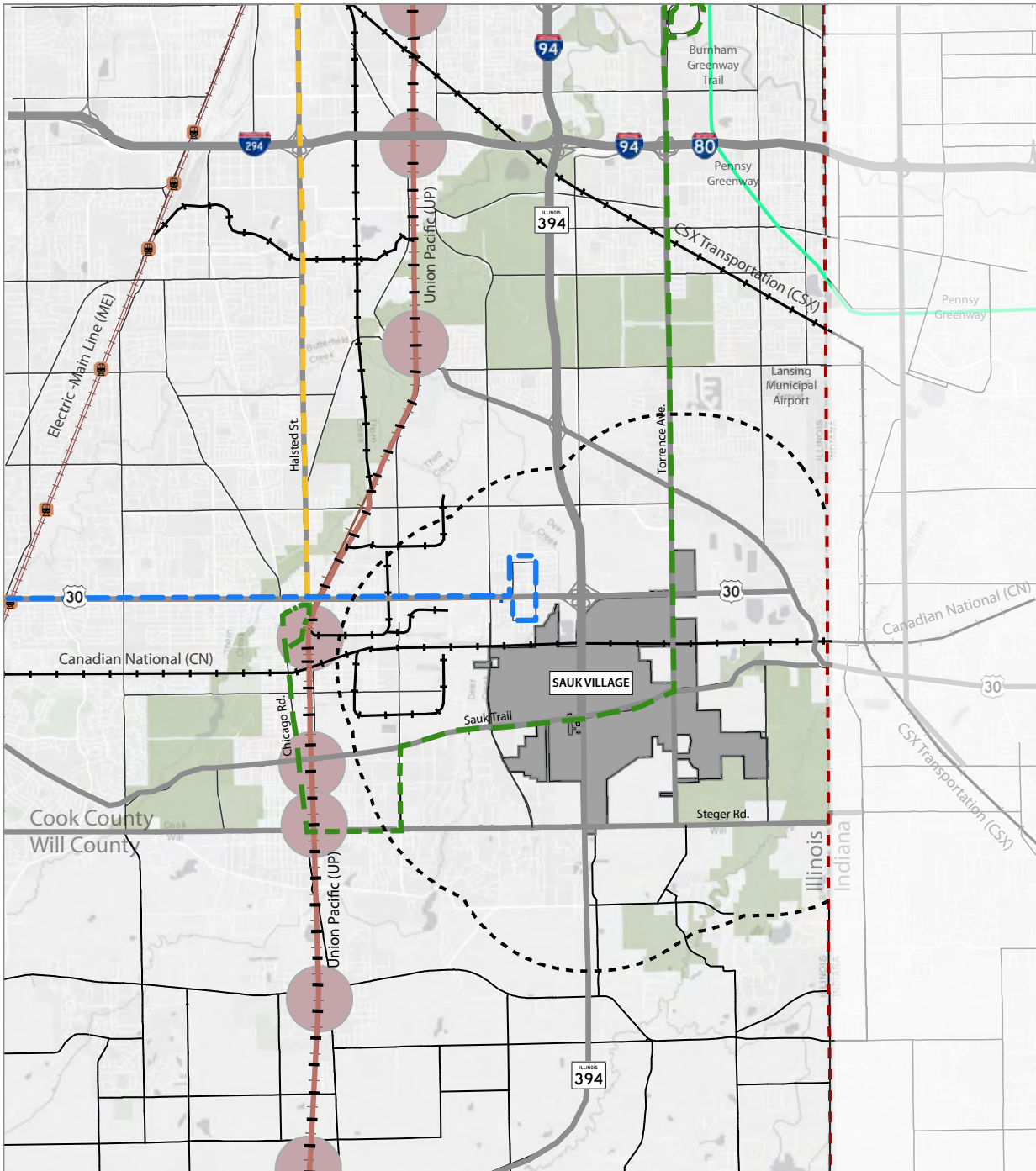


*Existing Pennsy Greenway that connects north to the Burnham Greenway and Chicago.*



# REGIONAL TRANSPORTATION

FIGURE 7.2: Regional Transportation Map



Sauk Village, Illinois

## Regional Transportation



**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

## 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.*



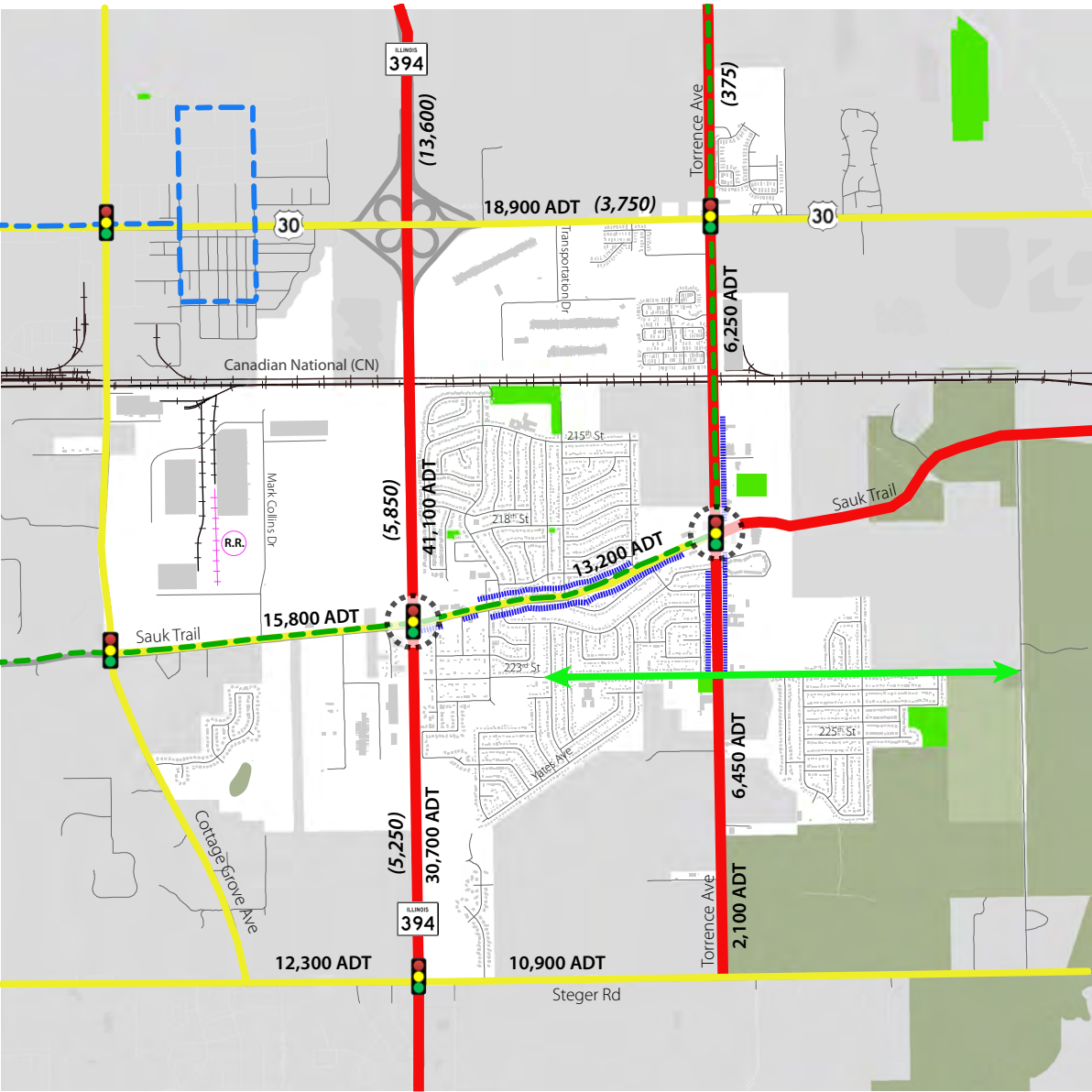
### TRANSPORTATION FINDING # 4

**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 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). Metra's capital funding commitments in the short term, however, are primarily dedicated to bringing existing lines, stations and facilities into a state of good repair.

# EXISTING TRANSPORTATION

FIGURE 7.3: Existing Transportation Map



Sauk Village, Illinois  
**Existing Transportation**



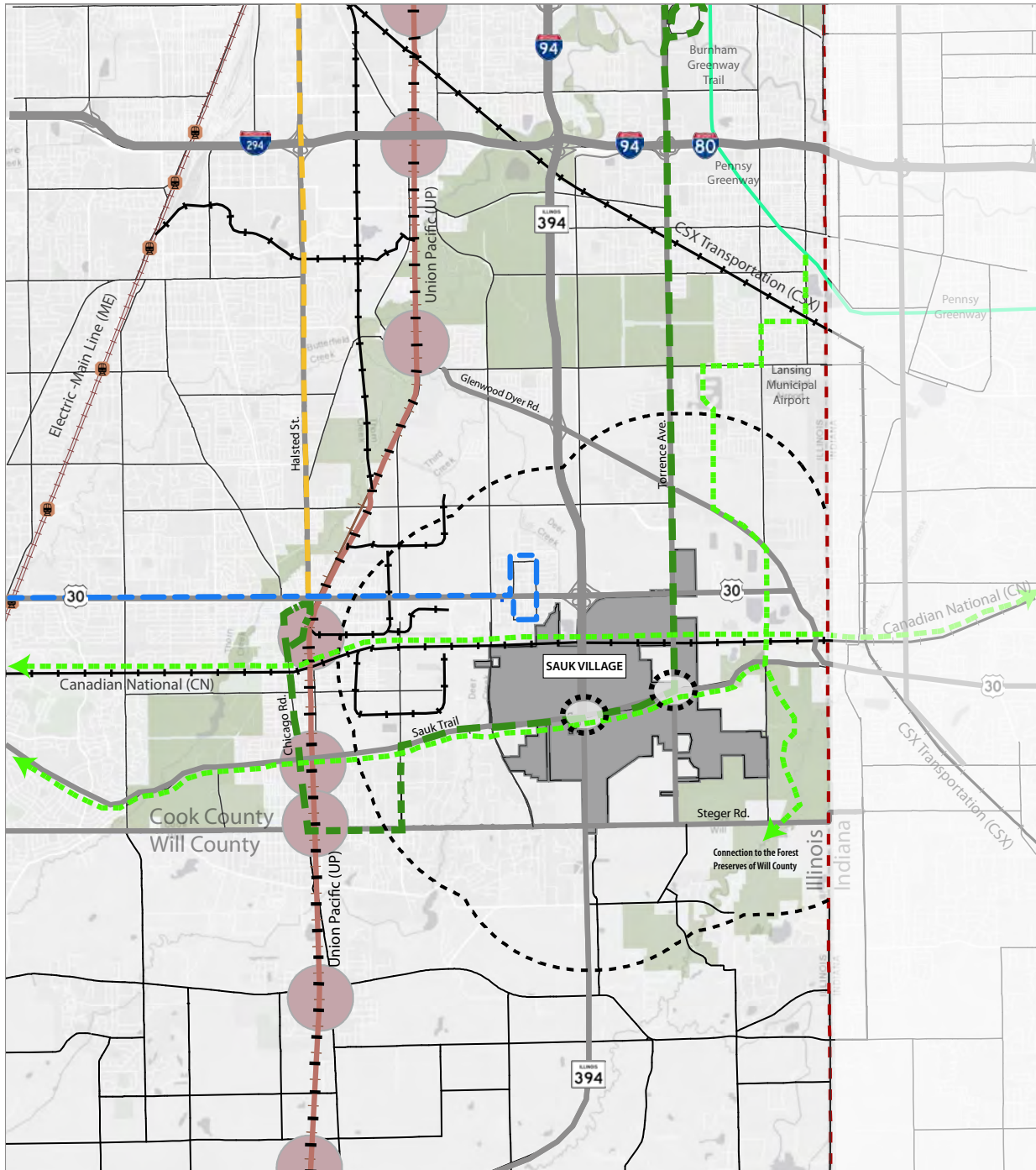
<p><b>Context</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Village Boundary</li> <li><span style="background-color: #cccccc; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Buildings</li> <li><span style="background-color: #90ee90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parks</li> <li><span style="background-color: #808080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Forest Preserve</li> <li><span style="border-bottom: 1px dashed black; width: 15px; margin-right: 5px;"></span> Freight Rail</li> </ul>	<p><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; background-color: yellow; margin-right: 5px;"></span> Existing Traffic Signals</p> <p><span style="border-bottom: 1px dashed blue; width: 15px; margin-right: 5px;"></span> Existing Sidewalks</p> <p><span style="border-bottom: 1px dashed green; width: 15px; margin-right: 5px;"></span> Pace bus route 358</p> <p><span style="border-bottom: 1px dashed blue; width: 15px; margin-right: 5px;"></span> Pace bus route 357</p>	<p><b>Jurisdiction</b></p> <ul style="list-style-type: none"> <li><span style="border-bottom: 2px solid red; width: 15px; margin-right: 5px;"></span> Illinois Department of Transportation (IDOT)</li> <li><span style="border-bottom: 2px solid yellow; width: 15px; margin-right: 5px;"></span> Cook County</li> </ul> <p><small>NOTE: AVERAGE DAILY TRAFFIC (ADT) IS THE AVERAGE NUMBER OF VEHICLES IN BOTH DIRECTIONS IN A DAY</small></p> <p><small>TRUCK TRAFFIC NUMBERS ARE SHOWN AS (####)</small></p>	<p><b>Areas of Transportation Focus</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px dashed black; border-radius: 50%; width: 15px; height: 15px; display: inline-block; margin-right: 5px;"></span> Improve pedestrian crossings, sidewalks and facilities at commercial centers</li> <li><span style="border-bottom: 2px solid green; width: 15px; margin-right: 5px;"></span> Opportunity for bicycle and pedestrian access to the forest preserve and throughout the village</li> <li><span style="border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; display: inline-block; margin-right: 5px;"></span> Extension of rail line within the LogistiCenter</li> </ul>
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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

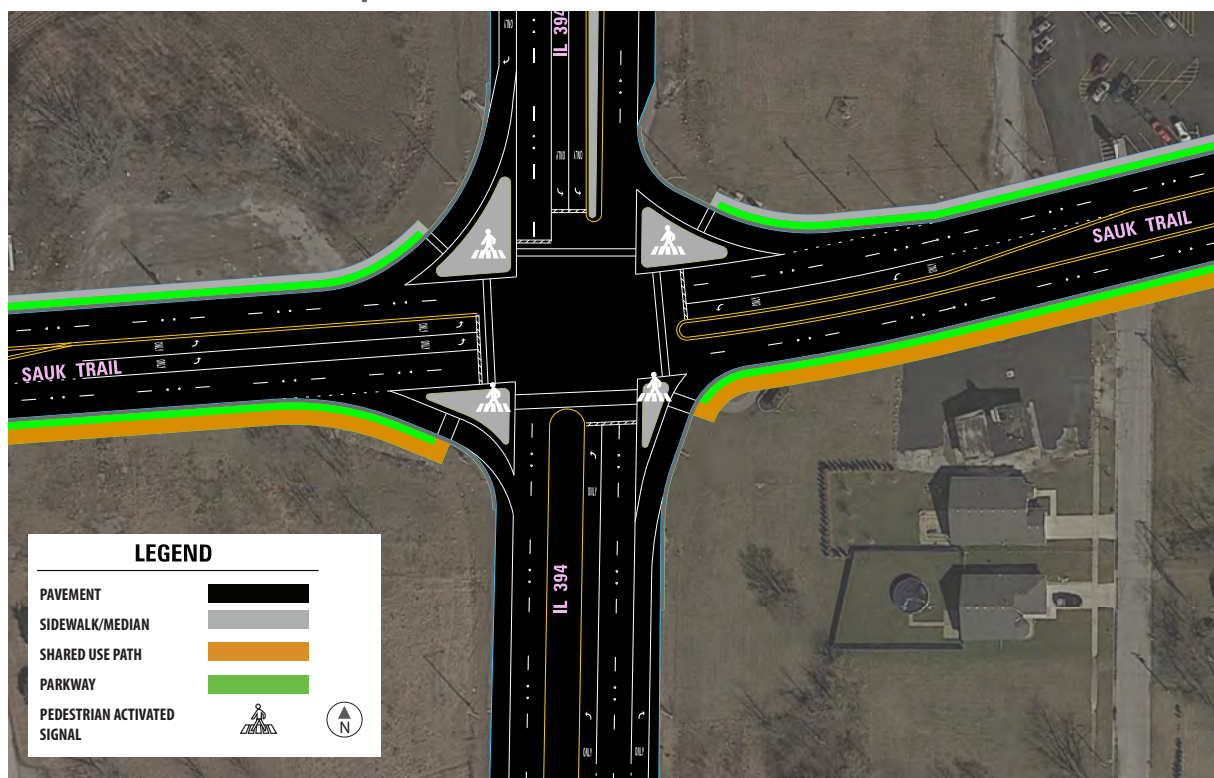
**Test and adjust signal timing to meet current transportation conditions**

## 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. (See Figure 7.6)

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.

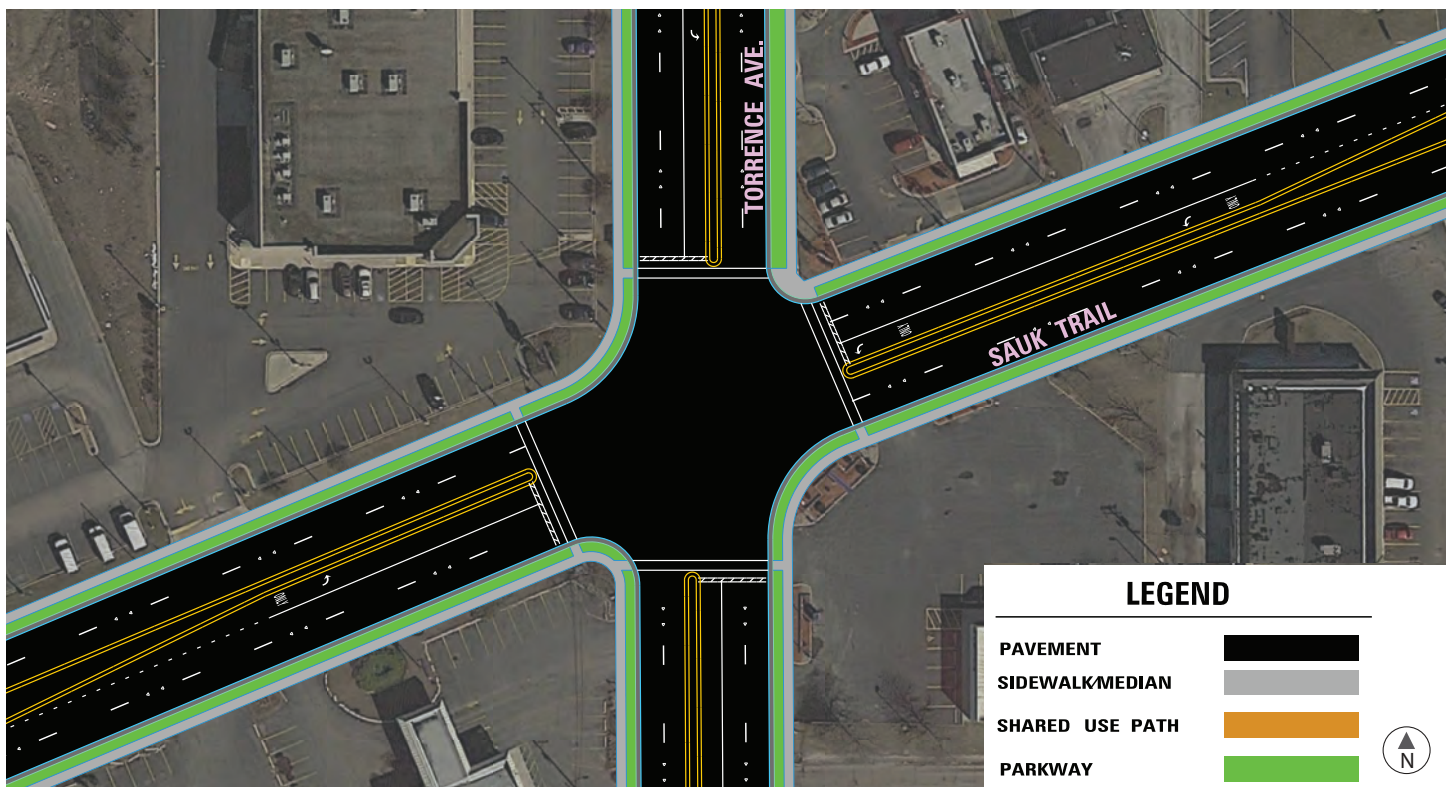
Additional sidewalks are needed along the west side of Burnham Avenue between Sauk Trail and 223rd. In addition, pedestrian crossings and stop signs are needed at the entry to the Plum Creek Forest Preserve just north of 223rd Street.

## 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.

**FIGURE 7.7: Intersection Improvements of 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 7.8: Proposed 223rd Bikeway Cross Section

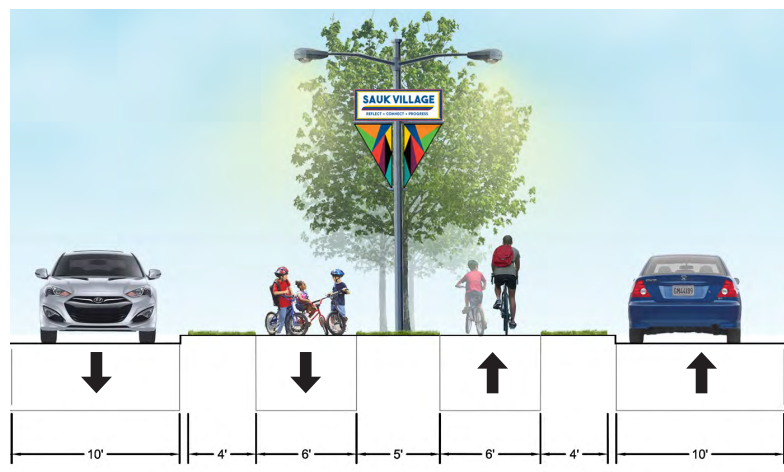
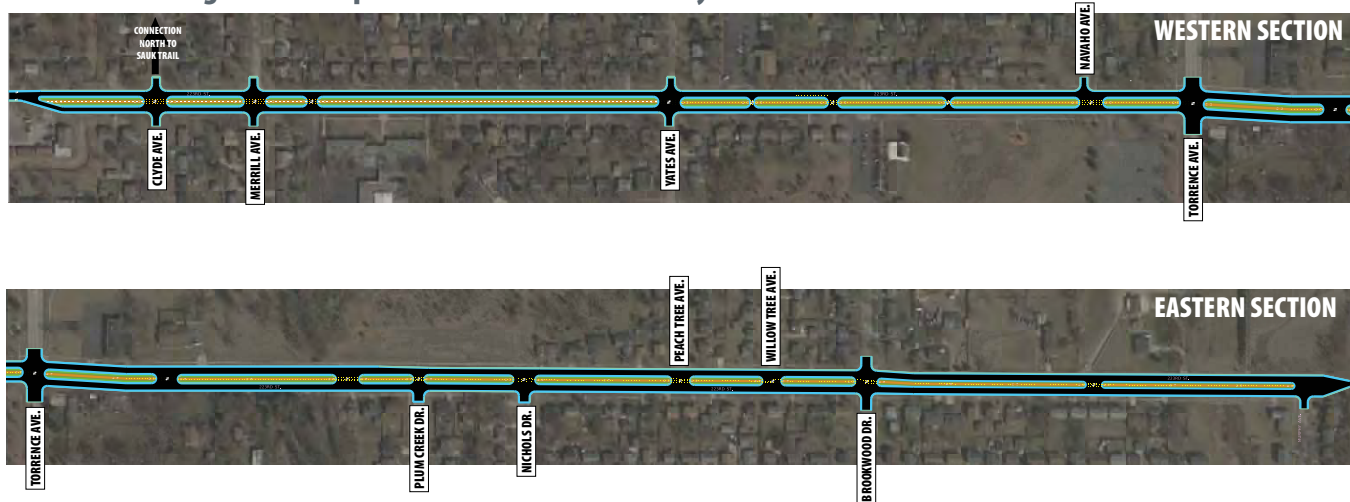


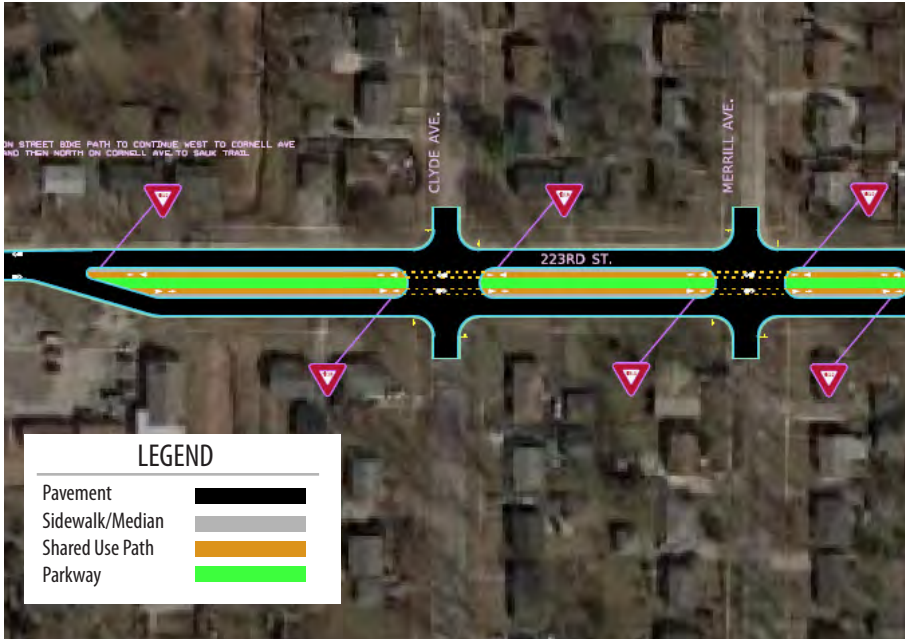
FIGURE 7.9: Diagram of Proposed 223rd Street Bikeway





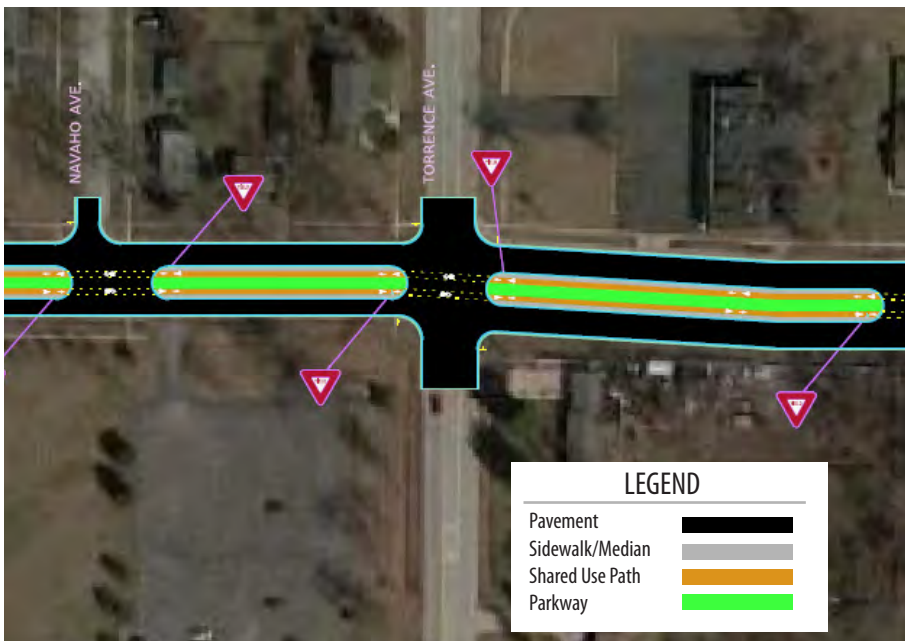
# PROJECT T3.1

## 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.

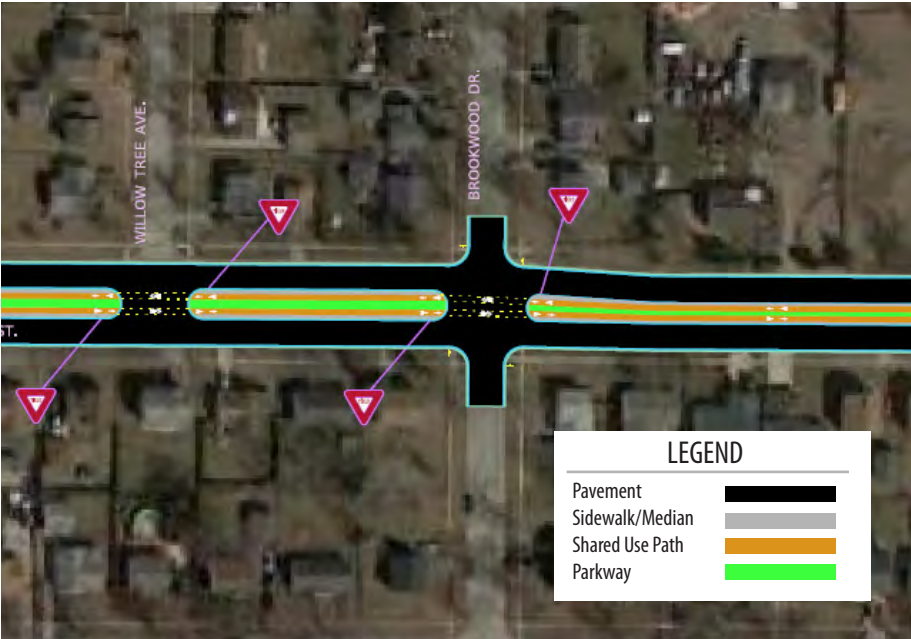


### Torrence Ave. Segment Improvements

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

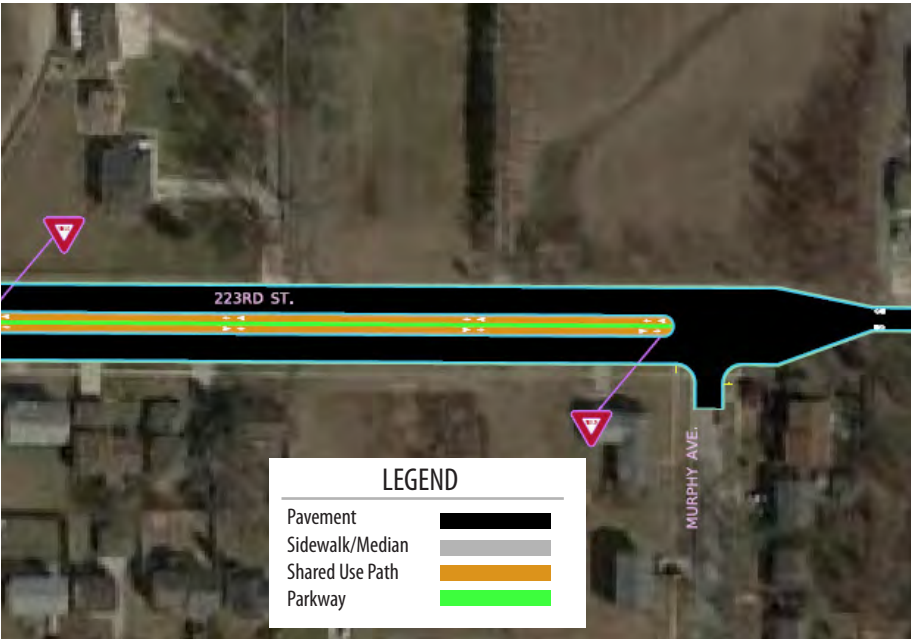
# PROJECT T3.1

## 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.



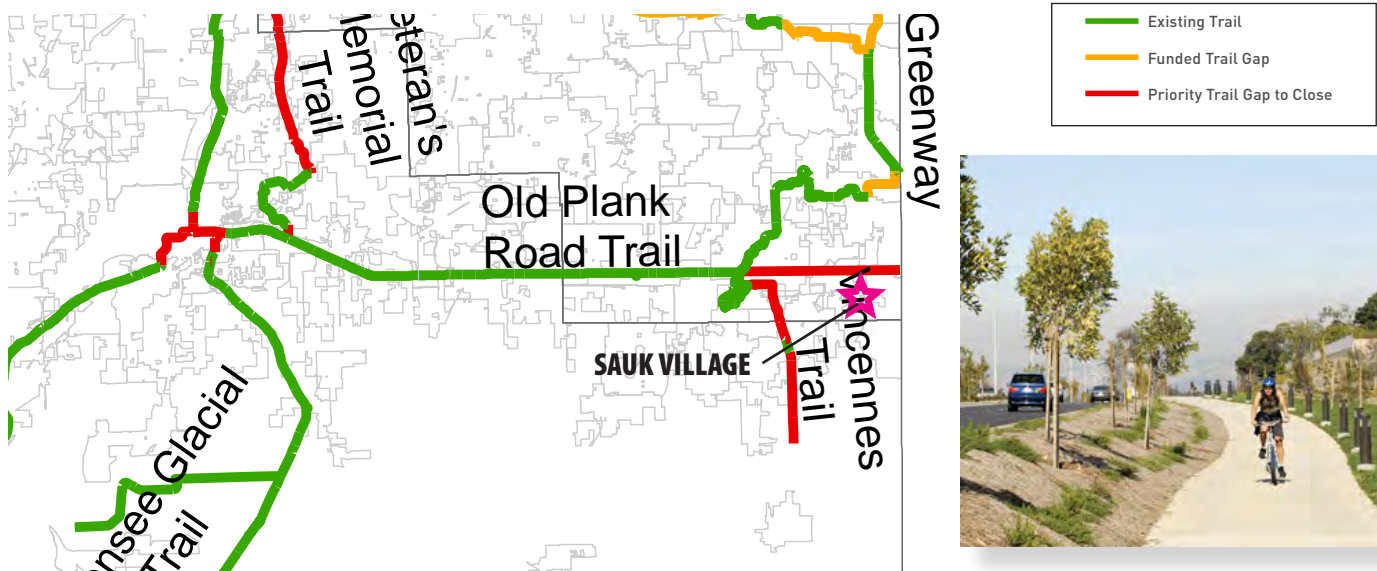
### Murphy Ave. Segment Improvements

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

Explore options for extended Pace service from the Hegewisch Train Station.

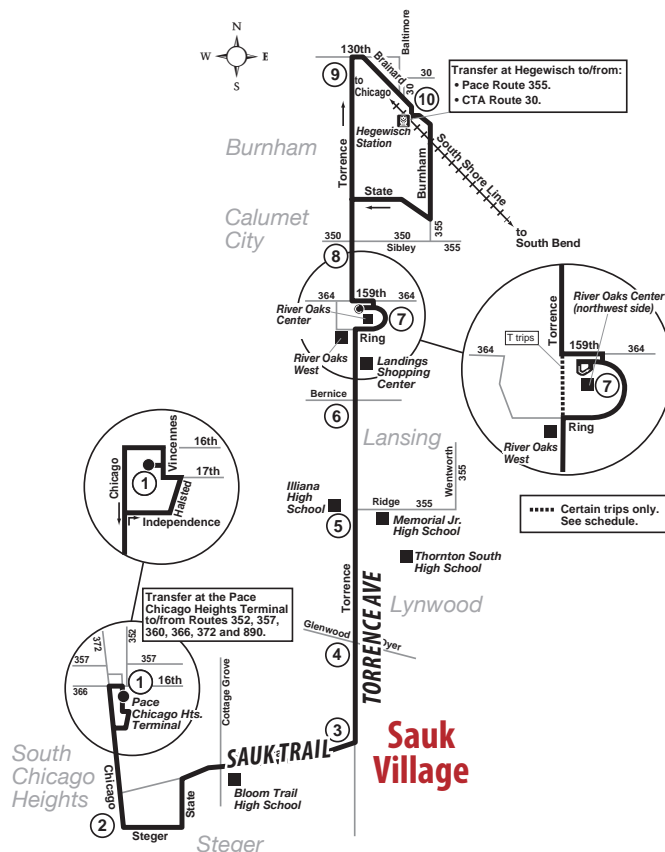
## PROJECT T5.1

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. Route 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. Route 358 is still currently under a flag-stop policy, so riders are able to board/alight along the route wherever it is safe to do so, but in the future the route will be converted to Posted Stops Only service. Pace will provide a full list of proposed stops to the Village before this conversion to provide an opportunity for feedback. In the meantime, the Village may contact the Pace area representative to request installation of a stop along the route. Community input indicated support for the installation of a Pace stop at Jeffrey Avenue on the north and south sides of Sauk Trail.



## Route 358 Effective Date December 17, 2018



## PROJECT T5.2

Explore options for extended Pace 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 presents limited public transportation options for residents working an alternate shift or staying late. The Village should work with Pace to assess demand and feasibility of extended service as well as alternative options, such as Pace's various vanpool and community vehicle programs.



*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.*

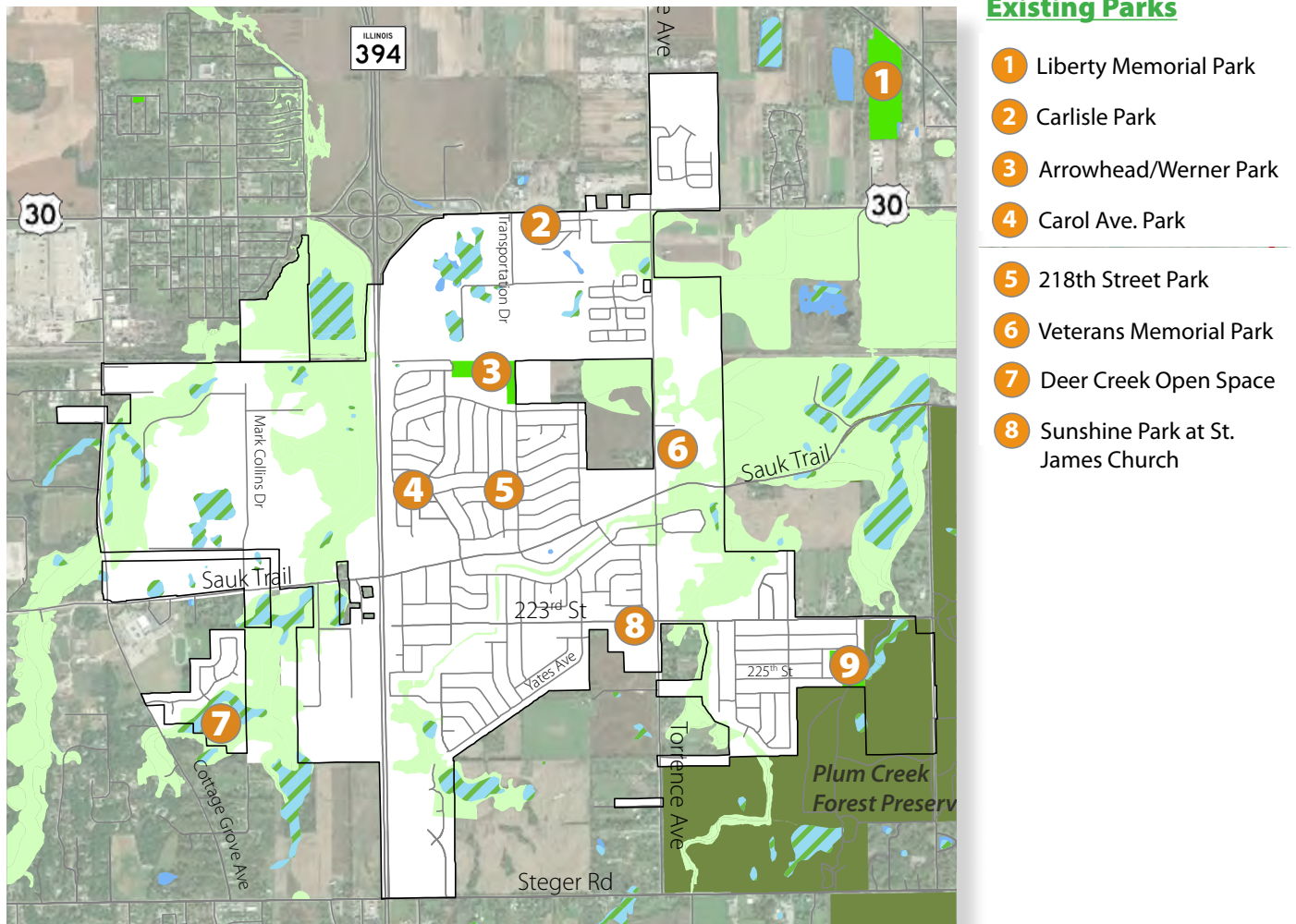


**FINDINGS**

**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.

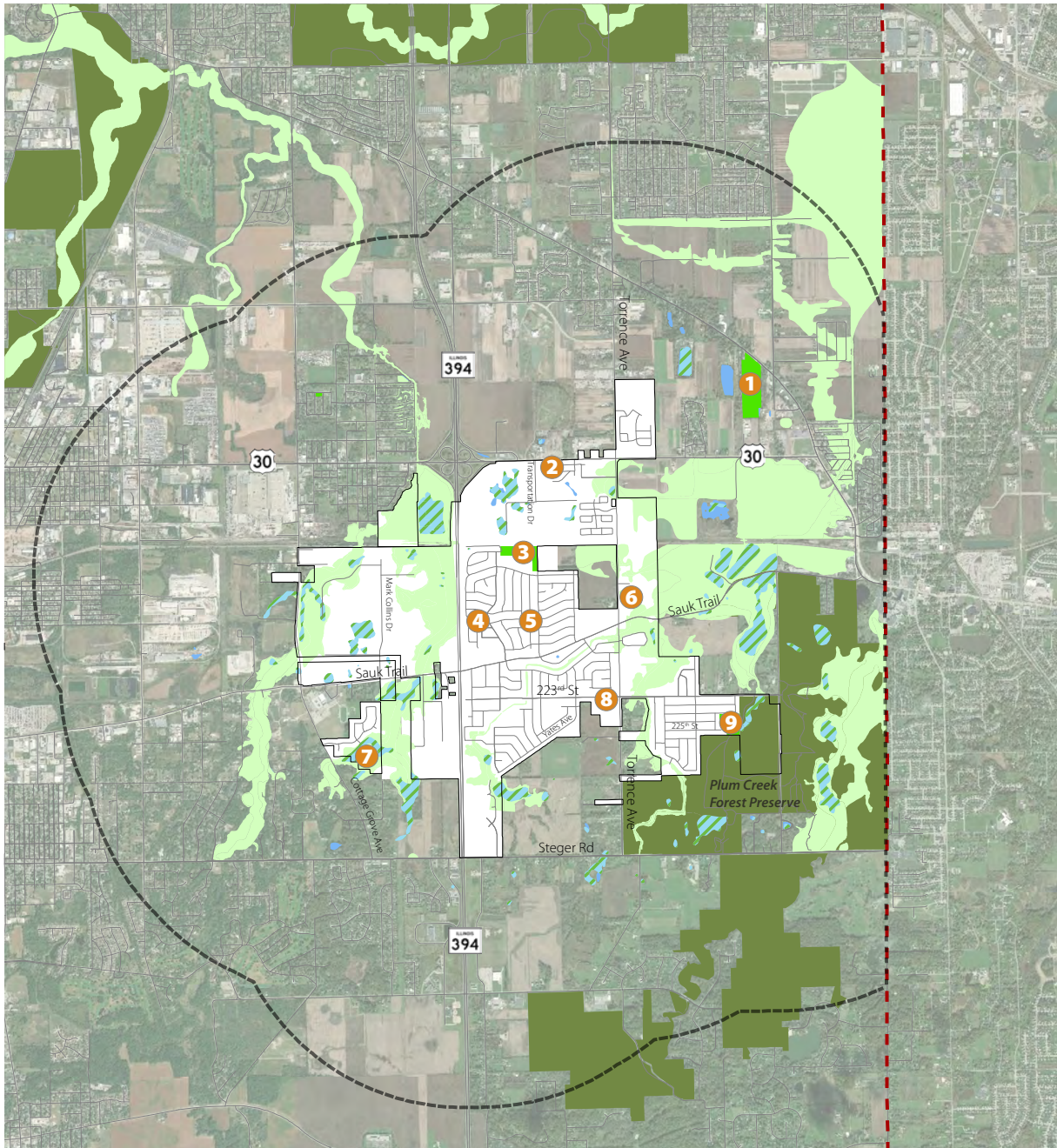
**FIGURE 8.1: Existing Parks**





# OPEN SPACE + RECREATION

FIGURE 8.2: Open Space and Recreation Existing Conditions



Sauk Village, Illinois

## Open Space + Recreation Existing Conditions



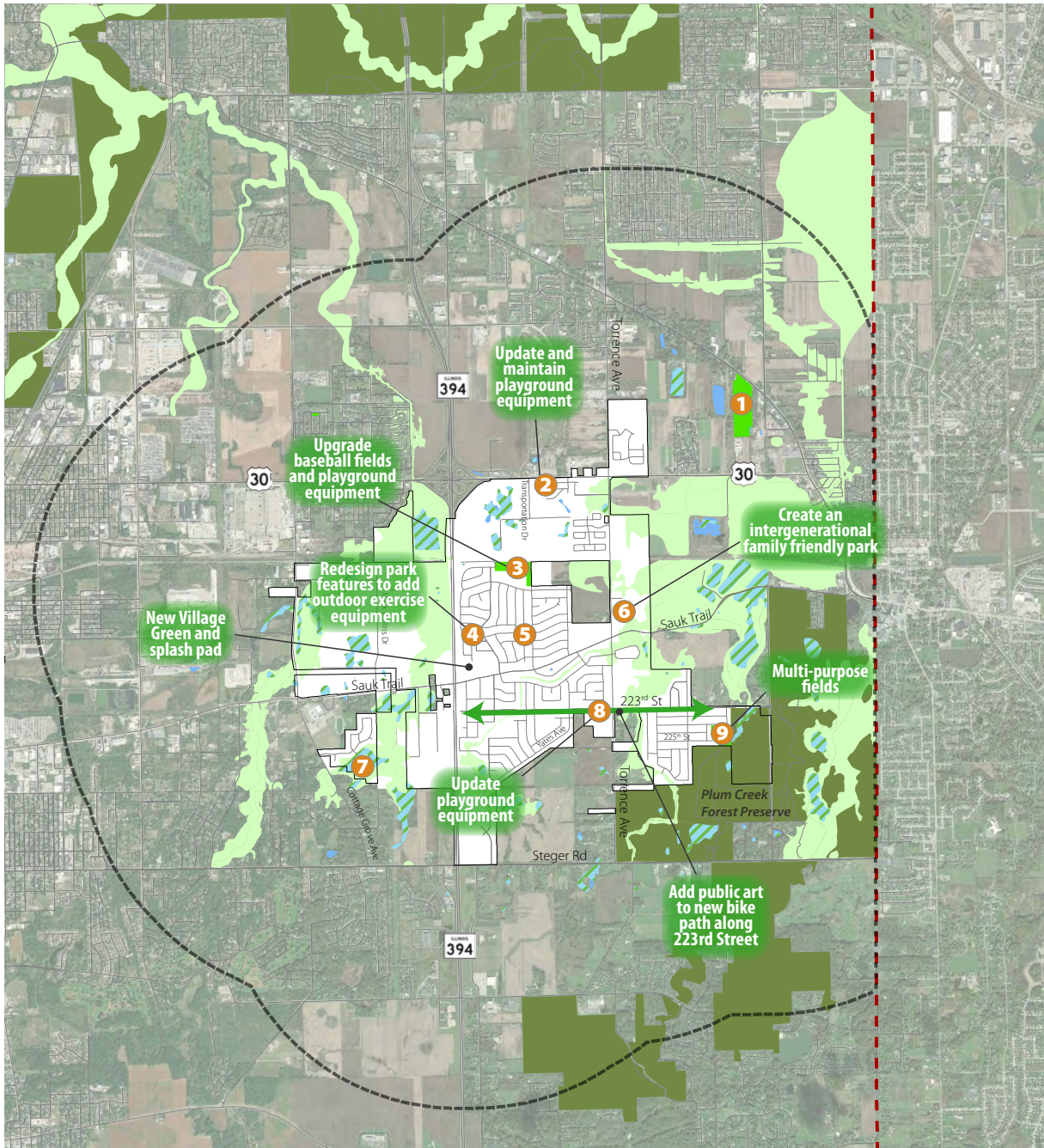
Context

- |                            |                  |              |                         |                                     |               |
|----------------------------|------------------|--------------|-------------------------|-------------------------------------|---------------|
| 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)

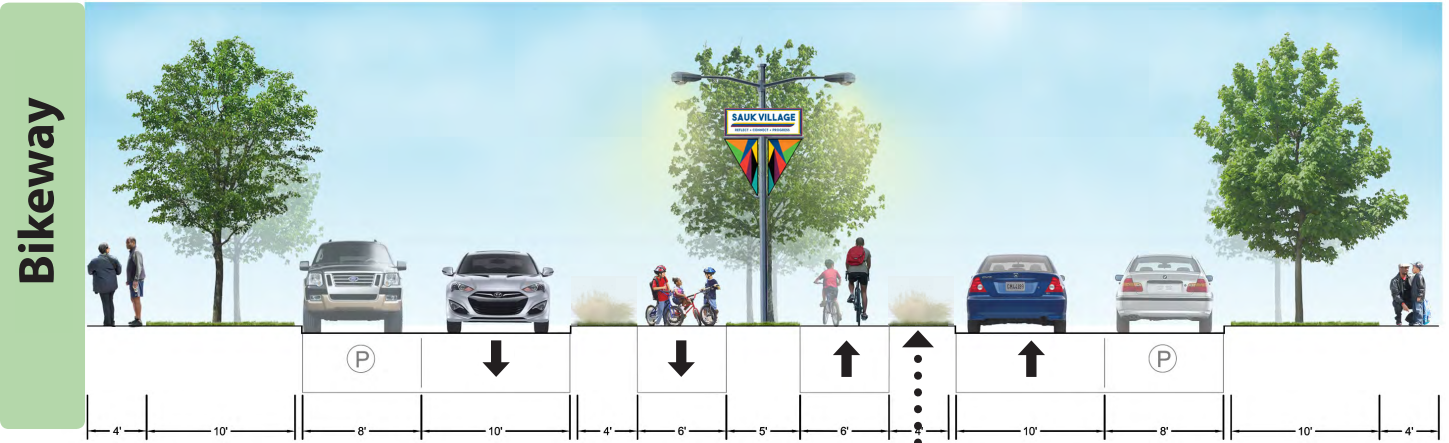
**FIGURE 8.4: Bikeway/Greenway Concept Images**





# 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.*

**Green Infrastructure**

# 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.*



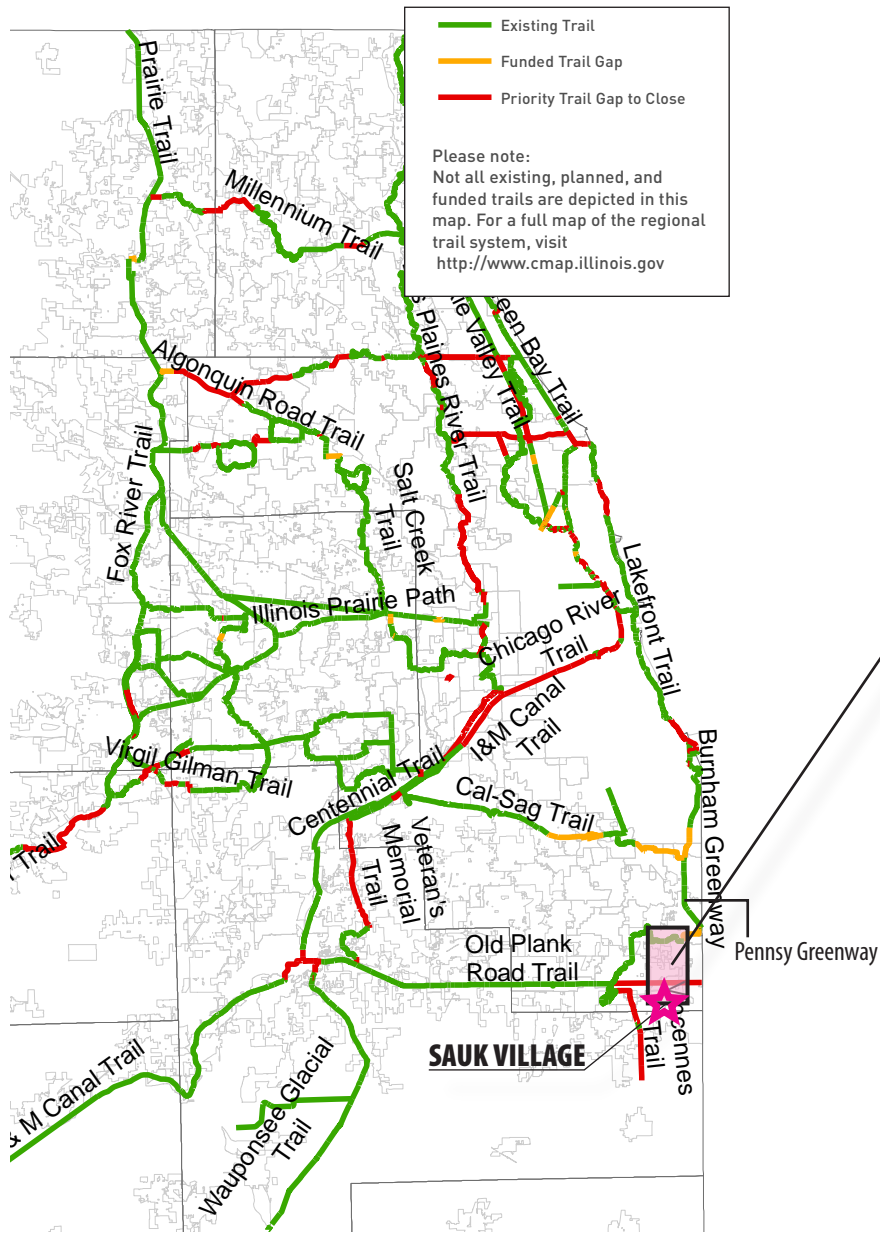
*Old Plank Trail*

# PROJECT 01.3

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.

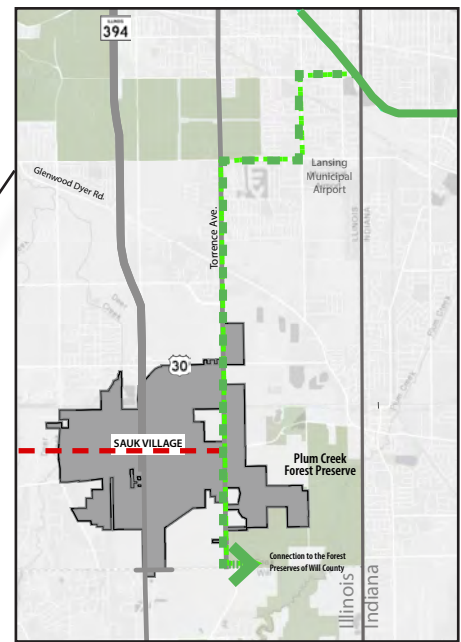
Establish a regionally accessible open space trail network by connecting to regional trails. The development of bicycle and pedestrian trails along Torrence Avenue would provide a north/south connection to regional trails. (See Project T3.3)

FIGURE 8.6: Regional Trail System



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

Proposed Trail System Inset Map



- - - Proposed Trail Connection to Penny Greenway
- Penny and Burnham Greenway
- - - Proposed Trail Extension to Old Plank Road Trail



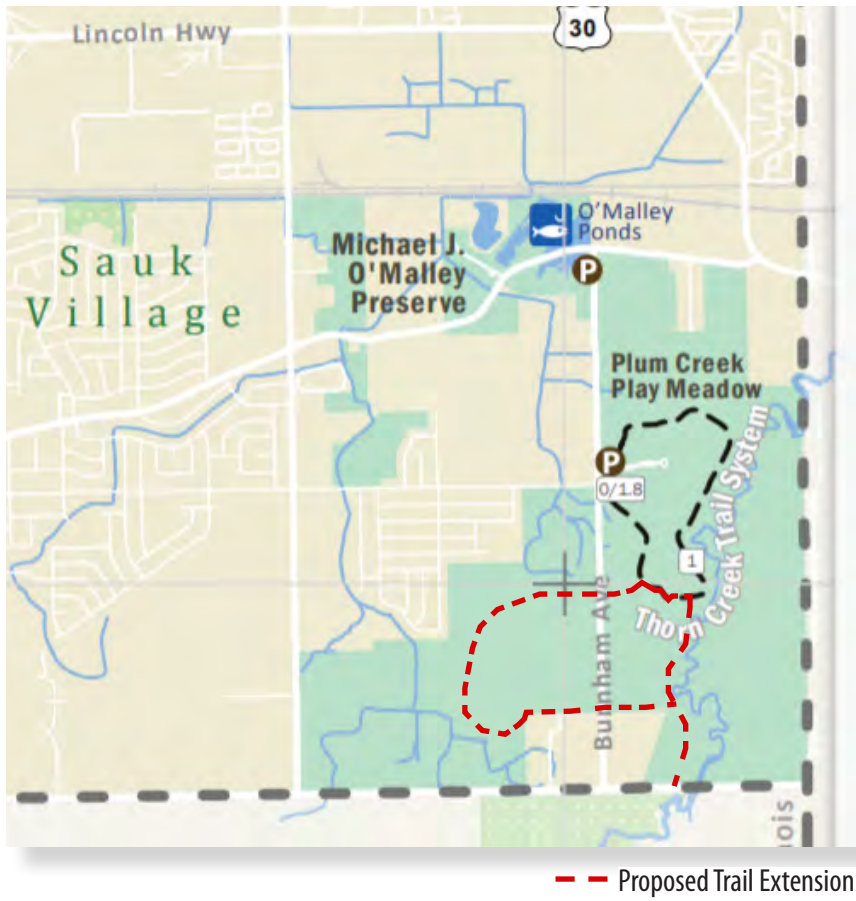
## PROJECT 01.4

### 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

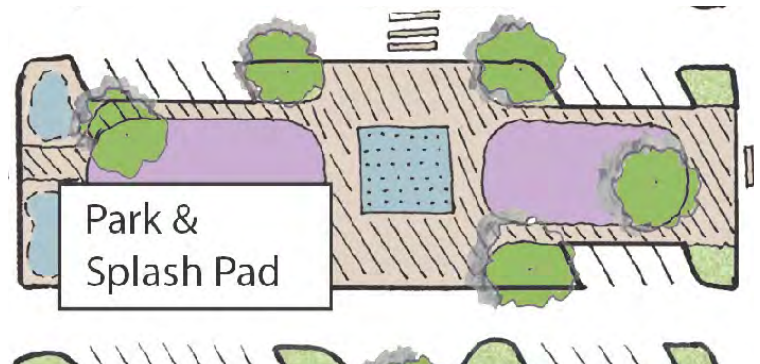
Redesign Carol Ave Park to create a neighborhood park with features for children and families.

## 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. (See project CF3.1)



## 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. (See project CF3.1)



## 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.**

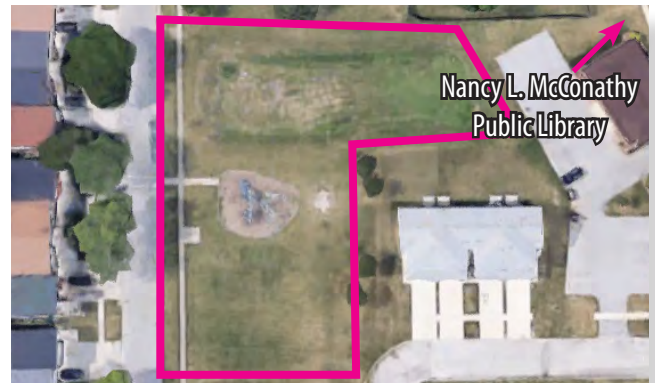
The Village should work with St. James Church to improve Sunshine Park to serve the surrounding neighborhoods and along the proposed 223rd Street bikeway. As one of the most heavily used parks, Sunshine Park should be designed with playground equipment for a variety of ages.



## 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 childrens' stories. This can not only increase the use of the playfield, but provide a pathway between the Library and the Town Center (see project CF 5.2).



*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 sources and distribution systems need to be protected and upgraded.

Sauk Village currently draws its public water supply from groundwater, which is susceptible to overuse and quality issues. Investments need to be made to maintain the system, address water loss, and add filtration improvements while studying the feasibility of accessing Lake Michigan water.



# FINDINGS

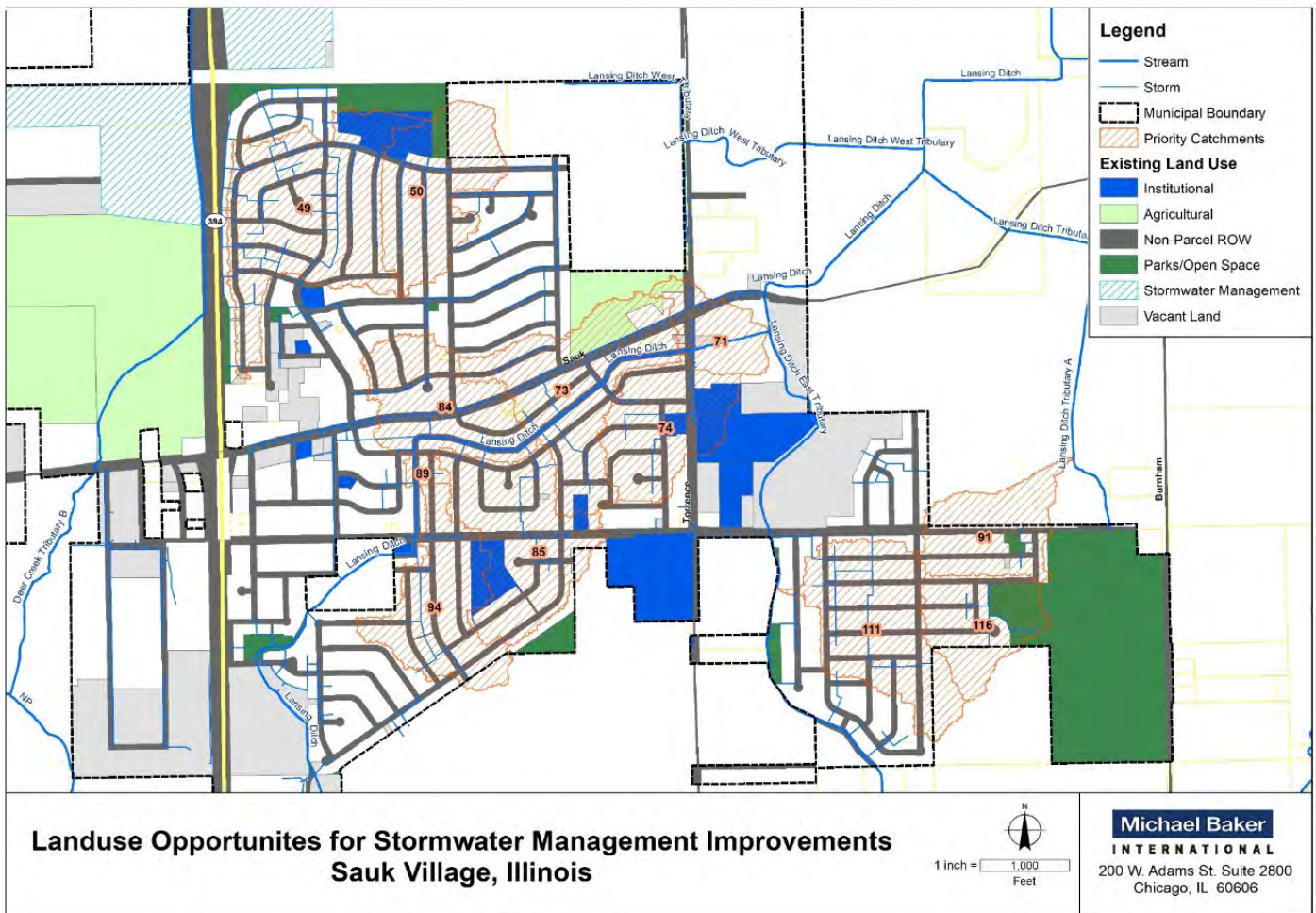
## COMMUNITY FACILITIES FINDING # 4

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



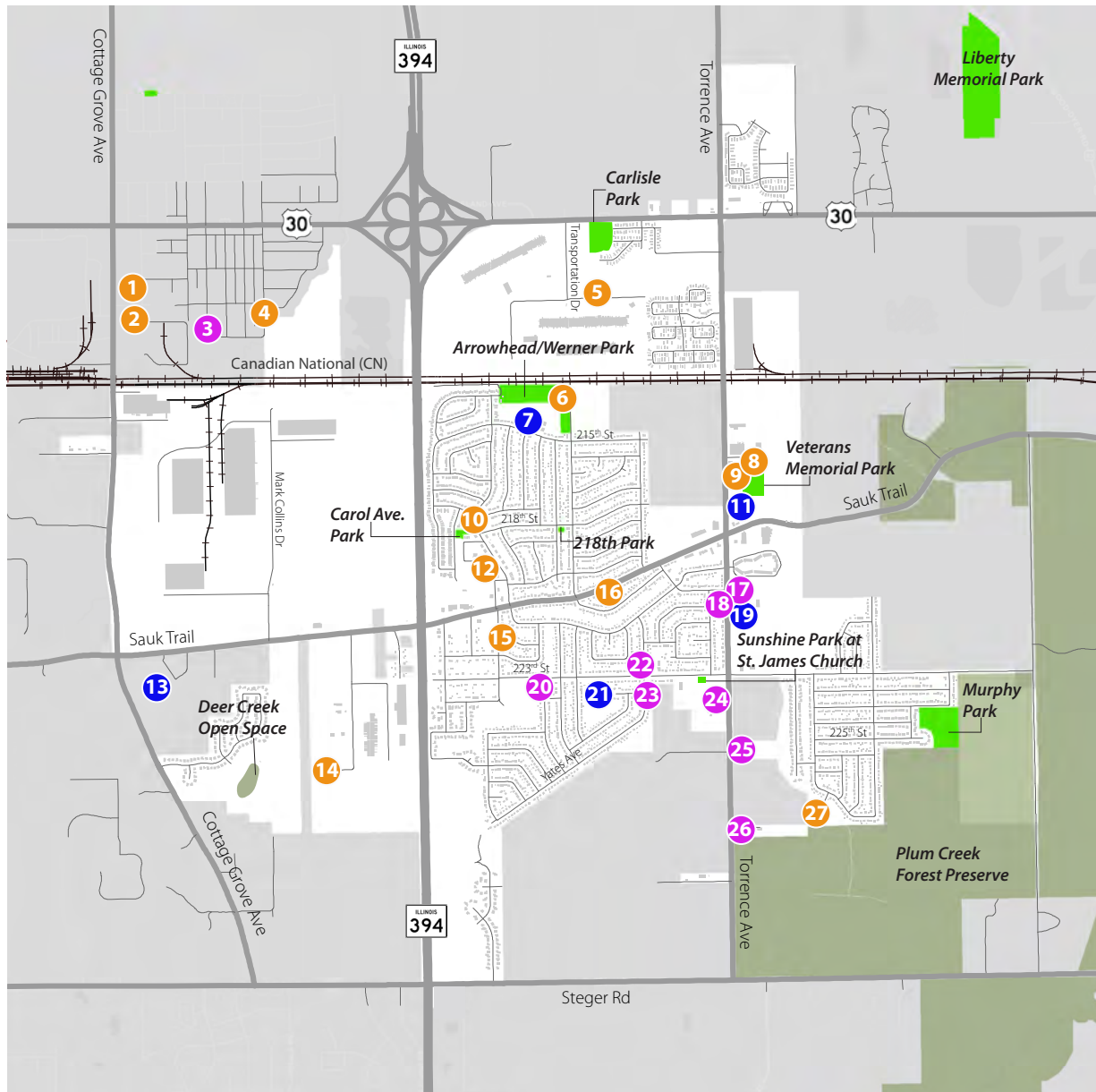
Most of the residential areas in the Village where built prior to modern stormwater regulations which require detention and volume control. Although the village does not experience frequent flooding, past street and basement flooding issues have been reported. A stormwater analysis performed for the 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
<ul style="list-style-type: none"> <li>Village Boundary</li> <li>Buildings</li> <li>Parks</li> <li>Forest Preserve</li> <li>Freight Rail</li> </ul>	<ul style="list-style-type: none"> <li>Peace Missionary Baptist Church</li> <li>St. Mark's Luthern Church</li> <li>Holy Praise Tabernacle</li> <li>Sauk Village Baptist Church</li> <li>Sauk Village Bible Church</li> <li>Grace United Church of Christ</li> <li>St. James Catholic Church</li> <li>Emmanuel Christian Reformed</li> <li>Church of God</li> </ul>	<ul style="list-style-type: none"> <li>Wagoner Elementary School</li> <li>Community Consolidated School District 168 Administrative Offices</li> <li>Bloom Trail High School</li> <li>Rickover Junior High School</li> <li>Strassburg Elementary School</li> </ul>	<ul style="list-style-type: none"> <li>Cottage Grove Health Center</li> <li>East Chicago Heights Community Services Center</li> <li>Ford Heights Water Tower</li> <li>Sauk Village Well # 3</li> <li>Sauk Village Water Tower</li> <li>Edward W. Paesel Community Center</li> <li>Sauk Village Municipal Center</li> <li>McConathy Public Library</li> <li>United States Post Office</li> <li>Sauk Village Water Tower</li> <li>Sauk Village Fire Department</li> <li>Sauk Village Wells # 1 + 2</li> <li>Sauk Village Public Works Garage</li> </ul>

## 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.

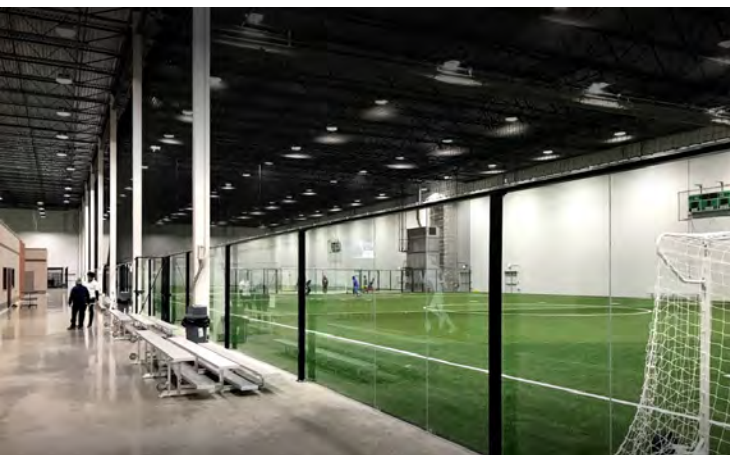
Veterans Memorial Park should be expanded south to Sauk Trail and be upgraded with exercise equipment to for all generations, including seniors. There will be a large walking path loop, nature garden, and additional seating areas. The plan also proposes a new entry from Sauk Trail and additional parking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



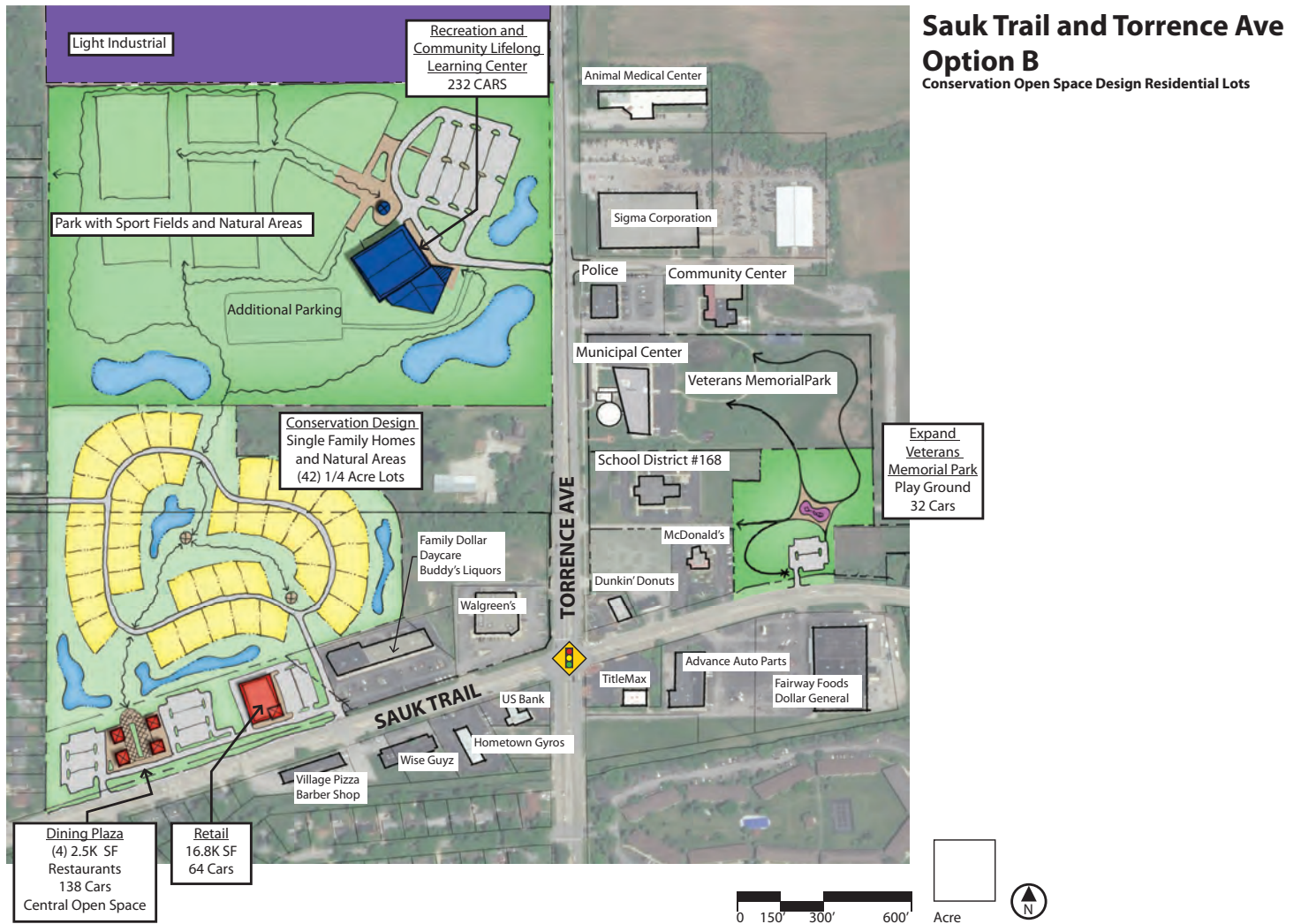
*Pullman Community Center*



*Ray and Joan Kroc Salvation Army Community Center*

# COMMUNITY FACILITIES

FIGURE 9.3: Sauk Trail and Torrence Avenue Site Plan





**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.**

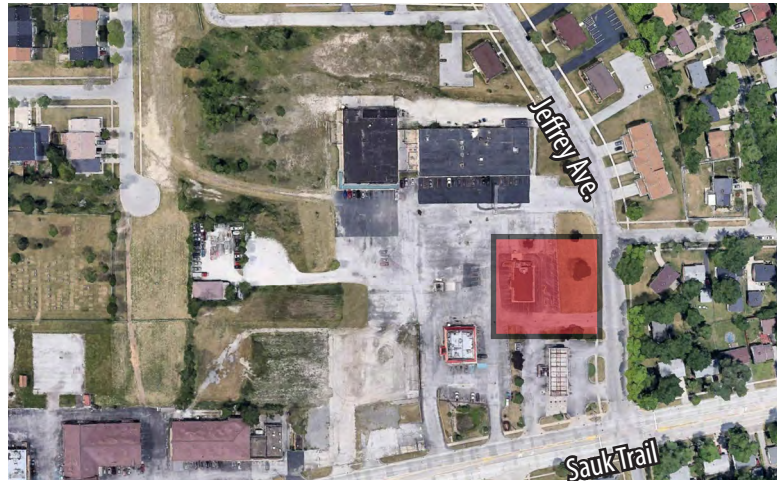
**CF2.2**

**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 9.4: 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 much of Sauk Village’s residential and commercial areas were built with some stormwater management infrastructure, many areas no longer meet the best practices. 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 can be incorporated at schools, churches, single-family, roadway and parkway redevelopments, especially those located in priority areas with higher risk of flooding.

For example, schools typically have athletic or play fields and large impervious areas, such as parking lots, that contribute to runoff. These surfaces can be redesigned with green infrastructure such as the concept plan for Wagner School which includes stormwater detention, a rain garden and permeable pavement. The Appendix provides more details of the concept plan, including the estimated costs for detention and volume control.

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 are identified in the Implementation Plan Chapter.

Figures 9.5-9.8 illustrate concepts for school grounds, residential areas, parkways and parkland.

## PROJECT CF3.1

### FIGURE 9.5- SCHOOL AND CHURCH CONCEPT 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 best practices. The school district could also 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.

### FIGURE 9.6- RESIDENTIAL CONCEPT PLAN

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.

### FIGURE 9.7- PARKWAY CONCEPT PLAN

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.

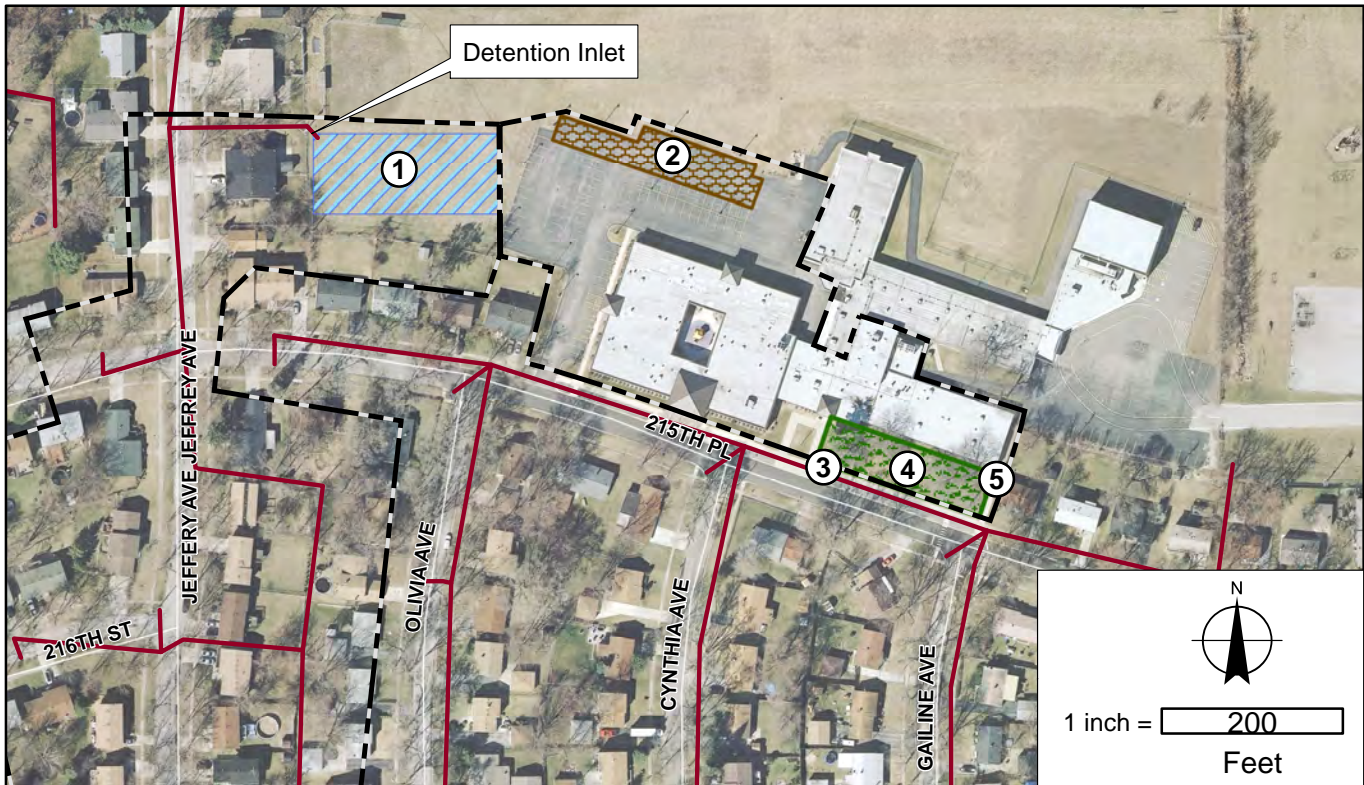
### FIGURE 9.8- PARKLAND CONCEPT PLAN

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. 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.



# PROJECT CF3.1

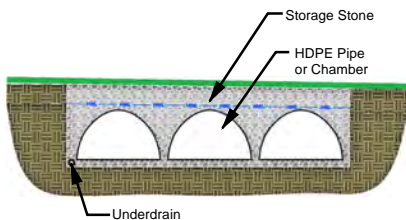
FIGURE 9.5: Stormwater Improvements- School Concept Plan



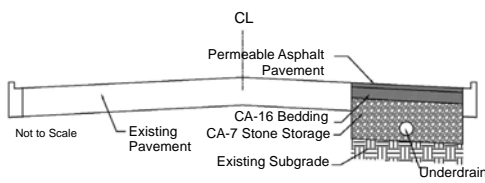
## Legend

- Proposed Service Area
- Storm Sewers
- Detention Field
- Permeable Pavement
- Rain Garden

### 1 Proposed Underground Detention



### 2 Proposed Permeable Pavement (Detail)



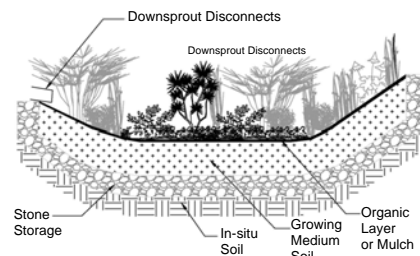
### 3 Educational Signage (Typ)



### 4 Proposed Raingarden



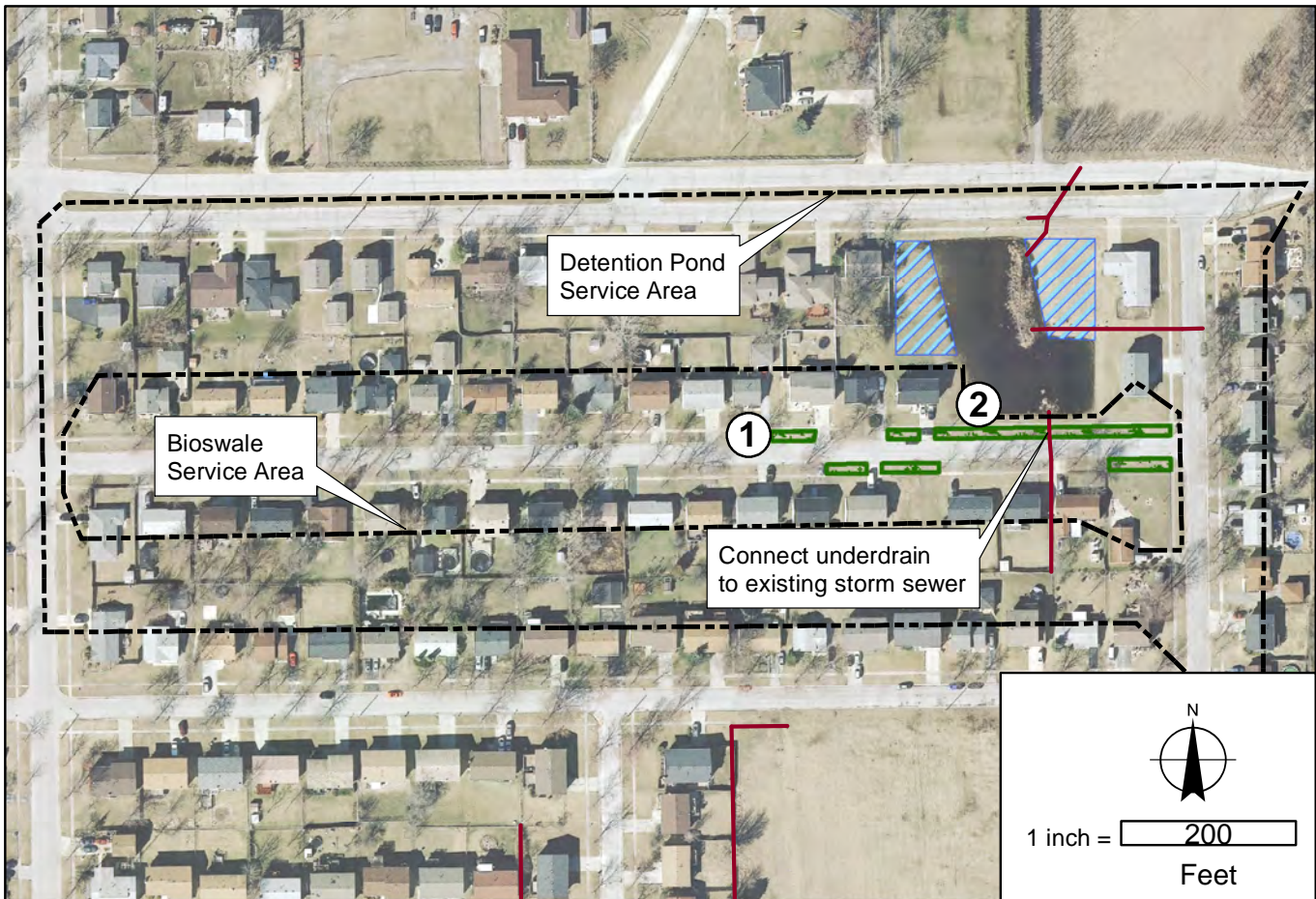
### 5 Downspout Disconnection (Typ)









# PROJECT CF3.1

FIGURE 9.6: Stormwater Improvements Residential Concept Plan



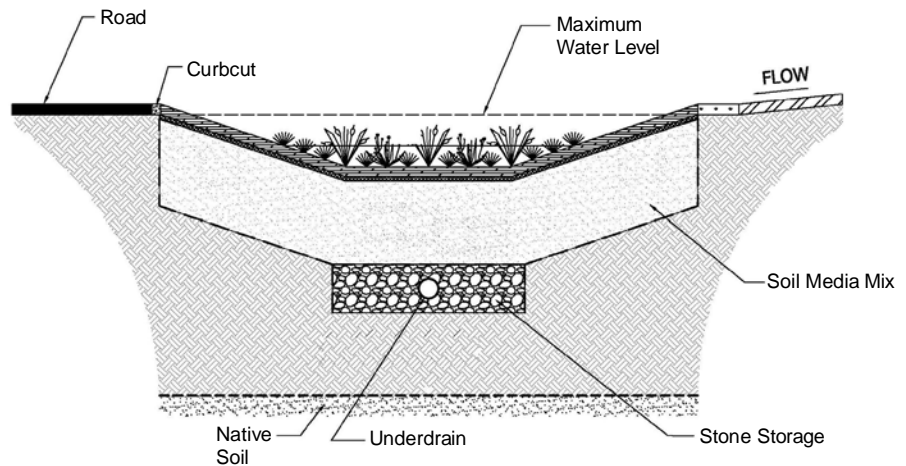
## Legend

-  Proposed Service Area
-  Storm Sewers
-  Detention Pond Expansion
-  Rain Garden

## ② Educational Signage (Typ)



## ① Proposed Rain Garden







# PROJECT CF3.1

FIGURE 9.7: Stormwater Improvements Parkway Concept Plan



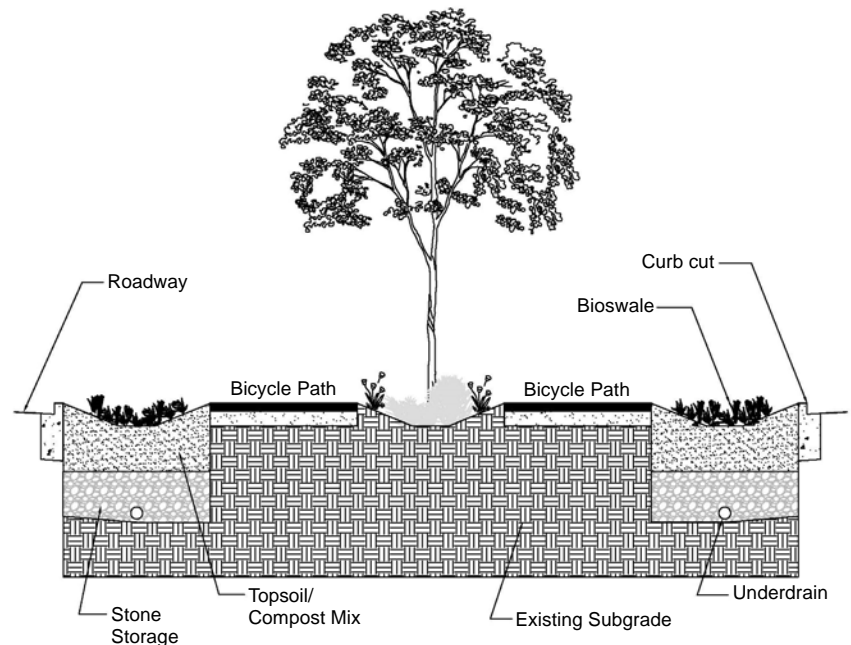
## Legend

-  Storm Sewers
-  Proposed Parkway

② Educational Signage (Typ)



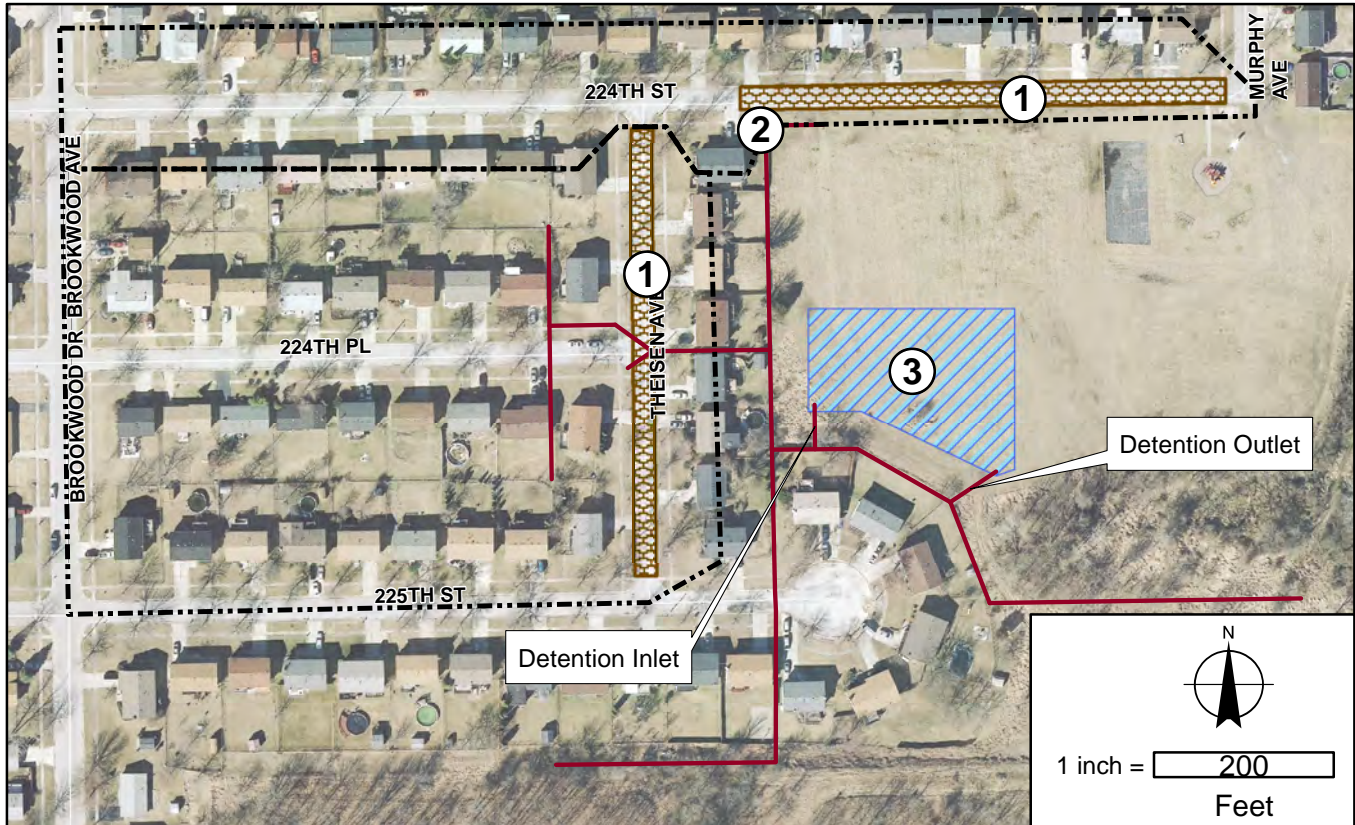
① Parkway Cross Section Proposed Bioswale (Detail)





# PROJECT CF3.1

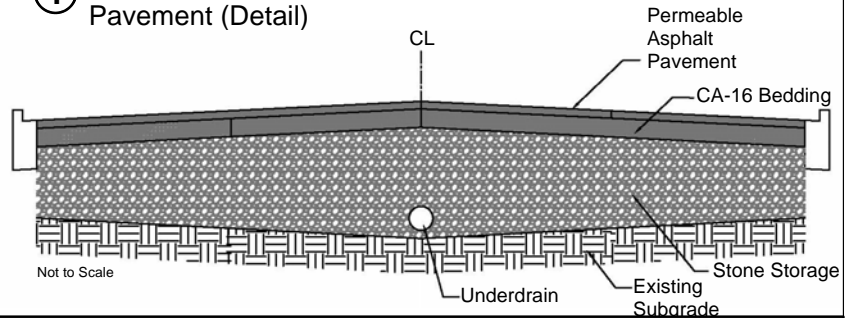
FIGURE 9.8: Stormwater Improvements Parkland Concept Plan



## Legend

- Storm Sewers
- Proposed Service Area
- Surface Detention
- Permeable Paver

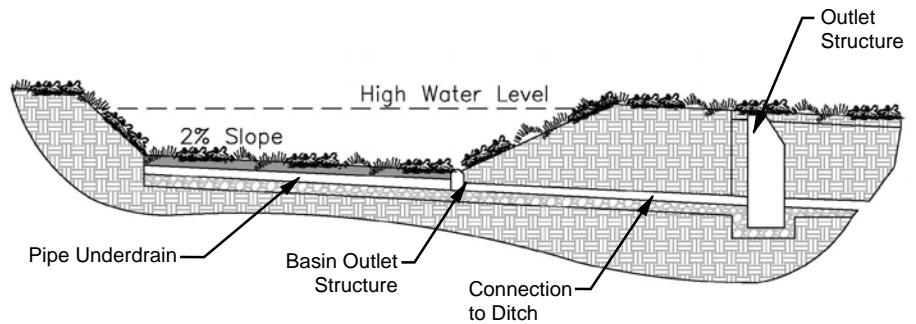
### ① Proposed Permeable Pavement (Detail)



### ② Educational Signage (Typ)



### ③ Proposed Surface Storage Detail



## 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.



### State of Illinois Illinois Department of Natural Resources Model Stormwater Management Ordinance





## 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.



## 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.

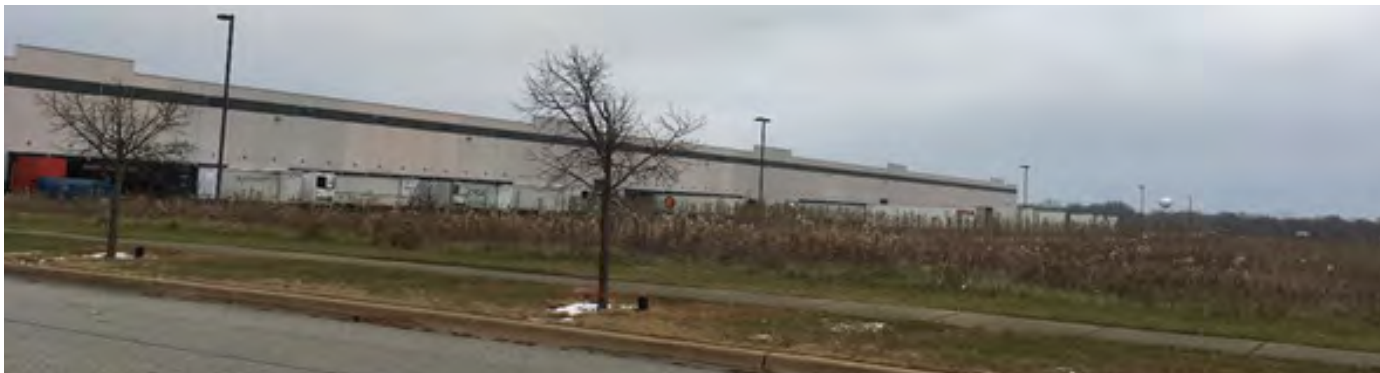


*Signage example for a bioswale.  
Courtesy of St. Johns Riverkeeper*

## 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 maintain an adequate supply of drinking water.**

**PROJECT**

**CF4.1**

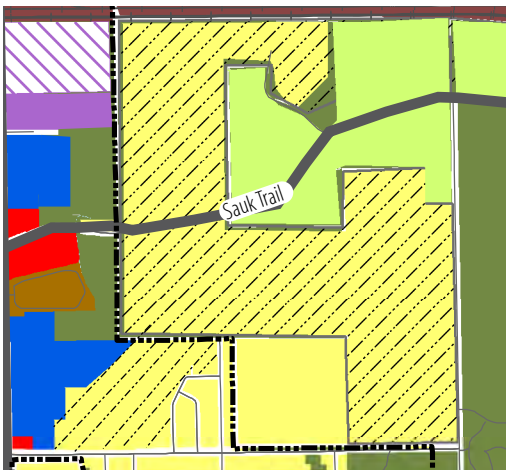
**Implement asset management and water conservation programs.**



**CF4.2**

**Protect groundwater recharge.**

**CF4.3**

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



-  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**

**Implement asset management and water conservation programs.**

The Village should develop an asset management plan to ensure sound management of this vital system over the long term and address water losses. The Public Works Department should conduct a water loss audit, using the M36 tool developed by the American Water Works Association, to identify where water loss is occurring in the system and use this information to inform the asset management plan. At the same time, the village should encourage water conservation practices of residents and businesses by establishing landscaping irrigation days and schedules, updating development and building standards with water conservation and efficiency practices, and practicing water conservation in public facilities. Reducing water use could help the community avoid costly capital expansion in the future by downscaling the size of new infrastructure investments and/or reducing the potential amount of water purchased from Lake Michigan

**PROJECT CF4.2**

**Protect groundwater recharge.**

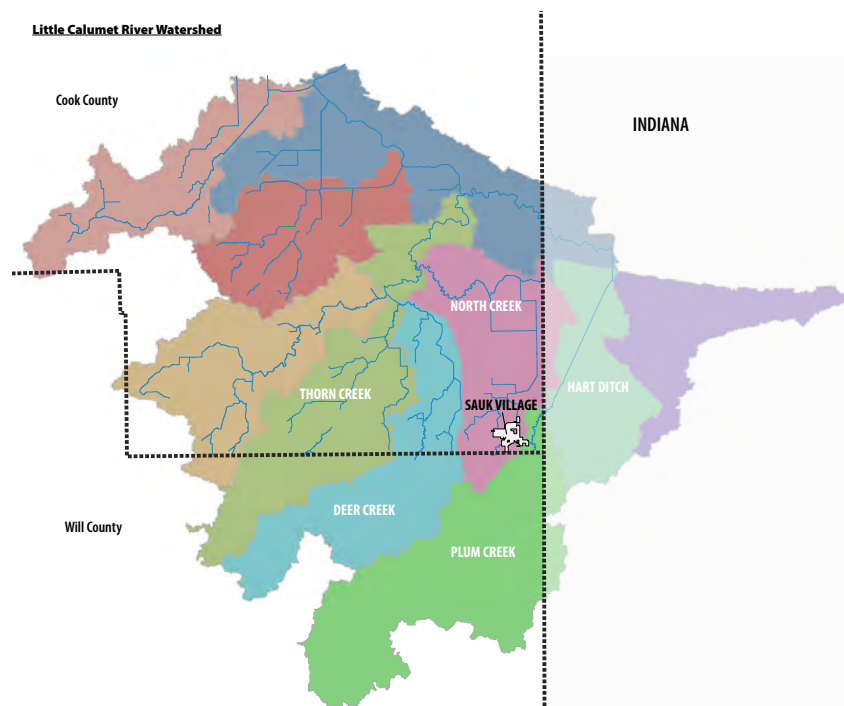
The Village should carefully plan new development and the use of impervious surfaces to avoid and maintain important groundwater recharge areas. The Village currently utilizes groundwater water supply through two wells. Due to the closure of the third well due to concentrations of vinyl chlorides and 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 CF4.3

### Study the feasibility of assessing 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. Addressing water loss and reducing water demand via conservation practices could lower the long-term costs of switching to Lake Michigan water. These actions are also conditions of the Lake Michigan Allocation Permit Program, so addressing these would position the Village more positively with IDNR if a Lake Michigan permit application is submitted. The Village should continue to investigate the feasibility of accessing Lake Michigan water through purchasing from another community.

**FIGURE 9.9: Existing Northeastern Illinois Watersheds**



**Sauk Village is entirely within the Little Calumet River Watershed, and is located predominantly in southeast Cook County (around 159 square miles). Portions of the Little Calumet Watershed expand into Will County (around 61 square miles) and Lake County, Indiana (around 43 square miles). The Little Calumet River Watershed consists of nine (9) subwatersheds. Two (2) of those subwatersheds are within the Sauk Village municipal boundary: North Creek, and Plum Creek (as shown to the above).**



## 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.

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## 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 visionary 2017 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 cannot 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
CCED	Cook County Economic Development
CCCDD	Cook County Community Development Division
CCDoTH	Cook County Department of Transportation and Highways
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
CRN	Chicago Rehab Network

## PROJECT PARTNERS KEY

Abbreviation	Project Partners
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.)
EE	Elevate Energy
FSCDC	Far South Community Development Corporation
FPDCC	Forest Preserve District of Cook County
FPP	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
ISAWWA	Illinois Section American Water Works Association
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 Association
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)
CDBG	Community Development Block Grants
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)
HSIP	Highway Safety Improvement Program
IBP	Illinois Bicycle Grant Program
IEMA	Illinois Emergency Management Agency
ITEP	Illinois Transportation Enhancement Program (IDOT)
IC	Invest in Cook
LTA (CMAP)	Chicago Metropolitan Agency for Planning, Local Technical Assistance Program (LTA)
MFT	Motor Fuel Tax
MWRD	Metropolitan Water Reclamation District
NHFP	National Highway Freight Program
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
RTP	Recreational Trails Program
SRTS	Safe Routes to School
SSMMA	South Suburban Mayors and Managers Association
TAGP	Tourism Attraction Grant Program (DCEO)
STP	Surface Transportation Program-Shared
STP-L	Surface Transportation Program- Local
TAP-L	Transportation Alternative Program
TIF	Sauk Village Tax Increment Finance Districts
TARP	Truck Access Route Program
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 and Subdivision Ordinances:

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, IBP	✓	✓	
<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	CCCCDD	✓	✓	✓
<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, NHFP		✓	✓

## 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 from the US Economic Development Administration to support construction of industrial rail spurs and similar infrastructure.	SVCD, SVED, CCED, CDCDC, DCEO	EDAP, NHFP		✓	

#### 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, IC		✓	✓
<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, HSIP, MFT	✓	✓	
<b>T1.2</b>	Test and adjust signal timing to meet current transportation conditions.	IDOT, CCDoTH, SVPW	SVPW	✓		

### 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
-----------	---------	------------------	-----------	------------	-------------	-----------

### 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, TARP, NHFP	✓		
<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 Sauk Trail and proper signage of existing stops.	Pace, CCDoTH, SVPW	TIF		✓	
<b>T5.2</b>	Explore options for extended Pace 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, FPDCC	ITEP, CMAQ, STP, TAP, SRTS, IBP	✓	✓	
<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.	FPDCC, CCDoTH, SVPW	IDNR Bicycle Path Program, IDNR Recreational Trails Program, TAP, IBP		✓	✓
<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, TAP		✓	✓
<b>01.4</b>	Expand the Plum Creek Greenway Trail.	CCDoTH, FPDCC, IDOT, DNR	IDNR Bicycle Path Program, IDNR Recreational Trails Program, CMAQ, TAP		✓	✓

## 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 to attract a recreation and lifelong learning center.	IFF	TAGP, 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.

CF2.1	Design and construct a new Fire Station, exploring all appropriate locations within Sauk Village.	SVFD, SVPW, SVED	FPF		✓	
CF2.2	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.

CF3.1	Utilize green infrastructure to address urbanized flood-prone areas.	CCSD168, CCDoTH, FPDCC	MWRD, IEMA		✓	✓
CF3.2	Improve stormwater development standards to provide adequate stormwater management in newly developing and redeveloping areas.	MWRD	Village		✓	✓
CF3.3	Create and implement a maintenance and monitoring plan for the Village's stormwater assets.	MWRD	MWRD	✓		
CF3.4	Provide education and outreach opportunities to the community and Village staff.	CCSD168, MWRD, LLDD	Village	✓	✓	✓
CF3.5	Encourage creation of a natural resource amenity in LogistiCenter to enable economic development and enhance stormwater management.	CCDoTH, MWRD	TIF	✓	✓	



## 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.

<b>CF4.1</b>	Implement asset management and water conservation programs.	IDNR, IEPA, ILSAWWA, Metropolitan Planning Council, Elevate Energy, CCSD168, Nancy L. McConathy Public Library	IDNR, IEPA, PWSLP	✓	✓	✓
<b>CF4.2</b>	Protect groundwater recharge.	SVCD, FPDCC, SVPW, IEPA, DNR, ISWS	Development agreements, PWSLP	✓	✓	✓
<b>CF4.3</b>	Study the feasibility of accessing Lake Michigan water.	IDNR, IEPA	PWSLP		✓	✓

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

<b>CF5.1</b>	Build a new early childhood center.	CCSD168, ISBE	Early Childhood Block Grant (ISBE)		✓	
<b>CF5.2</b>	Create educational and community spaces in Carol Avenue Park.	Nancy McConathy Public Library, CCSD168, SVPW	Education and Open Space Foundations and Grants		✓	
<b>CF5.3</b>	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	✓	✓	✓
<b>CF5.4</b>	Expand educational opportunities for adults.	CCSD168, HSD206, Local colleges and universities	Illinois Community College Board		✓	



# Appendix

## Contents:

- Zoning Districts
- Zoning Map
- 1.5 Mile Planning Area
- Green Infrastructure Vision

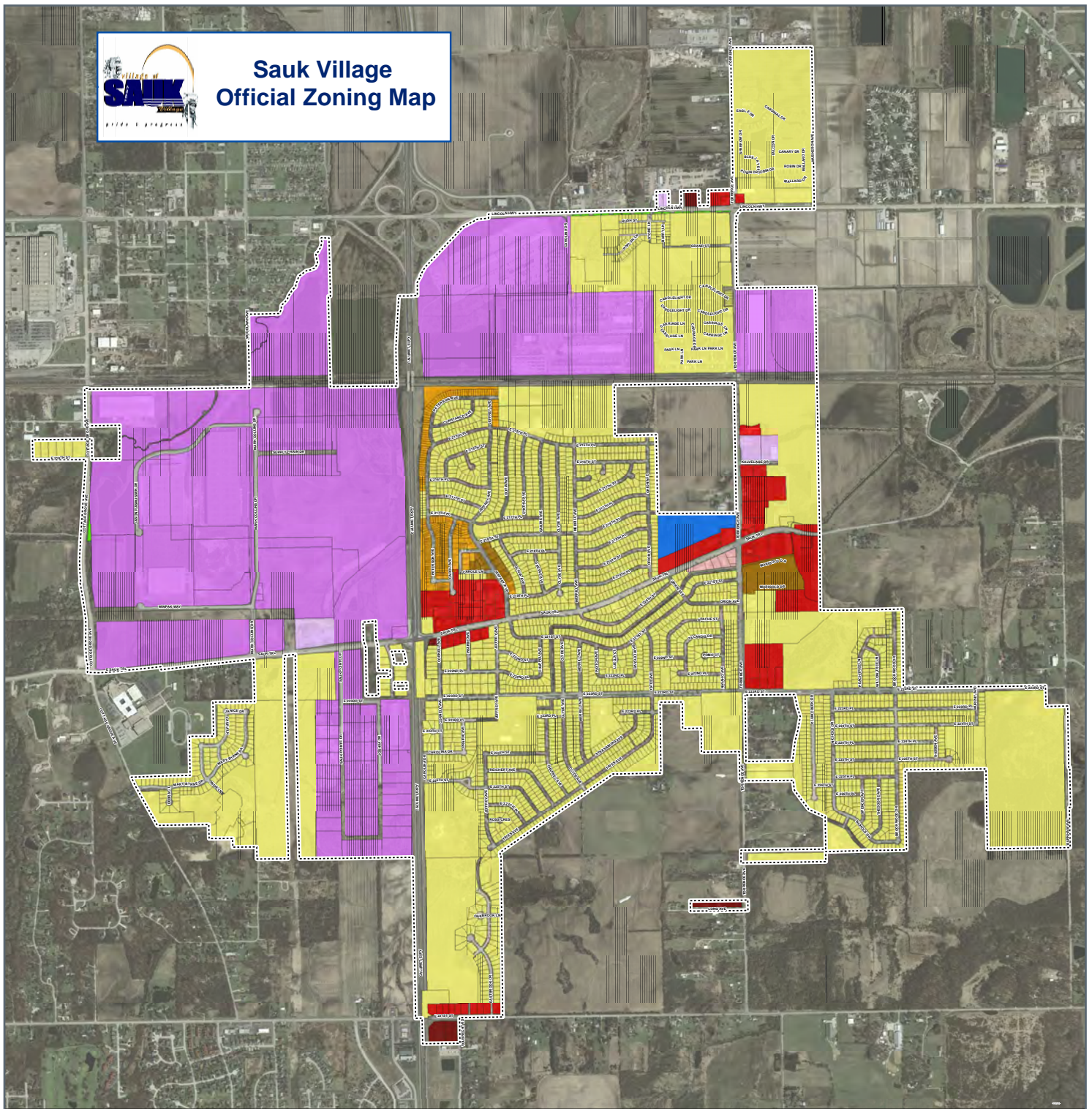
# ZONING

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**



Context

Village Boundary

Zoning Codes

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

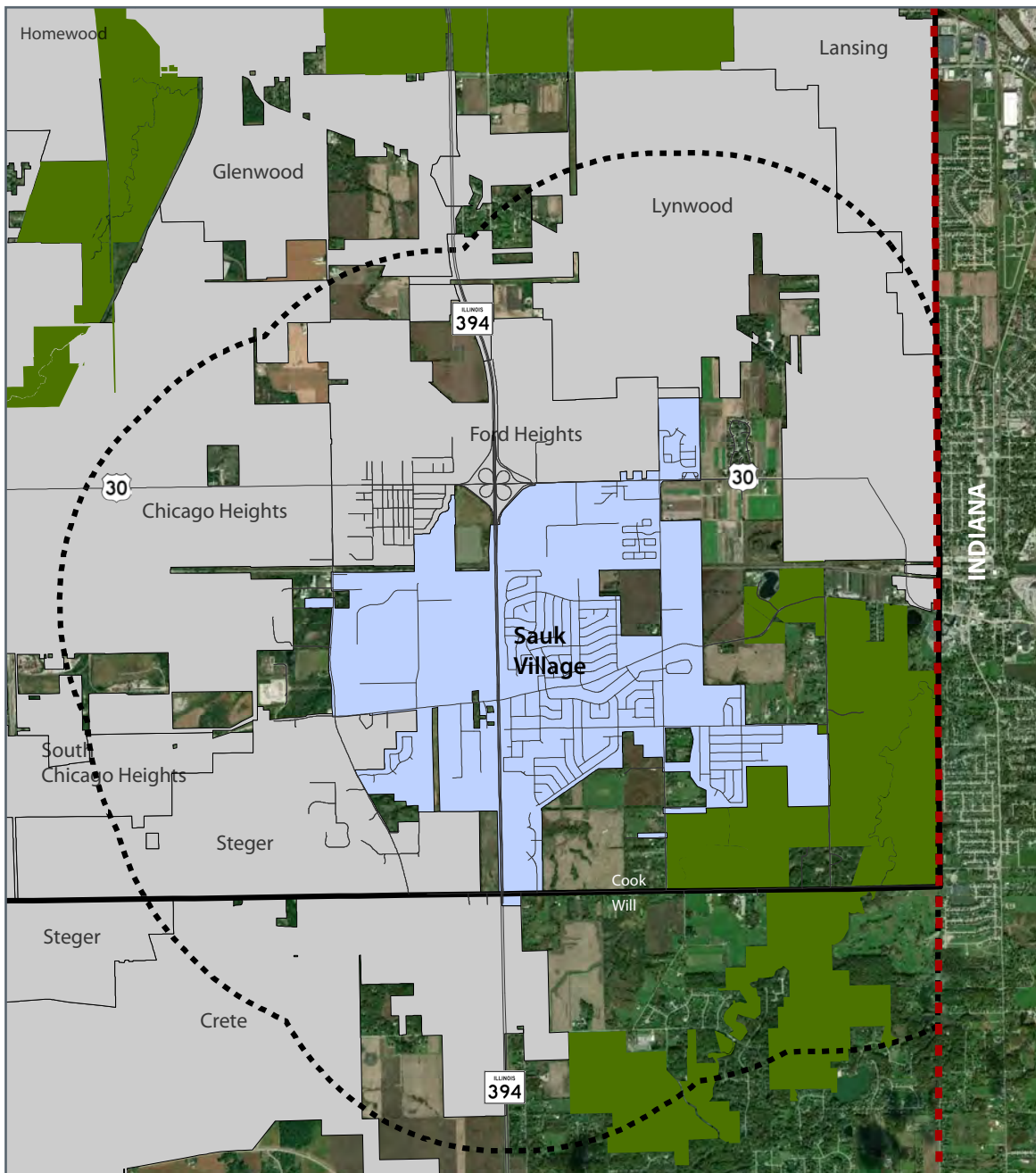
June 2018



# 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.

**1.5 Mile Planning Area Map**



Sauk Village, Illinois

**Planning Area Boundary**

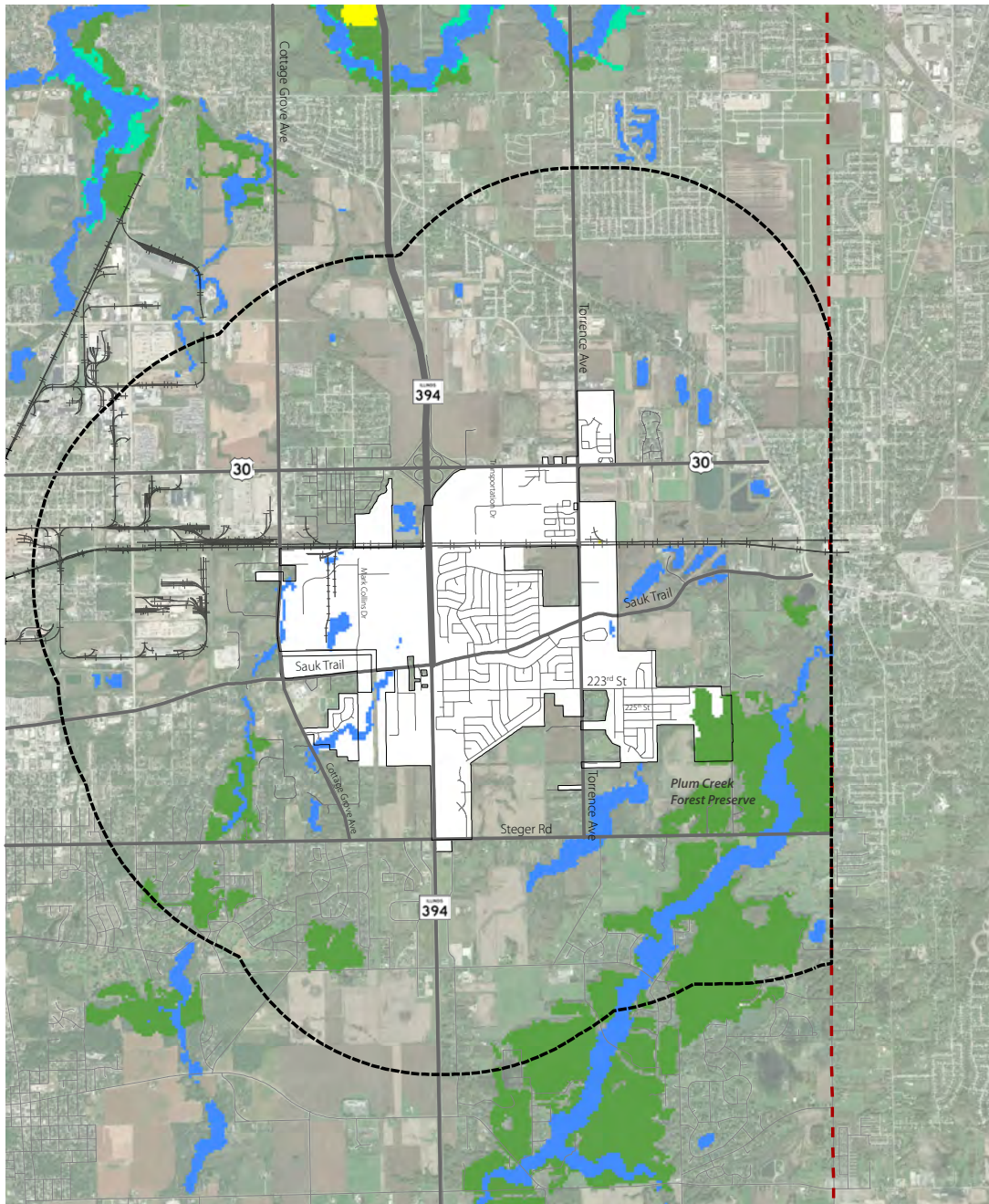
- Village Boundary
- Surrounding Municipalities
- 1.5-Mile Planning Jurisdiction
- Unincorporated
- Forest Preserves



# GREEN INFRASTRUCTURE VISION

The Green Infrastructure Vision (GIV) was created by the Chicago Metropolitan Agency for Planning (CMAP) and Chicago Wilderness. The vision provides various layers of information, consisting of spatial data and policies that can be used in the future growth of the region. The Green Infrastructure Vision looks at the connections of open spaces and natural resources regionally and details a range of ecological features to protect critical natural resources including groundwater.

## Green Infrastructure Vision



Sauk Village, Illinois

### Green Infrastructure Vision



- |                            |                        |                   |
|----------------------------|------------------------|-------------------|
| <b>Context</b>             | <b>Core Landscapes</b> |                   |
| Village Boundary           | Woodland/Forest        | Prairies/Savannas |
| 1.5 Mile Planning Boundary | Lakes and Streams      | Wetlands          |
| Indiana Border             |                        |                   |



# STORMWATER ANALYSIS

The Stormwater Plan recommendations for Sauk Village Comprehensive Plan is now available to view and download from the project website under documents ([saukvillageplan.org](http://saukvillageplan.org)) or from the link below:

[https://plan4saukvillage.files.wordpress.com/2019/03/stormwaterappendixto Comprehensiveplan\\_sauk\\_030419.pdf](https://plan4saukvillage.files.wordpress.com/2019/03/stormwaterappendixto Comprehensiveplan_sauk_030419.pdf)



## Memorandum

TO:	Sauk Village Advisory Committee Nora Beck, CMAP	DATE:	March 4, 2019
FROM:	Tatiana H. Papakos, Michael Baker International	SUBJECT:	Stormwater Plan Recommendations for Sauk Village Comprehensive Plan

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This memorandum is an appendix to the Community Facilities Chapter 9 of the Comprehensive Plan for Sauk Village and more specifically the stormwater related plan recommendations. It provides further details on how to implement the stormwater management goals and projects of the plan, including maintenance and monitoring, development standards, and capital improvements.

### BACKGROUND INFORMATION

Michael Baker performed a stormwater analysis for Sauk Village using CMAP's approach to identify areas with potential flooding issues and prioritize them. Although the village does not experience frequent flooding, past street and basement flooding issues have been reported. The analysis used a statistical method based on the observed relationship between the distribution of reported flood locations and flooding-related factors such as topographic wetness index, proximity to floodplains, impervious cover, depression or low laying areas, and age of first development. The results of the analysis identified three priority areas that would benefit from green infrastructure and stormwater management. The stormwater analysis, including the determination of priority catchment areas are included in the "Sauk Village Stormwater Analysis" memorandum dated December 4, 2018, attached at the end of this memo.

An opportunity analysis performed for the priority areas identified the land uses having potential for community-level stormwater improvements. These land uses include open spaces in parks, churches, schools, vacant land, rights-of-ways, and future commercial/industrial areas. Exhibit A shows the land uses within the priority areas that offer opportunities for the locations of flood mitigation strategies.

### RECOMMENDATIONS

Since parts of the Village were developed prior to the adoption of modern stormwater management regulations, there is a need for increase detention and storage of stormwater. To help Sauk Village plan for adequate stormwater management to support reinvestment in the community, we are describing in detail the following recommendations for plan implementation. Enhancing the Village's maintenance and monitoring plan will help the Village maintain their existing stormwater detention and storage. Updating development standards will allow new development and redevelopment to incorporate stormwater management best practices. Retrofitting existing development sites will help reduce flooding risk to nearby neighborhoods.

# EXISTING CONDITIONS REPORT

This report explores existing conditions, opportunities, and challenges in Sauk Village and was the first phase in developing the Sauk Village Comprehensive Plan. It addresses topics such as demographic characteristics, land use and zoning, transportation, commercial and industrial, housing, community facilities, open space and natural resources. The Existing Conditions is now available to view and download from the project website under documents ([saukvillageplan.org](http://saukvillageplan.org)) or from the link below:

<https://plan4saukvillage.files.wordpress.com/2018/11/sauk-village-existing-conditions-report-110618-reduced.pdf>

**SAUK VILLAGE**  
**COMPREHENSIVE PLAN**  
**EXISTING CONDITIONS**  
**REPORT**

**DRAFT**

NOVEMBER 06, 2018

Prepared for Sauk Village and  
The Chicago Metropolitan Agency for Planning

Teska Associates Inc., in association with AECOM,  
Infrastructure Engineering Inc., and Far South CDC

**SAUK VILLAGE**  
Comprehensive Plan  
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