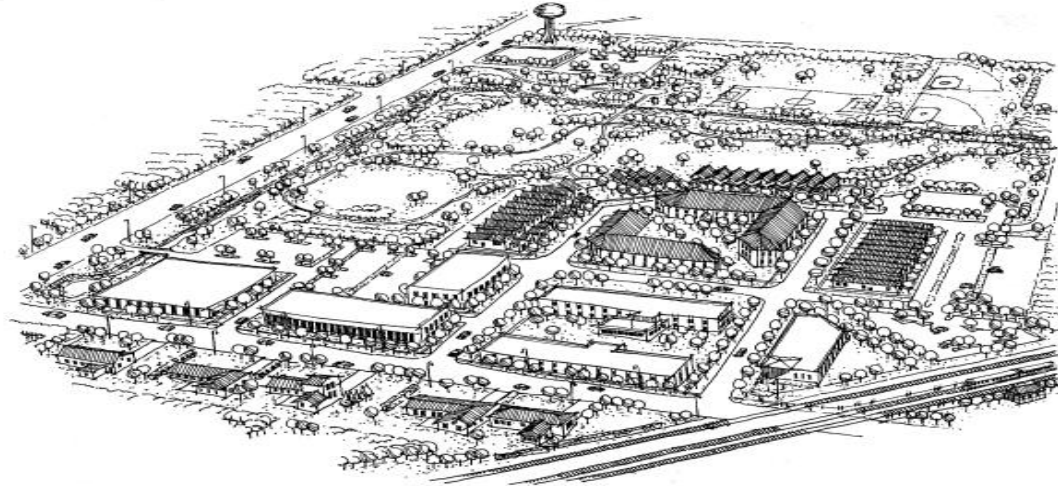


# Village of Robbins

APPENDICES

## TRANSIT ORIENTED DEVELOPMENT STUDY



## A NEIGHBORHOOD REDEVELOPMENT STRATEGY

Prepared for:  
Village of Robbins  
South Suburban Mayors  
and Managers Association  
Regional Transportation  
Authority

Prepared by:

**URS**  
CERC  
nipc

JULY 2002



# Appendices

- Appendix A: Geographic Information Systems (GIS) Data Analysis
- Appendix B: Mortgage Affordability Calculations
- Appendix C: Village of Robbins Home Sale Locations:  
2001 and January 2002
- Appendix D: Survey of Area Retail
- Appendix E: Typical Transit Oriented Development Uses and  
Square Footage
- Appendix F: Summary of Public Involvement
- Appendix G: Alternate Concepts
- Appendix H: Palette of Urban Design Elements
- Appendix I: Funding Tool-Kit
- Appendix J: Green Communities Demonstration Program Application
- Appendix K: Funding Summit Recommended Invitees

# APPENDICES

- Appendix A: Geographic Information Systems (GIS) Data Analysis
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- Appendix K: Funding Summit Recommended Invitees

## APPENDIX A

# Geographic Information Systems (GIS) Data Analysis

- Aerial Photograph
- Topographic Map
- Land Use
- Flood Zones
- Wetland Areas
- Archeological Resource Potential
- Site Area Map
- Robbins Train Station Area 1999  
Orthophotograph

# Village of Robbins Archeological Resource Potential



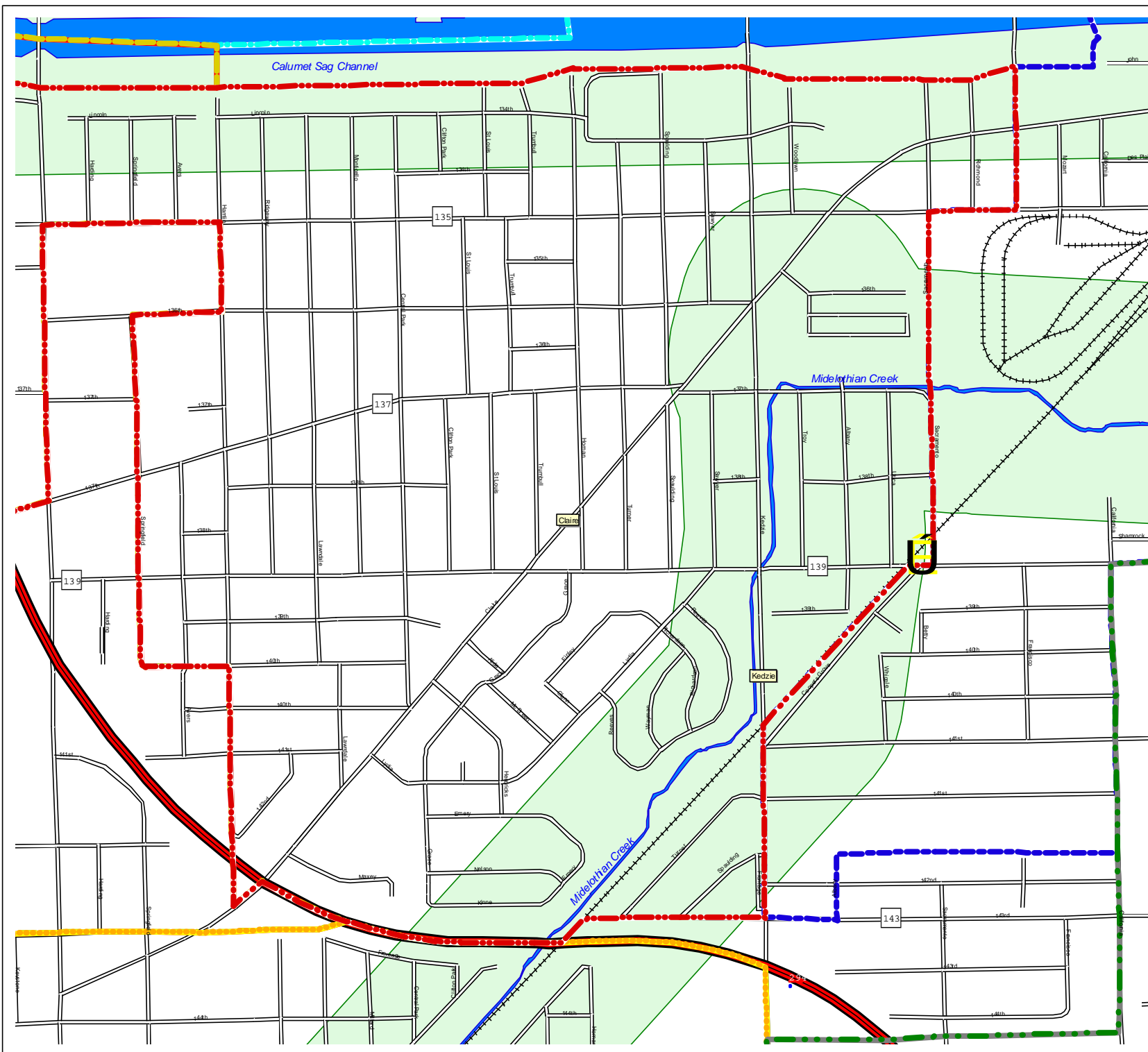
500 0 500 Feet

Scale  
1" = 1000 Feet

## Legend

-  Metra Station
- Municipal Limits**
  -  Alsip
  -  Blue Island
  -  Crestwood
  -  Dixmoor
  -  Midlothian
  -  Posen
  -  Robbins
- Roads**
  -  Interstate
  -  Local Streets
  -  Rail Roads
  -  Water Bodies
  -  Archeological Resource Potential

Note:  
 - Source of archaeological data is from the Illinois State Museum, 1994.  
 - All other data is from the Census Tiger/Line 2000 Data.



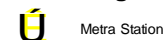
# Village of Robbins Land Use



500 0 500 Feet

Scale  
1" = 1000 Feet

## Legend



Metra Station

### Municipal Limits

- Alsip
- Blue Island
- Crestwood
- Dixmoor
- Midlothian
- Posen
- Robbins

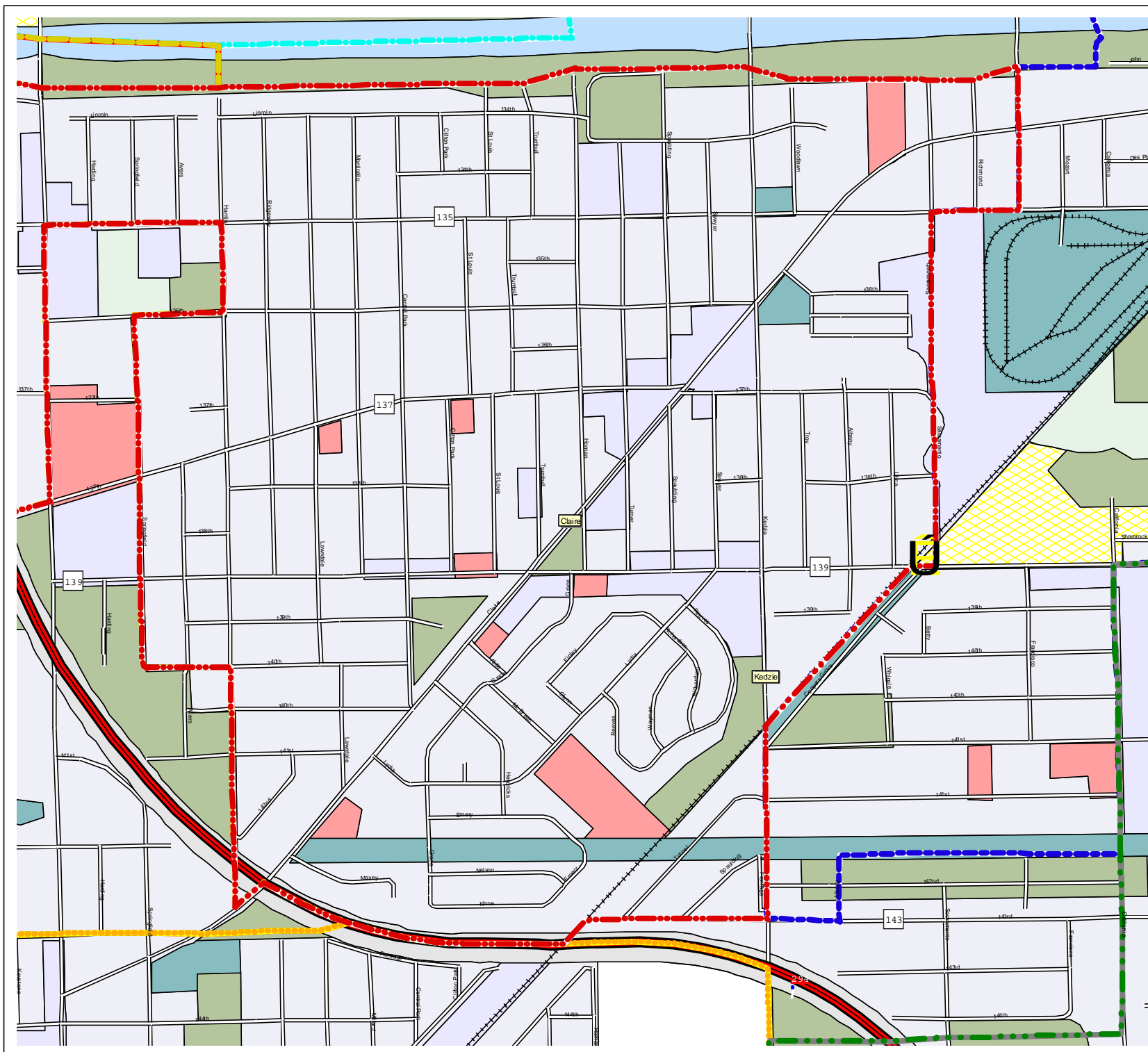
### Roads

- Interstate
- Local Streets
- Rail Roads

### Land Use

- Agricultural
- Cemeteries
- Commercial
- Expressway
- Industrial
- Institutional Excl Cemeteries
- Open Space
- Residential
- TCU Excl Interstates
- Vacant Excl Wetlands
- Water
- Wetlands

Source:  
 - Land Use areas were provided by  
 Northeastern Illinois Planning  
 Commission (NIPC), 1990.  
 - All other data is from Census Tiger/  
 Line 2000 Data.



# Village of Robbins Wetland Areas



500 0 500 Feet

Scale  
1" = 1000 Feet

## Legend

Metra Station

### Municipal Limits

- Alsip
- Blue Island
- Crestwood
- Midlothian
- Posen
- Robbins

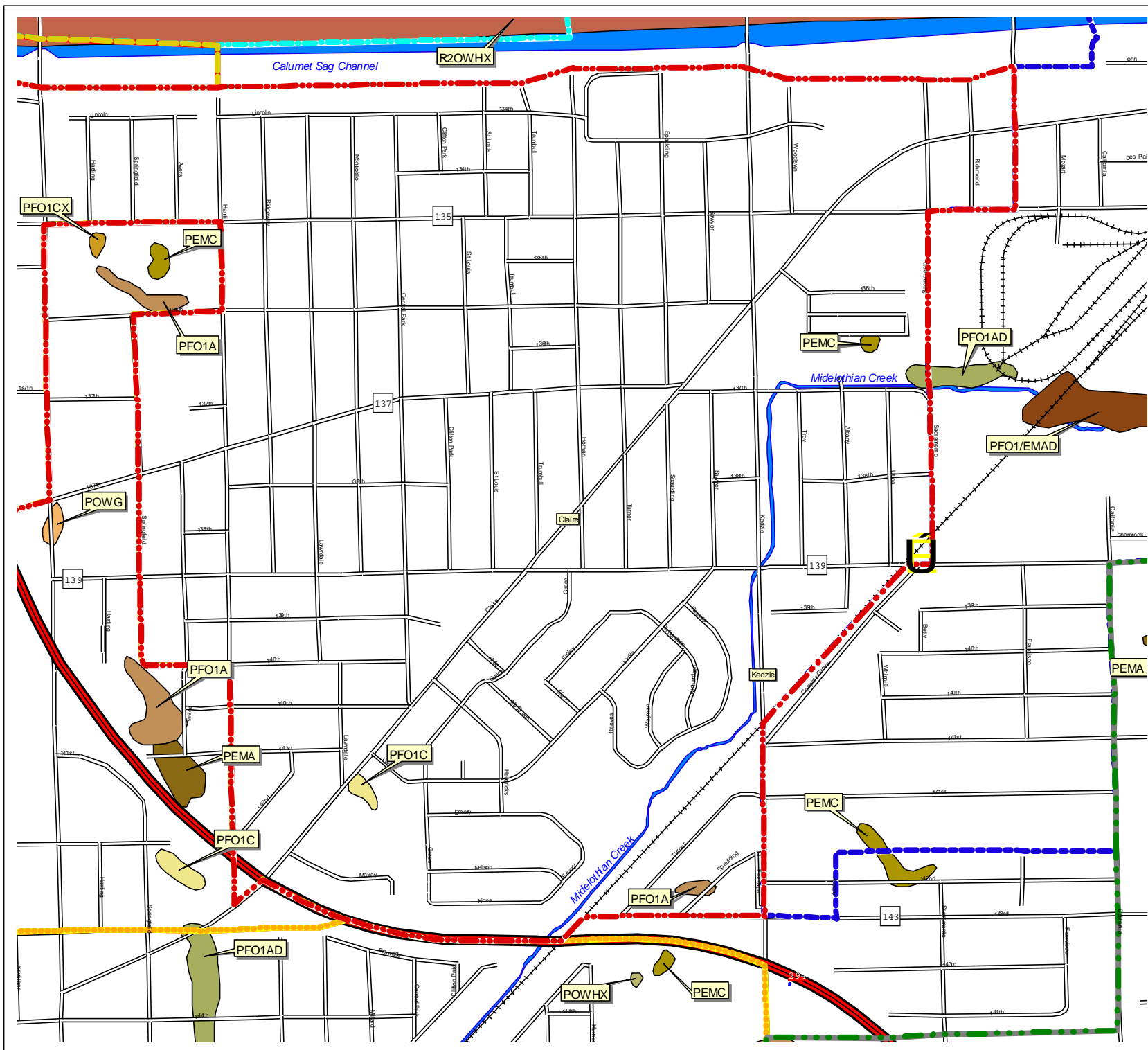
### Roads

- Interstate
- Local Streets
- Rail Roads
- Water Bodies

### Wetlands

- PEMA
- PEMC
- PFO1/EMAD
- PFO1A
- PFO1AD
- PFO1C
- PFO1CX
- POWF
- POWG
- POWHX
- R2OWHX

Note:  
 - Wetland data is from the U.S. Fish and Wildlife Service definitions: Ground conditions based on high-altitude photography (1980-1987).  
 - All other data is from the Census Tiger/Line 2000 Data.





# Village of Robbins Site Area Map



500 0 500 Feet

Scale  
1" = 1000 Feet

## Legend

 Metra Station





### Municipal Limits

-  Alsip
-  Blue Island
-  Crestwood
-  Dixmoor
-  Midlothian
-  Posen
-  Robbins

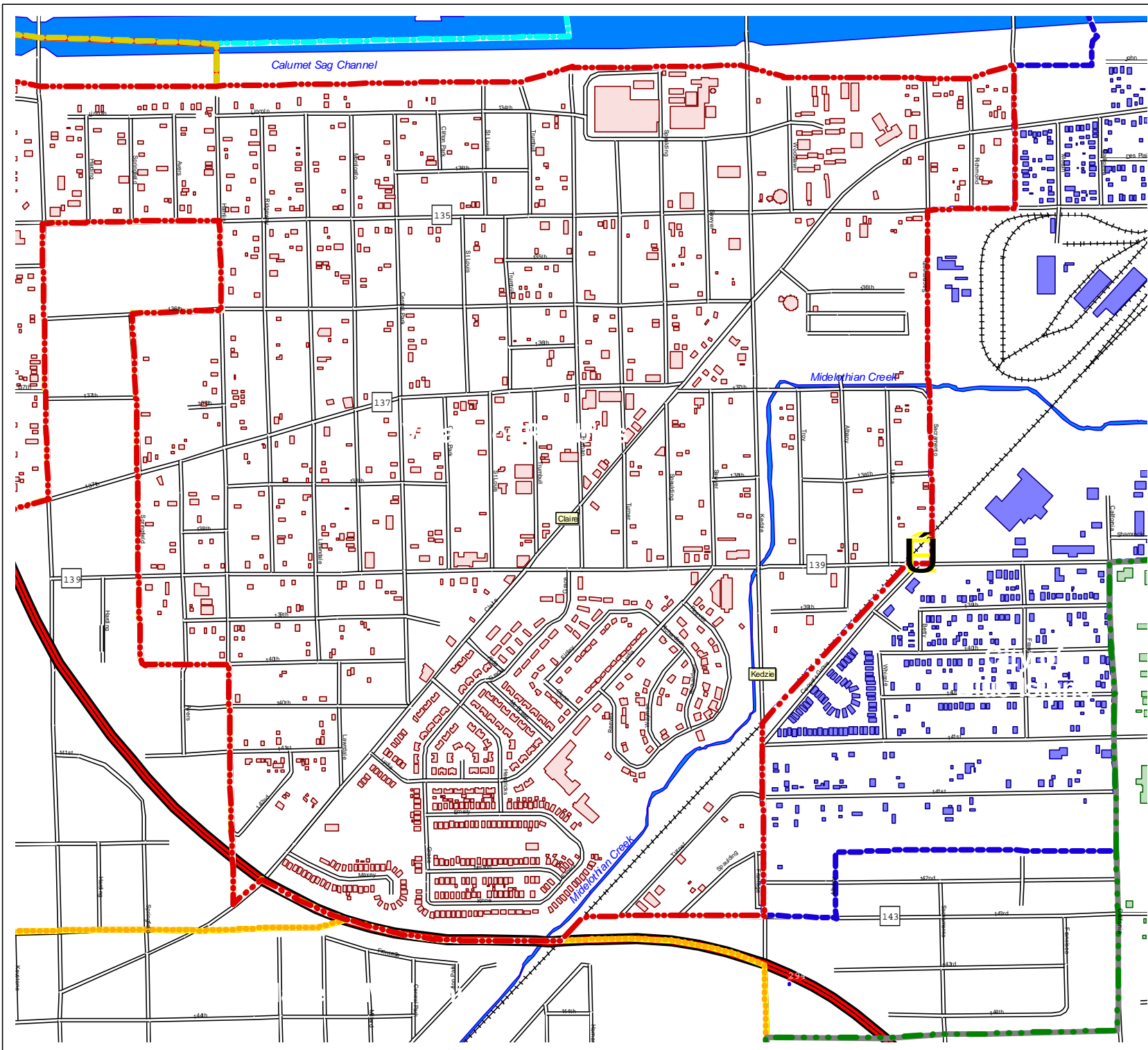
### Building Structures

-  City of Blue Island
-  Village of Posen
-  Village of Robbins

### Roads

-  Interstate
-  Local Streets
-  Rail Roads
-  Water Bodies

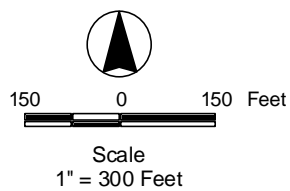
Source:  
 - Building structures are digitized from 4/7/99 orthophotograph.  
 - All other data is from Census Tiger/Line 2000 Data.







Note:  
Orthophotograph taken on  
April 7, 1999.



**Village of Robbins**  
**Robbins Train Station Area**  
**1999 Orthophotograph**





# Village of Robbins Topographic Map



500 0 500 Feet

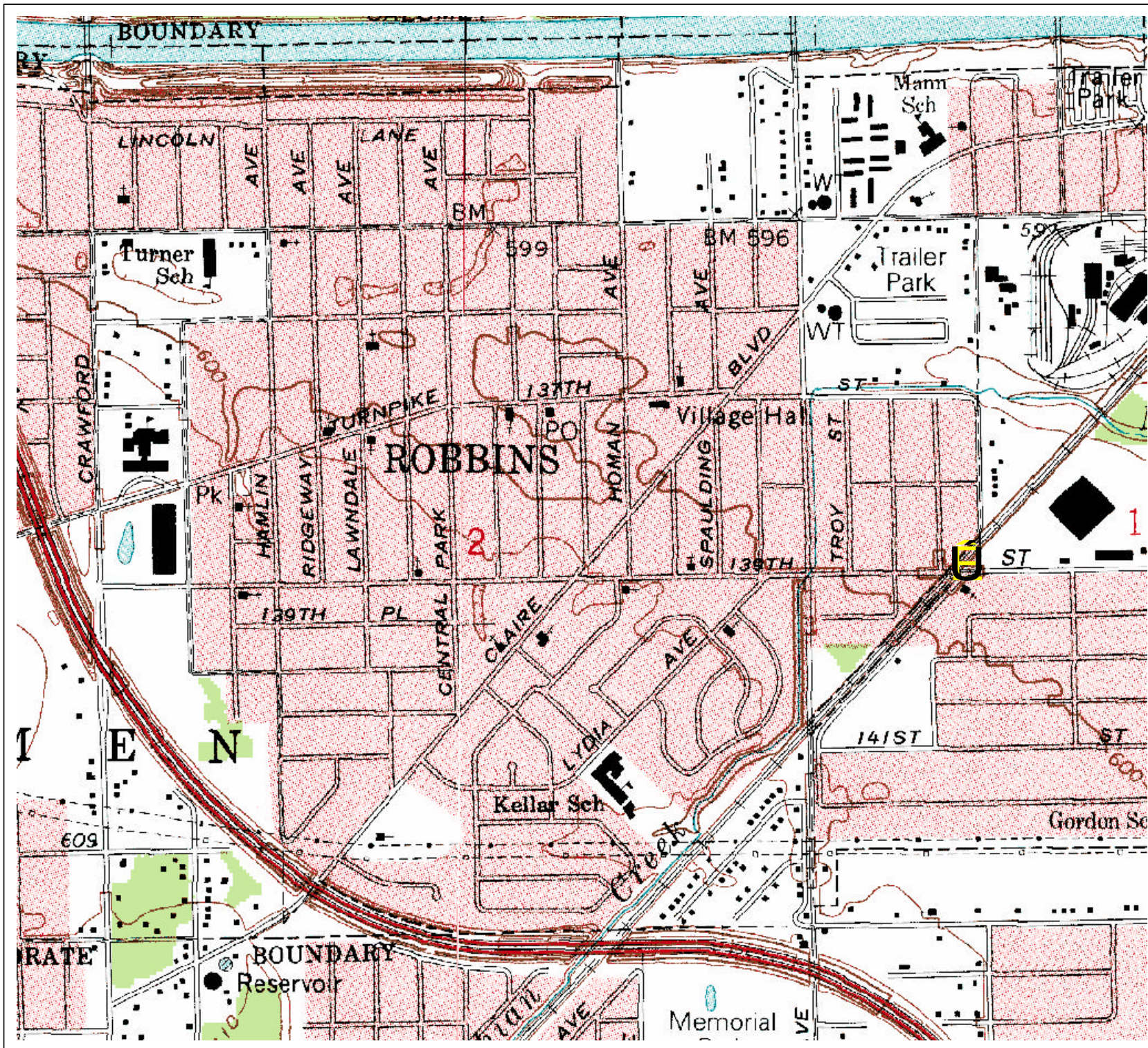
Scale  
1" = 1000 Feet

## Legend



Metra Station

Source:  
U.S.G.S. 7.5 Minute Series,  
Topographic Map  
Blue Island, Illinois-Cook, 1993





# Village of Robbins Aerial Photograph



500 0 500 Feet

Scale  
1" = 1000 Feet

Village of Robbins



City of  
Blue Island

Village of Midlothian

## Legend



Metra Station

Note:  
Orthophotograph taken in 2001.  
Source: Engineering Mapping  
Solutions Inc.




# Village of Robbins Flood Zones



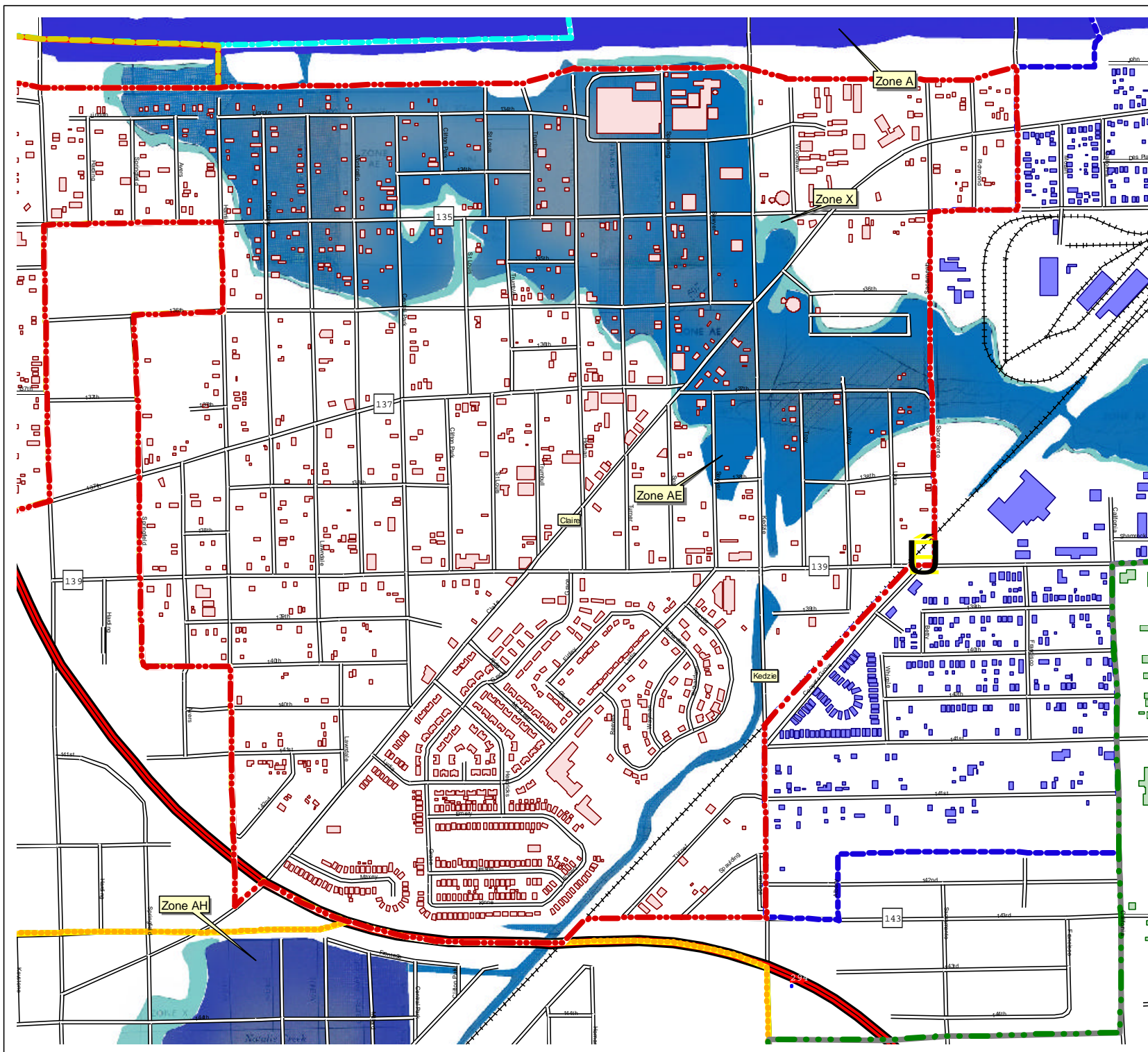
500 0 500 Feet

Scale  
1" = 1000 Feet

## Legend

-  Metra Station
- Municipal Limits**
  -  Alsip
  -  Blue Island
  -  Crestwood
  -  Dixmoor
  -  Midlothian
  -  Posen
  -  Robbins
- Building Structures**
  -  City of Blue Island
  -  Village of Posen
  -  Village of Robbins
- Roads**
  -  Interstate
  -  Local Streets
  -  Rail Roads

Source:  
 - Floodzone data received from FEMA.  
 - Building structures are digitized from 4/7/99 orthophotograph.  
 - All other data is from Census Tiger/Line 2000 Data.



## APPENDIX B

# Mortgage Affordability Calculations

PROJECTED YEAR 2000 HOUSEHOLD INCOME AND HOUSING BUYING POWER

Household income	Monthly Income		30% of Monthly Income		Mortgage Affordability*	
	Low	High	Low	High	Low	High
Less than \$5,000	\$ 208	\$ 375	\$ 63	\$ 113	\$ -	\$ -
\$5,000 - \$9,999	\$ 417	\$ 833	\$ 125	\$ 250	\$ -	\$ 14,301
\$10,000 - \$14,999	\$ 833	\$ 1,250	\$ 250	\$ 375	\$ 14,301	\$ 32,178
\$15,000 - \$24,999	\$ 1,250	\$ 2,083	\$ 375	\$ 625	\$ 32,178	\$ 67,930
\$25,000 - \$34,999	\$ 2,083	\$ 2,917	\$ 625	\$ 875	\$ 67,930	\$ 103,684
\$35,000 - \$49,999	\$ 2,917	\$ 4,167	\$ 875	\$ 1,250	\$ 103,684	\$ 143,014
\$50,000 - \$74,999	\$ 4,167	\$ 6,250	\$ 1,250	\$ 1,875	\$ 143,014	\$ 218,099
\$75,000 - \$99,999	\$ 6,250	\$ 8,333	\$ 1,875	\$ 2,500	\$ 218,099	\$ 286,032
\$100,000 - \$149,999	\$ 8,333	\$ 12,500	\$ 2,500	\$ 3,750	\$ 286,032	\$ 464,804
\$150,000 +	\$ 12,500	-	\$ 3,750	-	\$ 464,804	

\*Mortgage affordability assumes \$150 per month taxes and insurance, 30 yr amortization @ 7.5% interest

Mortgage amounts over \$100,000 assumes \$250 per month taxes and insurance, 30 yr amortization @ 7.5% interest

Mortgage amounts over \$200,000 assumes \$350 per month taxes and insurance, 30 yr amortization @ 7.5% interest

Mortgage amounts over \$300,000 assumes \$500 per month taxes and insurance, 30 yr amortization @ 7.5% interest

**SOURCE: CERC, 2001.**



ESTIMATED YEAR 2001 HOUSEHOLD INCOME DISTRIBUTION

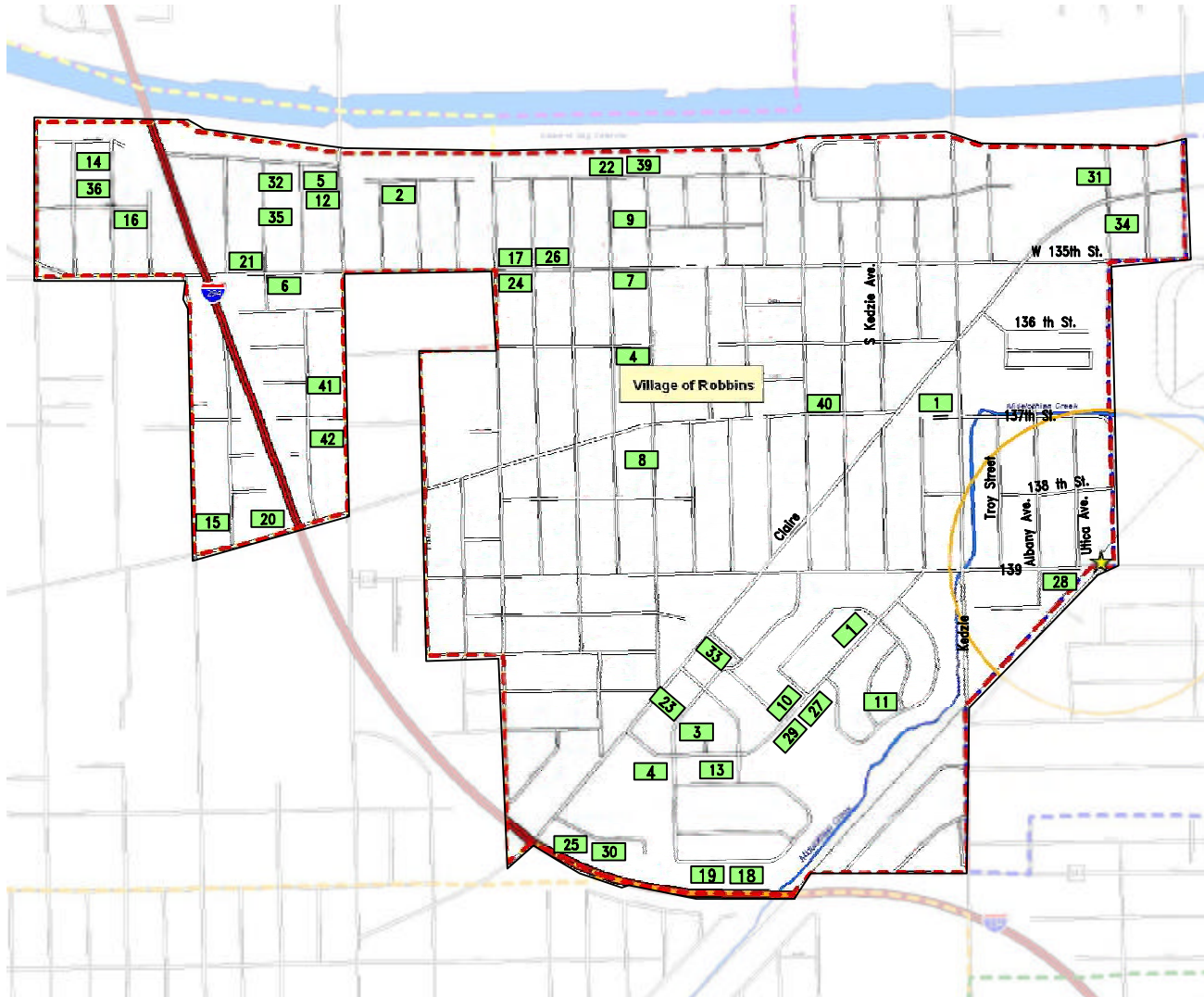
1990 TOTALS			2001 PROJECTED DISTRIBUTION		
TOTAL HOUSEHOLDS			2,125	TOTAL HOUSEHOLDS	1,985
1990 MEDIAN INCOME			17,194	2001 MEDIAN INCOME	34,965
Household income	# of HH	% of Total HH	Household income	# of HH	
Less than \$5,000	203	9.55%	Less than \$5,000	190	
\$5,000 - \$9,999	201	9.46%	\$5,000 - \$9,999	188	
\$10,000 - \$14,999	149	7.01%	\$10,000 - \$14,999	139	
\$15,000 - \$24,999	241	11.34%	\$15,000 - \$24,999	225	
\$25,000 - \$34,999	332	15.62%	\$25,000 - \$34,999	310	
\$35,000 - \$49,999	300	14.12%	\$35,000 - \$49,999	280	
\$50,000 - \$74,999	100	4.71%	\$50,000 - \$74,999	93	
\$75,000 - \$99,999	37	1.74%	\$75,000 - \$99,999	35	
\$100,000 - \$149,999	17	0.80%	\$100,000 - \$149,999	16	
\$150,000 OR MORE	15	0.71%	\$150,000 OR MORE	14	

**SOURCE: CERC, 2001.**

## APPENDIX C

Village of Robbins Home Sale Locations:  
2001 and January 2002

# Village of Robbins Home Sales 2001



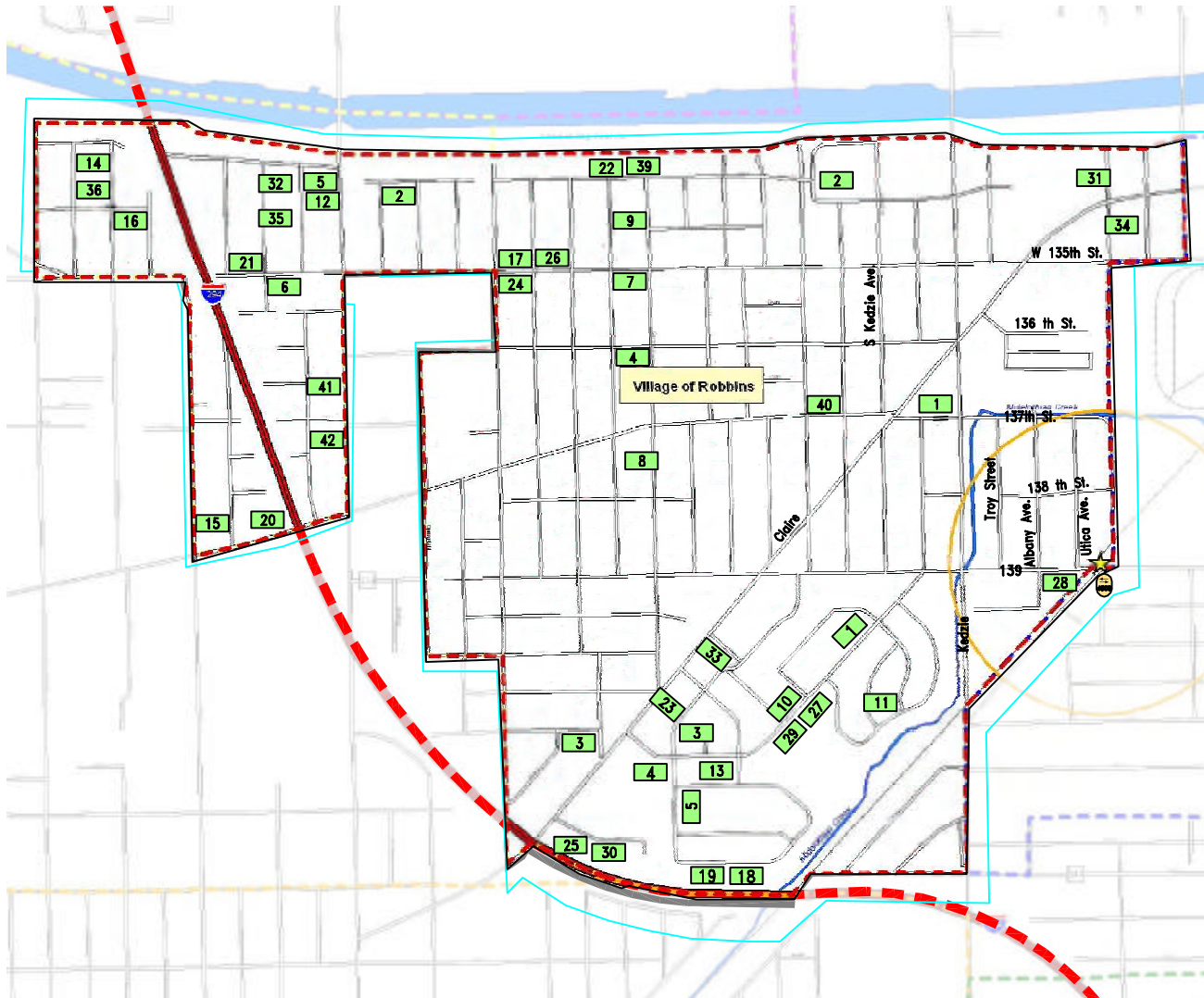
**Legend**

★ Metra Station

1 Sold lot with list number

2001 Sales	Address	Sales Price	Date of Sale
1	13641 S Claire Blvd	\$ 35,000	12/17/2001
2	13300 S Springfield	\$ 7,500	11/30/2001
3	14016 Grace	\$ 41,000	11/28/2001
4	13619 Monticello	\$ 6,500	11/28/2001
5	13413 Komensky	\$ 22,000	11/21/2001
6	4107 W 135th	\$ 62,000	11/9/2001
7	3619 W 135th	\$ 55,000	11/5/2001
8	13746 Central Park Ave	\$ 40,500	10/29/2001
9	13301 S Monticello	\$ 40,000	10/25/2001
10	14100 S Lydia Ave	\$ 30,000	10/25/2001
11	14011 S Wayman Lane	\$ 5,500	10/25/2001
12	13408 S Crawford Ave	\$ 50,000	10/24/2001
13	3217 Emery Lane	\$ 40,000	10/16/2001
14	13319 S Kolin Ave	\$ 24,000	10/15/2001
15	13804 S Kedvale	\$ 1,500	10/5/2001
16	13407 S Kildare	\$ 51,000	10/2/2001
17	13430 S Ridgeway	\$ 30,000	9/27/2001
18	3203 Kinne Rd	\$ 25,000	9/7/2001
19	3201 Kinne Rd	\$ 20,500	9/7/2001
20	4008 W Midlothian Tpk	\$ 59,000	9/5/2001
21	13453 S Kedvale	\$ 43,500	8/22/2001
22	3602 Lincoln Ln	\$ 8,000	8/13/2001
23	14017 S Claire Blvd	\$ 20,000	8/13/2001
24	13514 S Ridgeway	\$ 50,000	7/27/2001
25	3715 Maxey Ct.	\$ 40,000	6/21/2001
26	3724 W 135th St	\$ 12,000	6/12/2001
27	14045 S Lydia	\$ 63,000	5/24/2001
28	316 W 139th St	\$ 50,000	5/21/2001
29	3108 Lydia	\$ 112,500	5/14/2001
30	3713 Maxey Ct.	\$ 25,000	5/9/2001
31	13302 Sacramento	\$ 40,601	5/4/2001
32	13303 S Karlov	\$ 52,000	5/1/2001
33	14003 Claire Blvd	\$ 38,000	4/25/2001
34	13431 S Sacramento	\$ 68,500	4/9/2001
35	13409 Karlov Ave	\$ 32,500	3/7/2001
36	13315 S Kolin	\$ 65,000	2/27/2001
37	3541 W 134th Place	\$ 50,000	1/30/2001
38	13621 Homan	\$ 65,000	1/9/2001
39	13632 S Crawford	\$ 40,000	1/8/2001
40	13729 S Keystone	\$ 50,500	1/8/2001
<b>Average Sale Price</b>		<b>\$ 37,431</b>	
<b>Median Sale Price</b>		<b>\$ 40,000</b>	
<b>First Quarter Sales</b>		<b>8</b>	
<b>Second Quarter Sales</b>		<b>10</b>	
<b>Third Quarter Sales</b>		<b>8</b>	
<b>Fourth Quarter Sales</b>		<b>16</b>	



# Village of Robbins Home Sales January 2002



2002 Sales	Address	Sales Price	Date of Sale
1	14010 S Finley Ave	\$ 50,000	1/17/2002
2	14201 Turner Ave	\$ 29,000	1/16/2002
3	3711 W 141st St	\$ 8,000	1/7/2002
4	14114 Grace Ave	\$ 39,000	1/7/2002
5	14206 Grace Ave	\$ 52,000	1/7/2002
<b>Average Sale Price</b>		<b>\$ 19,778</b>	
<b>Median Sale Price</b>		<b>\$ 39,000</b>	



**Legend**

-  Metra Station
-  Sold lot with list number

## APPENDIX D

Survey of Area Retail:  
Village of Robbins and  
Village of Midlothian

EXISTING BUSINESS INVENTORY, SEPTEMBER 2001  
Village of Robbins

<b>Name</b>	<b>Address</b>	<b>Size (square feet)</b>	<b>Status</b>
<b>Restaurant, Bars and Lounges</b>			
Belaire Lounge	135th and Homan	3,000	
J+M Restaurant	135th and Homan	??	Closed
J+J Fish	135th and Pulaski	1,800	
Manny's Blue Room Lounge	135th and Claire	2,500	
Al's Big Ten Lounge	Claire avenue and Franklin	??	
Robbin's Nest Lounge	139th and Claire	3,000	
Rawfords Chicken and Ribs	139th and Claire	3,000	
Old Girlz Sports Grill	13649 Claire Avenue	5,000	
<b>Food and Liquor</b>			
Robbins Grocery and Liquors	135th and Pulaski	5,000	
Hidalgo Meat Market	127th and California	2,200	
Shampa's Food and Liquors	135th and Trumbull	1,200	
1st Stop Liquors	135th and Homan	1,600	
Famers Food and Liquor	137th and Claire	??	Closed
<b>Services and Shops</b>			
Buchanon Beauty and Barber	135th and Pulaski	??	
Currency Exchange	139th and Claire	1,500	
Lewis Clothing	138th and Claire	2,000	
Southtown Auto Electric repair	138th and Claire	1,800	
Christian Bookstore	137th and Claire	600	
Laundromat/Cleaners	137th and Claire	2,000	
Ice cream village	137th and Claire	600	
Bernices Beauty and Boutique	137th street at Claire	2500-3500	
Churly Cut Above Barbers	137th street at Claire	2,000	
Hughes Records	137th street at Claire	500	
Omega Tax and accounting	137th street at Claire	1,200	



EXISTING BUSINESS INVENTORY, SEPTEMBER 2001  
Village of Midlothian

<b>Type of Business by SIC</b>	<b>Area 1</b>	<b>Area 2</b>
Retail-Building Material & Supply		1
Hardware stores		
Retail-General Merchandise	2	
Variety Stores		
Retail-Food Store	2	2
Grocery, convenience, delis, bakeries, other		
Retail-Automotive dealers		2
Auto parts, tires, etc.		1
Retail-Gasoline Service Station	3	2
Retail-Apparel	1	1
Men's & Boys, Women's & Specialty		
Retail-Family clothing stores	1	
Retail-Shoe stores		
Family shoes, athletic shoes		
Retail-Furniture & Home Furnishings	1	
Retail-Home appliance stores		
Retail-Radio/TV/Computer/Music		
Retail-Eating and Drinking Place	6	4
Eating Places, refreshments, drinking places		
Retail-Drug and Proprietary	1	1
Retail-Miscellaneous Retail stores.	2	3
Liquor, used merchandise, misc. shopping goods, books, jewelry, other		
Retail-Florist		
Retail-Newsstand		
Retail-Optical stores		
Retail-Misc retail, n.e.c. (pets, art dealers)	19	17
Service-Hotels		
Service- Personal	2	3
Laundry, cleaning, garment/ Beauty& Barber		
Service-Business		
Photocopy, security		
Service-Auto repair, service, park		4
Service-Misc. Repair		
Service-Amusement/recreational services		
Videotape rental, movie theaters, bowling		
Service-Health		
Service-Legal		
Service-Educational		
Service-Social	1	
Childcare		
Service-Engineer, acct, res, mgnt	1	2
Services-n.e.c.	4	9

EXISTING BUSINESS INVENTORY, SEPTEMBER 2001  
Village of Midlothian

*Area 1 - Crawford-Pulaski Retail Commercial Corridor*  
*Area 2 - 147th Street Corridor*

## APPENDIX E

# Typical Transit Oriented Development Uses and Square Footage

## TOD SUPPORTED COMMERCIAL/RETAIL ACTIVITIES

<b><i>Uses</i></b>	<b><i>Typical Square Footages</i></b>
Auto Repair & Services near parking	5,500
Bakery	1,200
Bank	800
Breakfast restaurant	1,000-3,000
Café closer to train station	1,500
Child Care center	6,650
Coffee Shop/Bagel Bakery	800-1,500
Dentist	2000
Doctor	2000
Drycleaners	2,200
Grocery Store	8,000 - 50,000
Ice Cream Shop	800
Insurance	1000
News stand	1,000
Pharmacy	5,000 - 40,000
Real Estate Office	2000
Restaurant with liquor	5000
Shoe store	2,000-5,000
Stationary Store	1,200 - 2500
Travel Agency	800
Unisex Hair Salon	1300
Video rental	1,200-2,500

## TOD SUPPORTED COMMERCIAL/RETAIL ACTIVITIES

*SOURCE: CERC, 2001.*

## APPENDIX F:

### Summary of Public Involvement

- Advisory Board Members
- Initial Town Hall Meeting Presentation
- Mayoral Plan Commission Presentation
- Village Board Executive Committee Presentation
- Survey



# Robbins TOD Project Project Advisory Board

## **Bernard Ward, Public Works**

Robbins, IL 60472  
(Phone) 708-259-2163

## **William Dowdy, Water Commissioner**

Robbins, IL 60472  
(Phone) 708-385-8368

## **Chief Holmes, Police Chief**

Robbins, IL 60472  
(Phone) 708-259-2161

## **Leroy Bowers, Robbins Recreational Training Center**

Robbins, IL 60472  
---DOES NOT EXIST TO THE BEST OF OUR KNOWLEDGE---

## **Thomas Mizutowich, Administrator**

ASPEN High School  
(Phone) 708-371-1880

## **Bernie Lucas, Executive Director**

Robbins Human Development Center – Community and Economic Development Association  
of Cook County, Inc. (CEDA)  
Robbins, IL 60472  
(Phone) 708-371-1220

## **Lillie Robinson**

Robbins Human Development Center – Community and Economic Development Association  
of Cook County, Inc. (CEDA)  
Robbins, IL 60472  
(Phone) 708-371-1220

## **Greg Lyman**

Robbins Human Development Center – Community and Economic Development Association  
of Cook County, Inc. (CEDA)  
Robbins, IL 60472  
(Phone) 708-371-1220

## **Johnny Holmes, Police Chief**

Robbins Police Department  
3325 W. 137<sup>th</sup> St  
Robbins, IL 60472  
(Phone) 708-385-4122  
(Fax) 708-385-8077

**Charles Lloyd, Fire Chief**

Robbins Fire Department  
3325 W. 137<sup>th</sup> St  
Robbins, IL 60472  
(Phone) 708-385-4122  
(Fax) 708-385-8077

**Dr. Leotis Swopes, Superintendent**

Posen-Robbins School District  
140251 Harrison Ave  
Posen, IL 60469  
(Phone) 708-388-7200  
(Fax) 708-388-3868

**Ms. Louise Dennis, Principal**

Bernice Childs Elementary School  
14123 Lydia  
Robbins, IL 60472  
(Phone) 708-388-7203  
(Fax) 708-489-4368

**Emmanuel Williams, Principal**

Thomas J. Kellar School  
14123 Lydia  
Robbins, IL 60472  
(Phone) 708-388-7201  
(Fax) 708-388-6177

**Telia Chillon, Principal**

Turner Elementary School  
3847 W. 135<sup>th</sup> St  
Robbins, IL 60472  
(Phone) 708-388-7205  
(Fax) 708-498-4376

**Dr. Ken Freeman, Principal**

Aspen High School  
137<sup>th</sup> & Springfield  
Robbins, IL 60472  
(Phone) 708-371-1880  
(Fax) 708-371-4782

**Ernest Younger, Pastor**

Pilgrim Valley Missionary Baptist Church  
13432 S. Hamlin  
Robbins, IL 60472  
(Phone) 708-385-1899

Pastor  
Church of Christ  
3647 W. Midlothian Turnpike  
Robbins, IL 60472  
(Phone) 708-389-1310

**Fr. George Schopp**

St. Peter Claver Church  
14139 S. Claire Blvd.  
Robbins, IL 60472  
(Phone) 708-389-2434

**Rev. Cecil Beatty**

Wheeler Chapel CME Church  
3517 W. 137<sup>th</sup> St  
Robbins, IL 60472  
(Phone) 708-389-5495

**Stan and Gerri Latting**

13806 Kedvale Avenue  
Robbins, IL 60472  
Phone 708-597-5877

Note:

People who KNOW that they are on the PAB are highlighted.

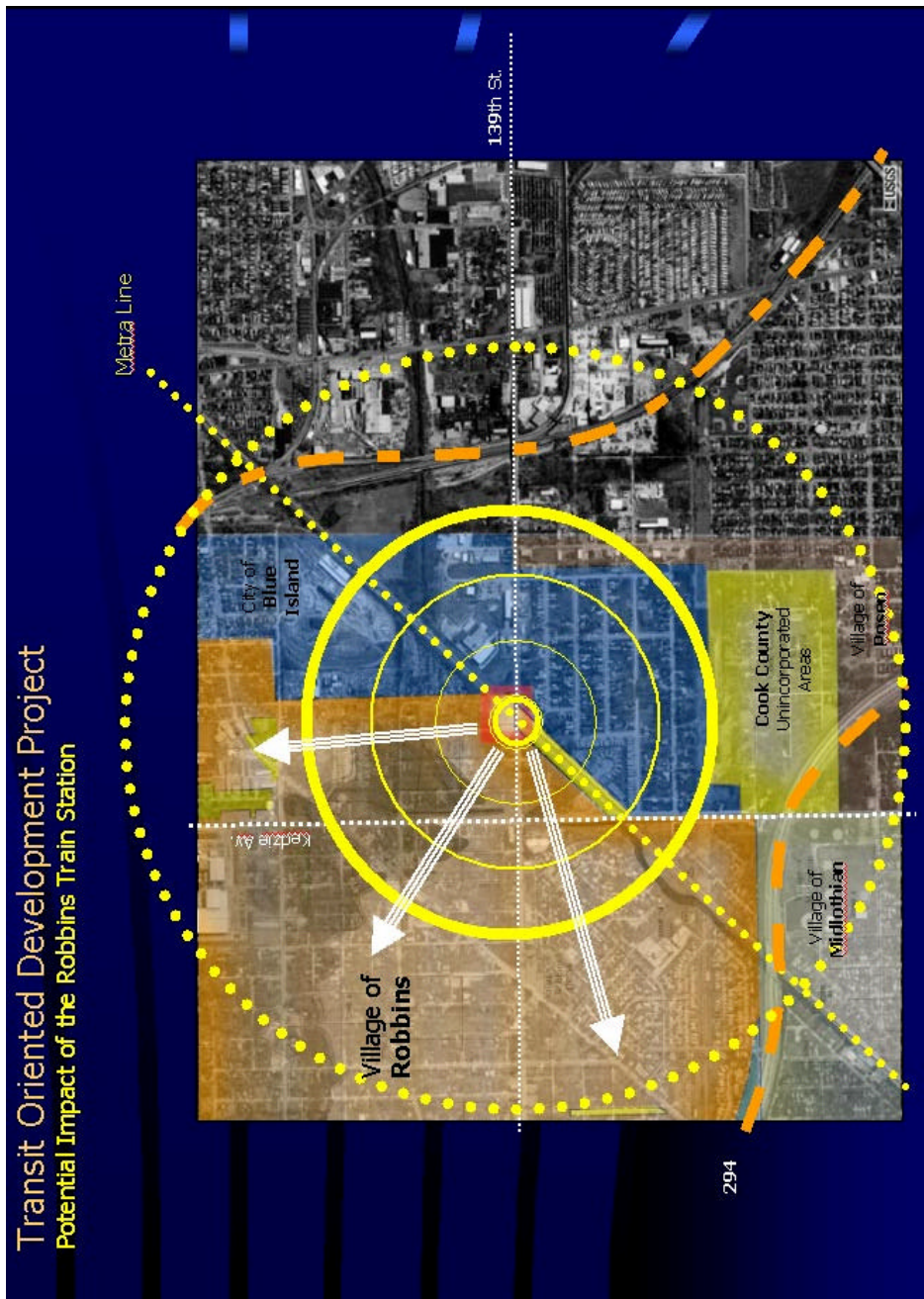
Presentation #1  
Initial Town Hall Meeting  
(June 24, 2001)

Presentation #2  
Mayoral Plan Commission Workshop  
(November 12, 2001)

Presentation #3  
Village Board Executive Committee  
(February 25, 2002)



# Survey



# The Village of Robbins

## A Transit Oriented Development Project

### Introduction

- The use of the Robbins Train Station as an economic development tool could attract additional commuters and private sector improvements.
- The surrounding available and developable areas can be transformed into new land uses to fit community needs.
- Implementing a master plan will improve safety in the area and will foster a friendlier environment for commuters and residents.
- Robbins Train Station could attract riders from neighboring overcrowded stations, helping the revenue for the Village and its residents.

Your participation is important to us. This small survey will help the Village of Robbins to understand your needs and to incorporate them into the project. There are ten questions, answering them should take you about 10 minutes.

Thank you for your contribution on the project.

Sincerely,

Napoleon Haney

[nhaney@robbins-il.com](mailto:nhaney@robbins-il.com)

Phone (708) 385-8940 \* 225

Fax (708) 385-8949

Consultants

URS

CERC

(Community Economic Redevelopment Corporation)

NIPC

(Northeastern Illinois Planning Commission)

Name (optional) : \_\_\_\_\_

Home Address: \_\_\_\_\_

Resident for      years Phone Number: \_\_\_\_\_

Work Address (optional): \_\_\_\_\_

1. Do you take the train to go to work?  
 Yes                       No
  
2. How do you get to the train?  
 Drive                       Other (please list) \_\_\_\_\_  
 Walk
  
3. How often do you ride the train?  
 Daily                       Less than 6 times/year  
 Weekly                       Never  
 Monthly
  
4. What is your most frequent destination when riding the train?  
 Downtown - Work               South suburban - Work  
 Downtown - Shopping               South suburban - Shopping  
 Downtown - School               South suburban - School
  
5. Would you use the station if it would provide more:  
 Accessibility                       Public transportation  
 Parking                       Other (please list) \_\_\_\_\_
  
6. The Village of Robbins envisions an improved station environment. The vision can include a variety of neighborhood services. Which services would you suggest? Please check one option per row.

	Not necessary	Important	Very important	Extremely important
Grocery store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Day care center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Specialty shops (ice cream)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services (barber, beauty, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Government offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Others (please list)	Not necessary	Important	Very important	Extremely important
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Would you like to have access to ongoing information on the progress of the project?  
 Yes. If yes, how?  
 Through a web site  
 By a hard copy of the final report  
 Other (please list) \_\_\_\_\_  
 No
  
8. Would you like to participate on the project by assisting in future town hall meetings or advising the consultant team?  
 Yes  
 No
  
9. Data gathering is essential to assist the Village of Robbins with the transit-oriented development project. Would you be willing to help collect information that could inform the consultant team about the history, heritage and opportunities of our Village?  
 Yes. Which are the most important sources?  
 Churches  
 Community organizations  
 Other (please list) \_\_\_\_\_  
 No
  
10. Which improvements would you like to see first in Robbins?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Do you have any comment / suggestion?  
 \_\_\_\_\_  
 \_\_\_\_\_

*It is not necessary to include personal information if you don't feel comfortable doing so. Thank you for your collaboration!*

# APPENDIX G

## Alternate Concepts



Robbins T.O.D. Study  
Development Options

Option I





Robbins T.O.D. Study  
Development Options

Option II



Robbins T.O.D. Study  
Development Options

**Option III**

# APPENDIX H

## Palette of Urban Design Elements



## PALETTE OF URBAN DESIGN ELEMENTS

The URS Team recommends that the Village of Robbins develop a set of design guidelines that illustrates the preferred motif, style, and materials for building architecture, streetscape elements, and civic spaces. While the Village must encourage development, the Village deserves a high standard of design. The motif should celebrate the character, heritage, and qualities that are unique to the Village. If implemented and adopted, the design guidelines will serve as an “agreed to” standard to leverage a higher quality of construction and a resultant aesthetic that unifies the appearance of the Village. The guidelines can go beyond enforcement of appearance by requiring best management practices that enhance both the natural and the built environment.

### **A. Value of Design Guidelines**

The following narrative further describes the benefits of design guidelines featuring architecture, streetscape & road design, civic spaces, and best management practices. The URS Team has also prepared a menu of streetscape elements to illustrate the elements that should be included within the Robbins transit neighborhood:

#### ***Architecture:***

The purpose of addressing architecture in the design guidelines is to assure the design and construction of quality housing, commercial & retail, industrial and certainly civic buildings. The placement of new buildings within the Village needs to be integrated into the landscape and open space, particularly as the Village is reorganized to convert floodplain to parkland. Architectural guidelines should address the siting of each building on each property to create a desirable scale and neighborhood layout. Buildings should be clustered so as to maximize the space left for open areas and frame the street. Front yard setbacks should be reduced in order to create pedestrian-scale neighborhood roads and to maximize the size of rear yards. Side yards between housing should be reduced or eliminated, which maximizes the efficiency of each property and reduces the amount of paved surfaces. The guidelines should compliment the building and zoning code and assure the appropriate type of massing, density, style and materials.

#### ***Streetscape & Road Design:***

Transportation and roadway design within the Village of Robbins’ needs to emphasize the creation of human scale environments with pedestrian accommodations. In contrast, typical roadway design and engineering accommodates only the automobile, which can make it intimidating for pedestrians. Streets become pedestrian barriers often without sidewalks, comfortable intersection crossings, or separation from traffic. Conversely, if streets are designed with the pedestrian in mind, they can serve as links to neighborhood destinations. Streets can also become special event spaces for activities such as neighborhood block parties, community festivals, or farmer’s markets. The new transit neighborhood will have an internal road network that connects to the park. 139<sup>th</sup> Street will be a neighborhood corridor that connects the transit neighborhood to Robbins community center to the west and to Blue Island to the east. Kedzie Avenue will remain a major arterial, however the new streetscape will include lighting and a pedestrian walk that serves as a meandering multi-use trail through the park.

## PALETTE OF URBAN DESIGN ELEMENTS

### *Civic Spaces:*

Civic spaces are the important public places in the Village where residents gather and engage in the activity of the government. The Robbins village hall, post office, library, community center and parks are a few examples of civic spaces that should be recognized as important anchors. The URS Team, through the land-use analysis, identified the area along Claire Boulevard as the location to create a civic center. The transit neighborhood will include several key civic spaces also. The Metra train station is an example of an important civic place that serves resident commuters as well as a gateway for visitors and Rock Island commuters.

### **B. Best Management Practices**

In communities such as Robbins, where opportunities for re-development are substantial, design and construction practices should result in environmental protection and enhancement. The method for constructing parking lots, designing buildings, or landscaping yards can influence energy consumption and water quality. Robbins should address best management practices according to architecture, landscape and stormwater management.

### *Architecture:*

The design of buildings should adhere to the LEED program, which is an industry standard that measures the quality of a building from an environmental standpoint. The program addresses building systems to reduce the consumption of energy and while promoting the use of construction materials made from renewable or recycled building materials.

### *Landscape:*

The use of native plants, which have extensive root systems ideal for stormwater absorption, reduces maintenance costs while creating habitat. These root systems can also stabilize soils. Maintenance for these plants is relatively simple and cost effective. Mowing is not required once or twice a week, an instant large cost saving.

### *Stormwater Management:*

Development pressures in northeastern Illinois have strained the waterways' and floodplains' natural ability to handle flood flows. As a result, much attention is being placed on any proposed floodplain modifications. Given that the implementation of the Robbins transit neighborhood strategy is hinged on floodplain improvements, it is critical that Robbins develop a watershed management plan. The development of this plan will involve other neighboring communities including Blue Island, Midlothian and Crestwood. Also, interaction with citizen-watershed groups is critical.

Several overarching goals of the stormwater plan are to reduce surface water run-off, increase groundwater percolation, and improve water quality. Sustainable storm water management encourages the idea that precipitation should be managed (either captured or infiltrated) where it falls.

In order to complete the plan, a series of critical steps will be required including a hydraulic analysis, which will confirm the extent of the FEMA floodfringe and floodway. It is possible that the FEMA map could be revised as a result of the analysis and the

## PALETTE OF URBAN DESIGN ELEMENTS

extent of actual floodfringe reduced. FEMA administers a program to provide community assistance in the development of a disaster mitigation plan, which all municipalities are to have in place by November 1, 2003. This plan could be a catalyst for developing the stormwater management plan, which could also confirm any improvements to Midlothian Creek. This is a critical issue because the Creek, aligned along Kedzie Avenue is highly visible and an obstacle to development. To this end, the plan will confirm any Creek improvements including stabilization, water quality enhancements, or even re-location through the heart of the TOD.

- *Constructed wetlands:* These can serve multiple purposes such as flood control, reduction of stream erosion, water quality improvement, wetland mitigation, as well as form greenway linkages and parks. Counties and municipalities undertaking such projects can attract grant funding as well as enthusiastic public support. Commercial development integrating constructed wetlands can optimize developable acreage, reduce construction costs, and increase adjacent land values. Constructed wetlands represent a relatively low cost compliance strategy for water quality improvement. Constructed wetlands can be successfully and attractively designed into both urban and suburban landscapes.
- *Vegetated strips, buffers, and swales:* Provides the opportunity for water to be conveyed to these areas and infiltrated and absorbed naturally.
- *Pavement Design:* Paved surfaces contribute to surface water run-off and traditionally prevent groundwater recharge. Unfortunately as areas of impervious surfaces increase, sewers and rivers come under ever increasing pressure to cope with vast volumes of water. The Cal-Sag Channel for example, receives the majority of Robbins stormwater run-off through a diversion culvert in Midlothian Creek. The plan would likely call for an increased use of pervious pavement materials such as pavers, aggregate, or special asphalt.
- *French drains, level spreaders, trenches and detention basins:* These are sub-surface and aboveground areas where stormwater can be channeled and stored while groundwater infiltration slowly occurs.
- *Construction Management:* Even during the construction phase of any development techniques can be applied to encourage environmental preservation. This can be done using silt fences, straw bales or cover crops. The use of heavy machinery should be managed so as to minimize soil compaction.




# PALETTE OF URBAN DESIGN ELEMENTS

## C. Menu of Street Elements

*The photographs included in the following menu are prototypical examples that should be customized for the Village of Robbins.*

<p><b>Street Lighting</b></p> 	<p>Street lighting illuminates roads and sidewalks creating safe visibility for autos and pedestrians. Additionally, light standards serve as an interesting street element that creates a rhythm and scale along the street corridor.</p>
<p><b>Trees and Planters</b></p> 	<p>Successful streetscapes incorporate plantings including street trees, in-ground planters, and urns. Together, a diverse palette of plants generates shade and summer cooling, seasonal color and textures, and habitat. Particular consideration should be given to the selection of tree grates and soil medium. It is preferable to plant trees in-groups in open planters to allow for water infiltration and root expansion.</p>
<p><b>Benches</b></p> 	<p>Street benches can provide an informal meeting place to talk or rest. Benches can be attractive and vandal-resistant. Certainly the placement of benches is important. The goal should be to place them in high visibility areas that are safe and well lit.</p>

## PALETTE OF URBAN DESIGN ELEMENTS

<p><b>Signage</b></p> 	<p>Signage is a simple and effective way for pedestrians to find their destination and to circulate through a neighborhood or district. The Village should develop a 'wayfinding' palette that is unique to Robbins and identifies Village districts including gateways and the transit district.</p>
<p><b>Bike Racks</b></p> 	<p>It is necessary to provide a safe and attractive place to park alternative modes of transport. Bicycle racks need to be in visible places to make it easy to park a bike in close proximity to the intended destination. By doing this people will notice that cycling is a convenient and alternative option to driving a car.</p>
<p><b>Kiosks</b></p> 	<p>At key locations, kiosks should be located to inform pedestrians about important Village places and activities.</p>



## PALETTE OF URBAN DESIGN ELEMENTS

### Waste receptacles



Design should take into account the importance of recycling. Street receptacles can provide the opportunity to separate paper, cans and general waste.

### Special Paving



Special paving provide gaps through which water can filter thus increasing opportunities for infiltration. Bricks are of a small scale and therefore help to de-emphasize roadways even further and make streets a more human scale. Bricks can give an attractive look to many areas.

### Permeable paving



Installing this type of surface creates an opportunity to design areas, which appear to be green and soft areas, however able to cope with heavy traffic flow.

# APPENDIX I

## Funding Tool-Kit

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Affordable Financing of Public Infrastructure Program	This program provides financial assistance to local governments, public entities, medical facilities, and public health clinics to help make affordable the financing of public infrastructure improvements needed to ensure health, safety, and economic development in a community. Loans up to \$100,000 for up to 10 years at low interest are available. Funding can be combined with IEPA, Rural Bond Bank, or other infrastructure programs.	P1-E P1-F P2-A P4-A		X						Illinois Department of Commerce & Community Affairs, 620 East Adams Springfield, Illinois 62701 (217) 782-7500	
Brownfield Economic Development Initiative (BEDI)	Additional grant funds that accompany a Section 108 guarantee, in conjunction with Brownfield projects	P1-C				X	X			Department of Housing and Urban Development Headquarters, 451 7th Street S.W. Room 7251 Washington, D.C. 20410 (202) 708-1112	
Brownfields Tax Incentive	Provides a taxpayer with a tax deduction for qualified remediation expenses incurred to clean up a property in a target area.	P1-C						X	D	U.S. EPA-OSWER Outreach and Special Projects Staff (202) 260-4039	



Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Community Development Assistance Program	Federally-funded grant program that assists Illinois communities by providing grants to local governments for economic development, public facilities and housing rehabilitation projects. The program is targeted to assist low-to-moderate income (defined by Section 8) people by creating job opportunities and improving the living environment. Housing grants are available for up to \$400,000 to upgrade and expand housing stock. Local governments needing to improve public infrastructure and eliminate conditions detrimental to public health, safety and public welfare may request grants up to \$100,000 for Design Engineering and \$400,000 for Public Facilities to undertake projects designed to alleviate these conditions.	P1-E P1-F P2-A P4-A		X		X			L	Illinois Department of Commerce & Community Affairs, 620 East Adams Springfield, Illinois 62701 (217) 782-7500	Applications due October 1, 2002. A total of \$20.3 million has been allocated for the 2003 program year.
Competitive Communities Initiative	Technical assistance program. DCCA appoints a CCI specialist to work with communities on their business and community development efforts through a rigorous local self-assessment and identification of goals, priorities and the actions needed to attain these goals. In addition, the CCI specialist serves as a link to the community in identifying private and government agencies that can provide technical assistance and resources.	P1-C-H P2-A-B P3-A-D P4-A-C							L X	Illinois Department of Commerce & Community Affairs, Office of Local Initiatives 620 East Adams, CIPS 3 Springfield, Illinois 62701 (217) 782-7514.	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Cook County Business Loans	Business loans available at half of prime rate with no points or fees. Minimum of \$25,000 up to \$300,000. The business must enter into an employment referral agreement with the Cook County President's Office for Employment Training. The project must also show that it will increase sales or property tax revenues.	P1-G P3-D P4-B P4-C							X	Cook County Dept. of Economic Development, Kay Kosmal, 312-603-1071	
Cook County Tax Classification Programs, Class 6b, Class 6c Remediation, Class 7a, Class 7b	The purpose of these programs are to provide incentives to economic development projects through the reduction in real estate taxes. Application is made to the Cook County Assessor's Office (in some cases application is made to the municipality prior to going to the county.) The municipality generally will pass a resolution in support of the application if appropriate.	P1-G P3-D P4-B P4-C						D		Cook County Dept. of Economic Development, Kay Kosmal, 312-603-1070	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Development Research, Planning, and Technical Assistance	Provides guidance and technical assistance to urban communities, with a special focus on infill development. Capacity building products funded through this must be founded upon and promote the principles of balanced growth related to three broad areas: reinvestment and redevelopment practices; growth planning and management; and blueprints for land use planning. With these products (a range of planning tools and best practices), local officials can fashion incentives, make investments, and craft land use mechanisms that address the interrelationships among employment, housing, transportation, the environment, and fiscal health to create quality communities.	P1-C-H P2-A-B P3-A-D P4-A-C							X	Illinois Department of Commerce & Community Affairs, 620 East Adams Springfield, Illinois 62701 (217) 782-7500 (Phone)	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information	
Economic Development Administration (EDA)- Local Technical Assistance Program	Grants to assist public or private nonprofit national, state, area ,district or local organizations; public or private colleges and universities; Indian tribes; local governments and state agencies. Program assists in solving specific economic development problems, responding to developmental opportunities, and building and expanding local organizational capacity in distressed areas. Examples includes feasibility studies for specific projects or revitalization or business development strategies. Applicants provide 25% of total project costs.	P1-C-H P2-A-B P3-A-D P4-A-C		X					L	X	EDA Regional Office: 111 N. Canal St, Ste. 855, Chicago 60606, (312) 353-7706	Continual basis, until depletion of funds.
EDA Public Works and Economic Development Program	Grants support local projects that foster long-term economic self-sufficiency and global competitiveness. Examples of past infrastructure improvements include water and sewer facilities, industrial access roads, rail spurs, port improvements, skill-training facilities, technology related infrastructure, as well as the demolition, renovation and construction of publicly owned facilities.	P1-C P1-D P1-E P1-F P2-A P4-A P4-C		X			X				EDA Regional Office: 111 N. Canal St, Ste. 855, Chicago 60606, (312) 353-7706	Continual basis, until depletion of funds.

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Environmental Bonds	Environmental Bonds are treated as any tax-exempt bond for certain purposes. These purposes include but are not limited to mass commuting facilities. Carried over volume cap may be utilized for environmental bonds, therefore IDFA prohibits applications for environmental projects in the first and second rounds, but allows them in the third round.	P1-D P1-E P2-A P4-A		X				X		Ill. Development Finance Authority Suite 5310, Sears Tower Chicago, Illinois 60606 (312) 793-5586	
Experience Illinois! (Pilot Project) Illinois State Treasurer's Office	Loan program for tourism development, historic preservation, or community enhancement.	P1-E P2-A P4-A		X	X		X		X	Illinois Treasurer's Office (217) 557-2673	
Federal Home Loan Bank Community Investment Program (CIP)	The Community Investment Program (CIP) is a tool for community oriented portfolio lenders. Funds are made available to member banks at below market rate to be invested in community development projects at favorable financing rates. For-profit and non-profit developers can apply for CIP funds through a Federal Home Loan Bank member bank. Project must be located in a geographic area with at least 51% of residents @ or below 80% AMI; or at least 51% of new full or part-time employees will have incomes @ or below 80% AMI.	P1-C-H P2-A-B P3-A-D P4-A-C				X	X		L	Federal Home Loan Bank of Chicago 312-565-5824	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Federal Railroad Administration, U. S. Department of Transportation-Railroad Rehabilitation and Improvement Financing Program	<p>A program to provide direct loans and loan guarantees to State and local governments, government sponsored authorities and corporations, railroads, and joint ventures that include at least one railroad.</p> <p>Eligible purposes: (1) Acquire, improve, or rehabilitate intermodal or rail freight or passenger equipment or facilities, including track, components of track, bridges, yards, buildings, and shops; (2) Refinance outstanding debt incurred for purposes described above; or (3) Develop or establish new intermodal or railroad facilities. (*Financial assistance under this part cannot be used for railroad operating expenses.)</p>	P1-D	X							<p>Jo Anne McGowan at (202) 493-6379, or Joseph Pomponio at (202) 493-6065. Complete rules available at: <a href="http://www.access.gpo.gov/nara/cfr/waisidx_00/49cfr260_00.html">http://www.access.gpo.gov/nara/cfr/waisidx_00/49cfr260_00.html</a></p>	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Federal Recreational Trails Program	This program provides funding assistance for acquisition, development, rehabilitation and maintenance of both motorized and non-motorized recreation trails. By law, 30% of each states' RTP funding must be earmarked for motorized trail projects, 30% for non-motorized trail projects and the remaining 40% for multi-use (diversified) motorized and non-motorized trails or a combination of either. Eligible applicants include federal, state and local government agencies and not-for-profit organizations. The RTP program can provide up to 80% federal funding on approved projects and requires a minimum 20% non-federal funding match. Examples of eligible project activities include: trail construction and rehabilitation; restoration of areas adjacent to trails damaged by unauthorized trail uses; construction of trail-related support facilities and amenities; and acquisition from willing sellers of trail corridors through easements or fee simple title.	P1-C P2-A P4-A			X					IDNR Division of Grant Administration, 524 S. Second Street, Room 315, Springfield, IL 62701-1787 or call 217/782-7481	Applications for grant assistance must be received by IDNR no later than March 1 of each calendar year. Awards are generally announced within 180 days following the application deadline date.

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Flood Mitigation Buy-out Program	This land acquisition program uses state dollars to purchase flood prone properties, reduce future flood damages, and create open space. DNR coordinates this program with other state and federal partners that also provide dollars through the State Interagency Mitigation Advisory Group (IMAG). IMAG prioritizes projects and coordinates with local units of government who ultimately hold land title and maintain open space.	P1-C P2-A			X					IDNR Division of Grant Administration, 524 S. Second Street, Room 315, Springfield, IL 62701-1787 or call 217/782-7481	
Green Illinois	The Green Communities Demonstration Program supports the development and implementation of comprehensive community environmental action plans through funding for planning & public outreach. State agencies enter into pilot partnership agreements with communities that wish to develop place-based environmental management plans to bring together diverse interests, address environmental issues in a holistic and collaborative manner and encourage interaction between government agencies. These plans will address such issues as wildlife/natural area protection, energy/water efficiency, renewable resources, environmental education and enhancement of clean air, and land and water resources.	P2-A P4-A							X	Janet Hawes-Davis, Illinois Environmental Protection Agency, 1021 N. Grand Avenue, Springfield, Illinois 62794, (217) 524-8358	Pilot Program in FY 2002- APPLICATION SUBMITTED BY URS CORPORATION ON BEHALF OF VILLAGE OF ROBBINS



Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Greenways Program	This program provides incentives and technical assistance for local communities to protect greenways corridors and to provide bike trails; coordination occurs with IDOT on bike trail projects with federal funding. The program encourages the formation of coalitions within counties and communities for the application of grants, up to \$20,000 per grant, to prepare plans for the improvement of greenway systems.	P1-C P2-A P4-A			X					IDNR Division of Grant Administration, 524 S. Second Street, Room 315, Springfield, IL 62701-1787 or call 217/782-7481	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Historic Tax Credits	Historic Tax Credits are incentives given to taxpayers that contribute to the preservation of historic buildings by rehabilitating them. The credits are available for the rehabilitation of both income-producing historic properties and owner-occupied historic residences. State and federal tax credits may be used to reduce income taxes. An owner of a potentially "certified historic structure" or a lessee with a lease term of 27.5 years for residential property and 39 years for nonresidential property may qualify for tax credits. Buildings must be either: 1. Listed individually, or potentially eligible to be listed as "certified historic structures" on the National Register of Historic Places (NRHP) 2. Located within a National Register Historic District and certified as contributing to the district; and/or 3. Located in, and contributing to, a local historic district certified by the National Park Service.	N/A				X	X		D	Illinois Historic Preservation Agency, 500 East Madison Springfield, Illinois 62701 (217) 785-1511	
HOME Program	Funds for housing for low-income populations, seniors, people with disabilities. HOME funds are allocated to non-entitlement communities through MSHDA. Similar to Community Development Block Grant funds, they must be used to assist primarily low-moderate income households.	P1-G P1-H P2-B P3-A P3-B P3-C				X			L	Illinois Housing Development Authority, (312) 836-5200	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information	
HUD -Community Development Block Grant program	Neighborhood infrastructure and other public works projects: types of infrastructure funded include sanitary sewers, water mains, street improvements, play ground improvements and sidewalks Qualifying neighborhoods are those that meet HUD standards for a low income neighborhood (using income limits from the last census).	P1-E P1-F P2-A P4-A		X				X		L	Cook County Planning and Community Development Office 69 W. Washington, Ste. 2900 Chicago, IL 60602	Application cycle starts annually in the Fall.
HUD Economic Development Initiative (EDI)	EDI grant funds can only be used with projects assisted through the Section 108 Economic Development Loan Fund, which may involve such activities as property acquisition; rehabilitation of publicly owned property; housing rehabilitation; economic development activities; acquisition, construction, reconstruction, or installation of public facilities. The role of EDI grants is either to help secure the Section 108 loan (as a loss reserve in the event some loans in a revolving loan pool are not repaid) or to increase the feasibility of the project (by lowering total project costs to be financed). Applicants must also certify that the project is consistent with the Consolidated plan of the jurisdiction where each proposed project is found.	P1-C-H P2-A-B P3-A-D P4-A-C					X	X			HUD Chicago Office (312) 353-5680 77 West Jackson, Chicago, IL Customer Service Center, Room 2200	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
HUD- Section 108 grants/loans	To apply for a Section 108 Guaranteed Loan, you must contact your local HUD office in advance for help in preparing an application. The program has no forms, but the following is the process required: A. Pre-submission and Citizen Participation Requirement: Development of a proposed application. Compliance with CDBG citizen participation public hearings. Publication of the proposed application. Preparation of the final application. Inclusion of the final application in the Consolidated Plan.	P1-C-H P2-A-B P3-A-D P4-A-C				X	X			HUD Chicago Office (312) 353-5680 77 West Jackson, Chicago, IL Customer Service Center, Room 2200	
Illinois Department of Transportation RAIL/RAIL PASSENGER	Railroad station improvement assistance is provided to local governments (counties or municipalities) for rehabilitating or constructing new rail passenger stations. The Department works with local governments to extend existing Amtrak service and to provide rail passenger services in areas that do not receive Amtrak basic service. State assistance is paid directly to Amtrak for operation subsidies.	P1-D		X						Department of Transportation Bureau of Railroads 2300 South Dirksen Parkway Springfield, Illinois 62764 (217) 782-2835	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Department of Transportation HIGHWAYS/ GRADE CROSSING PROTECTION	Funds are available for two types of improvements: (1) railroad safety to reduce deaths and accidents at grade crossings; and (2) high hazard safety to reduce the severity and number of accidents being experienced at spot locations. These funds may also be used with or without federal aid systems. Grants are made based on merit and need. Both rural and urban areas are eligible. Local governments are required to provide a 10 % match. Eligibility: Counties, Municipalities.	P1-D	X							District 1 IDOT Office (McHenry, Lake, Cook, DuPage, Will, Kane) 201 W. Center Court, Schaumburg, IL 60196 (847) 705-4000	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Bicycle Path Grant Program	Assists eligible units of government to acquire, construct, and rehabilitate public, non-motorized bicycle paths and directly related support facilities. Grants are available to any local government agency with statutory authority to acquire and develop land for public bicycle paths. Financial assistance up to 50% of approved project costs is available. Maximum grant awards for development projects are limited to \$200,000 per annual request; no maximum exists for acquisition projects. Eligible project costs include: Linear corridor land acquisition costs, including associated appraisal fees; and Bicycle path development or renovation including site clearing and grading, drainage, surfacing, bridging, fencing, signage, and directly related support facilities such as potable water and restroom facilities.	P2-A P4-A			X					IDNR Division of Grant Administration, 524 S. Second Street, Room 315, Springfield, IL 62701-1787 or call 217/782-7481	Applications for grant assistance must be received by IDNR by March 1 of each calendar year.

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Commerce Commission- Rail Safety Improvement Program	<p>This money is used to help pay for the cost of highway/rail grade crossing signal improvements, and construction or reconstruction of bridges (highways over railroads or railroads over highways) where railroads cross a county, township, road district, or municipal highway, road or street. Metra owned tracks are not eligible.</p> <p>The Fund normally pays 85% of the cost for grade crossing signal improvements, with the local highway agency responsible for 10% of the cost and the railroad responsible for the remaining 5% plus all costs associated with operation and maintenance of the new signal equipment. The Fund also pays up to 60% of the cost of bridges. The local highway agency is responsible for the remainder.</p>	N/A	X							Chuck Broers, ICC, 217-685-8424.	Annual multi-year program, Can submit any time, FY 2003-2007 program applications due by middle of January



Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Department of Transportation-Division of Public Transportation-Operation GreenLight Capital Improvement Program	Operation GreenLight is a \$37.5 million program for State Fiscal Years 00-04. No local share is required. Separate funding pools for City of Chicago and Chicago area suburban projects. Project funds can be used to: improve or expand existing commuter rail and bus facilities; increase capacity (parking lots/structures, bus berths, pedestrian boarding areas); improve pedestrian, bicycle, bus or auto flow within a transit facility; expand the existing transit system; and introduce innovations such as electronic message boards, SMART Growth project implementation, and ITS implementation.	P1-D	X							Neil Ferrari, Bureau Chief or Rocco Zucchero, Program Coordinator-Suburban Grants IDOT-Division of Public Transportation, 310 S. Michigan Avenue, Room 1608 Chicago, IL 60604, (312) 793-1251	Project sponsors should send letter of interest to IDOT. After IDOT notification, sponsors submit a formal application for projects to be considered for the 5-year program.

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Department of Transportation Rail Freight Program	<p>The primary role of the program is to facilitate investments in rail service by serving as a link between interested parties and channeling government funds to projects that achieve statewide economic development. IDOT will generally provide low interest loans to finance rail improvements and, in some cases, provide grants.</p> <p>The focus is on projects with the greatest potential for improving access to markets and maintaining transportation cost savings, and where state participation will leverage private investments to foster permanent solutions to rail service problems. A benefit/cost ratio is used to evaluate potential rail freight projects.</p>	P1-D	X							Chief, Bureau of Railroads Room 302 Illinois Department of Transportation 2300 South Dirksen Parkway Springfield, IL 62764 (217) 782-2835 FAX (217) 524-1889	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
MicroLoan Program	<p>The Microloan program is a joint effort of the U.S. Small Business Administration (SBA) and the Illinois Development Finance Authority (IDFA). IDFA, one of four small SBA Microloan Program lenders in Illinois, can service loans only in areas not served by one of the other Microloan lenders.</p> <p>The funds may be used for fixed asset purchase or as working capital. The loans are for businesses that cannot obtain financing from conventional sources.</p>	<p>P1-G            P3-D            P4-B</p>	<p>X</p>	<p>X</p>						<p>Illinois Development Finance Authority            (312) 627-1434</p>	<p>A business must be working with a Small Business Development Center and a Business Plan and IDFA Microloan Application must be submitted by the Small Business Development Center. Applications are reviewed monthly. Loan decisions are generally made within 45 days.</p>
Illinois Development Finance Authority-Local Government Lease Program	<p>This program represents an alternative method of selling tax-exempt bonds by entering into a lease purchase agreement through this state agency. Tax-exempt rates are available while avoiding the high cost of issuing a bond. The program is available to any type of capital improvement or acquisition project.</p>	<p>P1-C-H            P2-A-B            P3-A-D            P4-A-C</p>	<p>X</p>		<p>X</p>	<p>X</p>				<p>IDFA            Suite 5310, Sears Tower            Chicago, Illinois            60606            (312) 793-5586</p>	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Development Finance Authority DEBT FINANCING ASSISTANCE	The Local Government Financing Assistance Program assists units of local government with financing capital improvement projects. Any unit of local government that is entitled to issue municipal debt under Illinois law is permitted to issue its debt through the Authority. The program provides local government units with an opportunity to achieve interest costs savings and to structure flexible loan repayment terms. Counties, Municipalities, Townships, Special Districts are eligible for this assistance which includes technical services only.	P1-C P2-A P4-A		X						Ill. Development Finance Authority Suite 5310, Sears Tower Chicago, Illinois 60606 (312) 793-5586	
Illinois Development Finance Authority Local Government Bond	Tax exempt bonds issued through the Local Government Bond section of IDFA's statute. These bonds are exempt from both federal and state taxes. In addition, the bonds can be secured by an intercept of state funding, further securing the bondholder.	P1-A		X		X				Ill. Development Finance Authority Suite 5310, Sears Tower Chicago, Illinois 60606 (312) 793-5586	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois EPA Brownfields Cleanup Revolving Loan Fund	Offers low interest loans to municipalities that have received a U.S. EPA demonstration pilot grant or an Illinois EPA targeted brownfields site assessment. Funds the clean up brownfields sites that have already been assessed for contamination. \$500,000 maximum per site.	P1-C						X		Office of Brownfields Assistance Illinois Environmental Protection Agency, 1021 N. Grand Avenue, Springfield, Illinois 62794 Phone: 217-785-9407	
Illinois EPA Brownfields Redevelopment Grant	Grants for up to a total of \$240,000. Recipients must provide a 30% match for any grant award. The grants may be used for coordination of activities related to brownfield redevelopment, including identification of brownfield sites, site investigation and development of remediation objectives and related plans. Clean-up activities are not eligible for funding under the Brownfield Redevelopment Grant.	P1-C						X		Office of Brownfields Assistance Illinois Environmental Protection Agency, 1021 N. Grand Avenue, Springfield, Illinois 62794 Phone: 217-785-9407	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois EPA Brownfields Redevelopment Loan Program	Offers low interest loans to municipalities or private parties to clean up brownfields sites; will use loan repayments to make new loans for the same authorized purposes (also known as a revolving loan fund). Will pay for: limited investigation, remediation, and demolition at sites contaminated by hazardous substances, pesticides, or petroleum. \$120,000 maximum per site for site investigation, \$500,000 maximum for any single loan application, \$1,000,000 maximum for any single project.	P1-C						X		Office of Brownfields Assistance Illinois Environmental Protection Agency, 1021 N. Grand Avenue, Springfield, Illinois 62794 Phone: 217-785-9407	
Illinois EPA Environmental Remediation Tax Credit	Gives a credit towards Illinois income tax to taxpayers who pay for brownfield cleanup under the Site Remediation Program and who have not caused or contributed to contamination at the site. The tax credit equals 25 percent of remediation costs in excess of \$100,000 per site unless the site is located in an enterprise zone (then there is no threshold). A maximum annual credit of \$40,000 per site, with a maximum total credit of \$150,000 per site.	P1-C						X		Office of Brownfields Assistance Illinois Environmental Protection Agency, 1021 N. Grand Avenue, Springfield, Illinois 62794 Phone: 217-785-9407	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois EPA Underground Storage Tank (UST) Fund	Helps UST owners and operators who have reported a petroleum release and have registered their tanks with the Office of the State Fire Marshall pay for cleaning up leaks from petroleum underground storage tanks. \$1,000,000 maximum grant per occurrence, minus a deductible determined by the OSFM. Deductibles range from \$10,000 to \$100,000, depending on when the tanks were registered and when the release was reported.	P1-C						X		Office of Brownfields Assistance Illinois Environmental Protection Agency, 1021 N. Grand Avenue, Springfield, Illinois 62794 Phone: 217-785-9407	
Illinois EPA Water Revolving Fund: Wastewater and Drinking Water	The Water Revolving Fund provides low interest loans to local governments and privately owned community water supplies and wastewater systems through two programs. The Water Pollution Control Loan is available for upgrades and repairs to community sewer and wastewater systems and the Public Water Supply Loan can be used for projects relating to community water supplies and clean drinking water.	P1-C		X						Ron Drainer, Bureau Chief, Bureau of Water, Illinois Environmental Protection Agency, 1021 N. Grand Avenue, Springfield, Illinois 62794, (217) 782-2027	Awarded annually. Early application deadline is March 31.



Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois FIRST Local Infrastructure Projects	The majority of quality of life infrastructure improvements contained in Illinois FIRST were developed by state legislators, working in concert with their local officials to identify the pressing infrastructure needs in the communities they represent. From sewer improvements to drinking water upgrades, from fire trucks to community centers, Illinois FIRST provides funds to help communities improve their quality of life.	P1-C P1-F P2-A P4-A	X	X						State Senate District 15, William Shaw, 103-D State House, Springfield, IL 62706, Phone: 217-782-8066, or 13 West 144th Street, Riverdale, IL 60827, Phone: 708-849-8800 State Rep. District 30, Harold Murphy, 2959 W. 159th Street, P.O. Box 25, Markham, IL 60426, Phone: 708-339-8700, or 2046-J Stratton Building, Springfield, IL 62706, Phone: 217-782-5961	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Main Street Program	Illinois Main Street, a preservation-based economic development program, assists Illinois communities with the development and implementation of downtown revitalization strategies. Technical assistance and services are available on a competitive basis to help communities in economic restructuring, promotion, organization, and design. The program helps communities strengthen their traditional downtown centers and preserve historic commercial buildings. Main Street also helps communities recapture their vitality by creating a mix of housing, commercial, and retail uses in downtown areas.	P1-C-H P2-A-B P3-A-D P4-A-C				X	X		X	Illinois Historic Preservation Agency Preservation Services #1 Old State Capitol Plaza Springfield IL 62701-1507 phone (217) 785-4512	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Tomorrow Corridor Planning Grant Program	Five-year, \$15 million grant program for local governments to help communities develop land use and infrastructure plans that promote efficient use of transportation facilities and improve quality of life. The program funds planning activities that promote the integration of land use, transportation, and infrastructure facility planning in major transportation corridors in Illinois. The goals of the program are 1) to promote land use and transportation options that reduce the growth of congestion; 2) to connect infrastructure and development decisions; 3) to promote balanced economic development that reduces infrastructure costs; and 4) to promote intergovernmental cooperation.	P1-C-H P2-A-B P3-A-D P4-A-C	X						X	Administered by Illinois Department of Transportation. 2300 S. Dirksen Parkway, Springfield, Illinois 62764, (217) 782-2863.	Eligible recipients must submit an application to their local Metropolitan Planning Organization, which will then submit applications to the Illinois Department of Transportation. Applications must be received by the area Metropolitan Planning Organization by close of business, June 28, 2002

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Illinois Transportation Enhancement Program (ITEP)	Illinois Transportation Enhancement Program (ITEP) is to allocate resources to well-planned projects that provide and support alternate modes of transportation, enhance the transportation system through preservation of visual and cultural resources and improve the quality of life for members of the communities. ITIP requires communities to coordinate efforts to develop and build worthwhile projects in a timely manner. Project areas include landscaping and scenic beautification.	P1-C-H P2-A-B P3-A-D P4-A-C	X							IDOT: Traci Sisk or Steve Ponder at 1-800-493-3434. Complete rules and application available at: <a href="http://www.dot.state.il.us/opp/iltep.html">http://www.dot.state.il.us/opp/iltep.html</a>	The next ITEP application deadline will be announced in 2004 after the next federal transportation bill is passed, assuming it continues enhancement funding.
Industrial Revenue Bonds (IRB)	Tax exempt bonds available at below prime rate for construction, renovation, or redevelopment of commercial or industrial property. Bonds are issued in the municipality's name but repaid by the developer. Home Rule municipalities are allocated \$50 per capita annually and must use their volume cap within the year.	P1-G P3-D P4-B P4-D					X			Ill. Development Finance Authority Suite 5310, Sears Tower Chicago, Illinois 60606 (312) 793-5586	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Non-Profit Bonds	Bonds designated in §142 of the Internal Revenue Code of 1986 as Qualified 501(c)(3) Bonds, IDFA is empowered to issue on behalf of Illinois non-profit corporations tax-exempt bonds for any purpose permitted under its empowering statutes. Certain restrictions apply. Statute requires that IDFA non-profit bonds must be issued for capital expenditures.	P1-C P1-D P1-E P1-F P2-A P4-A				X	X			Ill. Development Finance Authority Suite 5310, Sears Tower Chicago, Illinois 60606 (312) 793-5586	
Open Lands Trust	Illinois Open Lands Trust-a four-year, \$160 million bonding program to set aside land for open space, provide new outdoor recreation opportunities, and promote wildlife habitat. Approximately \$40 million is made available each year for state land acquisition, as well as a combination of competitive grants and loans to local governments for open space protection. Maximum grant awards to local governments are \$2 million and require a local match. The program also allows for partnerships with non-governmental organizations, provided that lands acquired with state funds remain under governmental ownership. All land acquired through this program will be from willing sellers only.	P1-C P1-E P2-A P4-A			X					IDNR Division of Grant Administration, 524 S. Second Street, Room 315, Springfield, IL 62701-1787 or call 217/782-7481	

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Open Space Land Acquisition and Development (OSLAD)	OSLAD funds are used to provide competitive grants for projects such as parks, outdoor recreation facilities, and urban forests. Maximum grant awards are \$750,000 for acquisition and \$400,000 for development projects and a local match is required.	P1-C P1-E P2-A P4-A			X					IDNR Division of Grant Administration, 524 S. Second Street, Room 315, Springfield, IL 62701-1787 or call 217/782-7481	
Property Tax Incentives Program	Property tax incentives to encourage industrial and commercial development, to aid in the revitalization of communities suffering economic stagnation and to increase job opportunities.	P1-C P1-E P2-A P4-A							D	The City of Chicago through its Department of Planning and Development may pre-qualify certain projects, but it is the Cook County Assessor's Office which authorizes and makes the legal determination of whether projects qualify for real estate tax incentives	Program Contact Department of Planning and Development Finance Division 121 North LaSalle, Room 1006 Chicago, IL 60602 (312) 744-CITY

Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Surface Transportation Program (STP) and Congestion Mitigation and Air Quality Improvement (CMAQ)	v	P1-D		X				X		Patricia Berry, Director of Transportation Improvement Program, (312) 793-3471 Chicago Area Transportation Study 300 West Adams Street, 2nd Floor Chicago, Illinois 60606 TEL: (312) 793-3456	Annual. A request for proposals goes out between January and March for the following program year. The entire schedule for application and review is on the CATS website.
Tax Incremental Financing (TIF)	TIF is a program that assigns future increases in property taxes from a designated area to pay for improvements specifically within that area. The program lasts for 23 years from the creation of the TIF district. A comprehensive analysis of the potential area is required. An improved area can be qualified and designated as either a "blighted area" or a "conservation area".	P1-C-H P2-A-B P3-A-D P4-A-C		X	X	X	X		D		Not applicable as it is put in place by the particular municipality. Legal counsel is required.



Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
Transportation Improvement Program	The Transportation Improvement Program is the mechanism by which transportation infrastructure projects are prioritized to receive funds from federal and state sources. Northeastern Illinois' long-range transportation plan, the 2020 Regional Transportation (2020 RTP), is implemented through the TIP. Funds accessed for projects in the TIP include CMAQ, STP, Demonstration Projects: Congestion Relief, Urban Access and Mobility, and Innovative Projects, Transportation and Community and System Preservation a pilot program to develop strategies that use transportation investments to build livable communities, and interstate discretionary funds.	P1-C-H P2-A-B P3-A-D P4-A-C	X							Council of Mayors, Brad Roback, South Region Planning Liaison for the Council of Mayors (708) 206-1155	Any transportation project wanting access to these funds must go through a process of being included in the TIP. The process begins with presenting potential projects to the Council of Mayors.
U.S. EPA Brownfield Assessment Demonstration Pilot Grant	The U.S. EPA awards Brownfield Assessment Demonstration Pilot Grants annually to eligible communities. The Grants can be used for inventory and assessment of brownfield properties and for redevelopment planning. Supplemental Assistance grants are designed to help communities continue assessment programs begun under the initial grants, and are awarded annually to selected communities who have previously been awarded a Brownfield Assessment Demonstration Pilot Grant.	P1-C					X			U.S. EPA Region V, 77 West Jackson Blvd., Chicago, Illinois 60604, Phone: 312-353-2000	

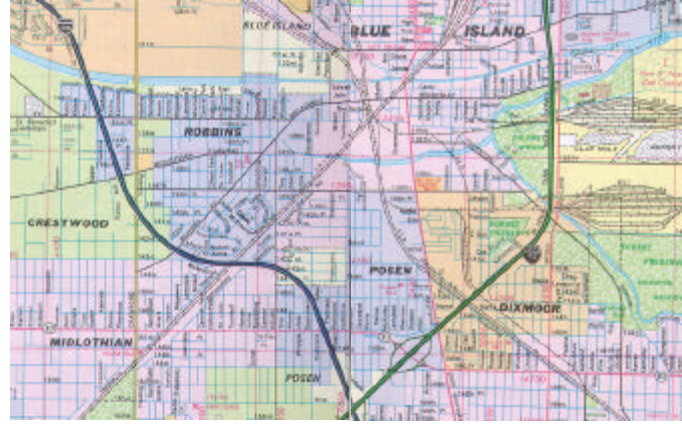
Program Name	Program Description	Phase	Transportation-Infrastructure	Open Space-Stormwater Management	Housing	Commercial	Environmental	Developer Incentive (Direct, L-leverage)	Planning-Outreach-Other	Contact Information	Application Information
U.S. EPA Brownfield Cleanup Revolving Loan Fund (BCRLF)	The BCRLF allows municipalities to establish a permanent program to provide low-interest loans to eligible property owners for demolition, site preparation, and the cleanup of identified environmental conditions. As the loans are repaid with interest, the fund would be replenished and could then be loaned out again. Awards of up to \$1.5 million.	P1-C						X		U.S. EPA Region V, 77 West Jackson Blvd., Chicago, Illinois 60604, Phone: 312-353-2000	
US SBA 7 (a) Loan Guaranty Program	SBA's primary loan program. The program guarantees major portions of loans made to small businesses, reducing lender risk. The small business applies to a lending institution, if the lender decides it requires additional support in the form of an SBA guarantee, SBA backing is requested by the lender.	P1-G P3-D P4-B							D	Contact a local lender to see if they are an SBA approved lender.	
Women's Self Employment Project (WSEP)	Micro Business loans for existing and start-up businesses. Start-ups must complete WSEP's 14 week Entrepreneurial Training Program. Existing businesses must be in business at least 2 1/2 years. Also have a Revolving Loan Fund program.	P1-G P3-D P4-B							D	WSEP Loan Department (312) 606-8255	

## APPENDIX J

# Green Communities Demonstration Program Application

# Governor Ryan's Green Communities Demonstration Program

## Application Packet



**Village of Robbins**  
**3327 West 137th Street**  
**Robbins, Illinois**  
**60472**





# VILLAGE OF ROBBINS

INCORPORATED DECEMBER 14, 1917

TELEPHONE (708) 385-8940  
FAX (708) 385-0542

MAYOR IRENE H. BRODIE, Ph.D.

3327 WEST 137TH STREET

ROBBINS, ILLINOIS 60472

PALMA L. JAMES  
Clerk

TRUSTEES

Willie E. Carter  
Richard Williams  
Gregory Wright  
Adele F. Sharp  
James E. Coffey, Sr.  
Lynnie D. Johnson

February 22, 2002

Green Communities Grant Program  
Office of Pollution Prevention #34  
Illinois Environmental Protection Agency  
1021 North Grand Avenue East, P.O. Box 19276  
Springfield, Illinois 62794-9276  
Attn: Ms. Janet Hawes-Davis

Dear Ms. Hawes-Davis:

I appreciate the opportunity to submit the attached Green Communities Demonstration Program Application on behalf of the Village of Robbins. The Village has taken a proactive role in community involvement and revitalization, but we still face many challenges.

The funding and technical assistance provided by Governor Ryan's Green Communities Demonstration Program will be used to conduct a community-wide environmental visioning process in the Village of Robbins. As Mayor of Robbins, I am excited for the opportunity to reach out and involve a broad range of citizens in creating a vision for our Village's future. Together we will identify ways to make our community a more attractive place to live and do business.

If you have any questions, please do not hesitate to call Beverly Gavin, Robbins Village Administrator, or myself at 708-385-8940.

Sincerely,

Dr. Irene H. Brodie  
Mayor



**GOVERNOR RYAN'S GREEN COMMUNITIES DEMONSTRATION PROGRAM  
GRANT PROPOSAL APPLICATION FORM**

**COVER SHEET**

Name of Applicant (local governments, public institutions and non-government organizations):

Village of Robbins

Contact: Beverly Gavin

Title: Village Administrator

Address: 3327 West 137<sup>th</sup> Street

City: Robbins

State: Illinois

Zip Code: 60472

Phone (708) 385-8940 x260

Fax: (708) 385-0542

E-mail: Bgavin@Robbins-IL.com

FEIN Number: 36-6006074

Partnering Organizations: Not Applicable

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Type of Community (select one)

Inner city neighborhood located in a municipality with a population greater than 100,000

Growing suburban municipality located in a county with a population of greater than 250,000

Community with a total population of greater than 20,000 but less than 125,000

Community with a total population of 20,000 or less

Watershed area, briefly describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Other specific geographic area with which people identify or share common interests other than those identified above, briefly describe:

\_\_\_\_\_

\_\_\_\_\_

Amount of Grant Request: \$125,000

Total Project Cost: \$137,500

Authorized Signature: Beverly J. Gavin

Printed Name and Title: Beverly Gavin, Village Administrator

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **1. Community Description**

### **a. Describe Your Community**

The Village of Robbins, Illinois is located in southern Cook County, approximately 20 miles southwest of downtown Chicago. The Village is located within Bremen Township and neighboring communities include Crestwood, Midlothian, Blue Island, Alsip and Posen.

The Village of Robbins occupies approximately 1.5 square miles of land. Notable geographic landmarks include the Calumet Sag Channel, located immediately north of the Village. Interstate 294 forms an approximate western and southern boundary for the Village and a CRI & P rail line, which also provides Metra service along the Rock Island line is located along the southeastern edge of the Village.

The Village of Robbins has 6,635 residents, according to the 2000 U. S. Census. The majority of the Village's population is concentrated in the southern half of the Village, south of 137<sup>th</sup> Street. The Village has experienced steady declines in population during the last two decades. A recent market study conducted by URS Corporation and Community Economic Redevelopment Corporation (CERC) suggested that a limited availability of quality, single-family homes within the Village limits has contributed to this population decrease.

The median age of all Village residents is 32 years. Overall, the population of Robbins is becoming older; the median age increased from 28.6 in 1990 to 32 in 2000, according to the U.S. Census Bureau. Approximately 13% of all residents are over age 65. Nearly one third of Village residents are under the age of 18.

The high concentration of children and elderly (typically non-wage earning populations) within the Village of Robbins contributes to unemployment rates that are higher than those for surrounding communities. Only 40% of Robbins residents over the age of 16 are currently employed. Unemployment levels as high as 20% were reported for the Village of Robbins during the 1990's, although unemployment has decreased in recent years as retail and service jobs in the southwest suburban region have increased. The largest numbers of Robbins residents are employed in the retail/service, administrative support, and professional managerial employment sectors.

The median household income for the Village of Robbins was \$34,965, according to the U.S. Census. The median household income increased dramatically during the previous decade, from \$17,194 in 1990. However, the median household income for Robbins remains approximately 30% lower than the median income of \$49,508 for the area within a 3-mile radius around Robbins.

The Village of Robbins is primarily a residential community. Most residents are employed outside the Village in surrounding communities or the City of Chicago. The majority of residences are single-family homes. Existing rental housing is represented by two Cook County public housing developments that are operated within Robbins.

A limited amount of commercial development exists within Robbins. The Village's largest employer is the Lydia Health Care nursing home, which employs just over 100

Village of Robbins  
Project Summary  
Green Communities Demonstration Program

people. There are no other employers in the community with more than 25 employees. The Foster-Wheeler Incinerator Facility was shut down in 1997, after only 3 years of operation, depriving the Village of a major source of tax revenue. There are currently no industrial or manufacturing developments within Robbins. The Village is largely dependent on residential property taxes for its revenue.

**b. List the environmental concerns/issues currently being addressed.**

*List of issues currently being addressed (not issues to be addressed in visioning process, these will be determined by community).*

- Economic revitalization.
- Transportation access and infrastructure.

Metra provides commuter rail service between the Village of Robbins and downtown Chicago, Illinois. As a gateway into the Village, the Metra station offers a logical focal point for economic and community development.

The Metra station is located on the in-bound side of the tracks, and therefore separated from existing parking and downtown retail. Freight and commuter trains using the railway often stop at the 139th Street intersection, blocking pedestrian and vehicle traffic.

Kedzie Avenue is the major vehicular corridor through the Village of Robbins and runs parallel to the railroad. A PACE bus route serves the village via this corridor. Commuters must walk several blocks to connect between PACE and Metra service.

139th Street serves as a principal local east-west corridor through the Village, and provides a route between the Metra Station, Kedzie Avenue and limited areas of retail development.

- Open space preservation.
- Stormwater management.

Midlothian Creek is one of eight major tributaries to the Little Calumet River in southern Cook County. The Creek generally brings stormwater run off and rainfall from the western side of the watershed northward to the Little Calumet River.

Development pressures from upstream communities, as well as within the Village of Robbins is stressing the ability of Midlothian Creek to naturally manage flows. The feasibility of relocating Midlothian Creek will depend a great deal on the creek's ability to handle such a move without adverse impacts, community acceptance (including neighboring communities), agency acceptance and approval and the financial resources available to study, design and ultimately construct the relocated channel.

As part of the TOD Study, URS Corporation has prepared a workplan for determining the feasibility of relocating Midlothian Creek from an engineering, permitting and economic

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perspective. Other issues, such as aesthetics and natural resources should also be looked at to determine feasibility.

The workplan suggests ten major steps that should be taken, at a minimum, to begin evaluating relocation of Midlothian Creek. These include:

- Task 1: *Define Project Objectives*
- Task 2: *Project Coordination and Management*
- Task 3: *Refine Strategic Plan*
- Task 4: *Data Collection (Focus on Existing Records)*
- Task 5: *Field Work (Walk-Through, Topographic Survey, Wetland Determination and Hydraulic Survey)*
- Task 6: *Develop Conceptual Designs*
- Task 7: *Hydrologic and Hydraulic Modeling*
- Task 8: *Alternatives Analysis and Summary*
- Task 9: *Present Recommendations*
- Task 10: Feasibility Study (Summary of Findings and Recommendations)

**c. How will your community benefit long-term from the grant project?**

*Reasons why the community desires to undertake a community environmental visioning process and how it may benefit the community long-term.*

- Energize community.
- Develop community-wide vision.
- Address related problems simultaneously.
- Enhance quality of life for residents.
- Make Robbins a more attractive place to do business- stimulate revitalization.
- Leverage additional resources.

Identified projects for which the Village of Robbins may seek outside funding include:

- Station enhancements.
- Street and access improvements.
- Rail crossing safety improvements.
- Land acquisition.
- Stormwater management planning.
- Greenspace development.
- Streetscaping.
- Business attraction.

**2. Applicant Background**

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**3. Project Personnel**

*(primary contact for applicant organization, experience, qualifications and role in project of key city personnel, volunteer staff and paid consultants.)*

- Village of Robbins
- URS Corporation
- CERC
- Facilitator- Hubert Morgan, NIPC

**2. Partnering Organizations**

*(not applicable)*

**3. Budget Detail**

- a. Use IEPA form
- b. Matching Funds  
*commitment of matching funds if applicable (5-10% Recommended)*
- c. Resource Needs  
*(estimated project costs by line item)*

**4. Attachments**

*Letters of commitment from business associations, civic organizations, and community groups.*

**GOVERNOR'S GREEN COMMUNITIES DEMONSTRATION PROGRAM  
BUDGET FORMAT  
Village of Robbins**

<b>EXPENSE</b>	<b>GRANT</b>	<b>MATCH (Optional)</b>	<b>Source of Match (Required, if match provided)</b>
DIRECT LABOR - Salaries & wages (breakdown by individual position)			<i>Name of funding source</i>
Village Administrator \$42/hr		\$ 4,410.00	Village General Revenue Fund
Village Planner \$30.50/hr		\$ 2,806.00	Cook County CDBG
Mayoral Office Manager \$21/hr		\$ 378.00	Village General Revenue Fund
Park District Commissioner \$27/hr		\$ 1,242.00	Village General Revenue Fund
Village Clerk \$27/hr		\$ 540.00	Village General Revenue Fund
Village Treasurer \$27/hr		\$ 756.00	Village General Revenue Fund
Clerical Support \$13/hr		\$ 416.00	Village General Revenue Fund
Fringe Benefits (i.e., social security, employer paid retirement and health benefits)			
Village Administrator \$8/hr		\$ 840.00	Village General Revenue Fund
Village Planner \$5.50/hr		\$ 506.00	Cook County CDBG
Mayoral Office Manager \$4/hr		\$ 72.00	Village General Revenue Fund
Park District Commissioner \$5/hr		\$ 230.00	Village General Revenue Fund
Village Clerk \$5/hr		\$ 100.00	Village General Revenue Fund
Village Treasurer \$5/hr		\$ 140.00	Village General Revenue Fund
Clerical Support \$2/hr		\$ 64.00	Village General Revenue Fund
Facilitator & Other Professional fees (# of hours @ hourly rate)			
Facilitator (NIPC) 200 hrs @ \$100	\$ 20,000.00		
Program Management and Vision Planning (URS) 800 hrs @ \$75 (average)	\$ 60,000.00		
Local Outreach Coordinator 400 hours @ \$25	\$ 10,000.00		
Public Outreach Assistance (CERC) 40 hrs @ \$75	\$ 3,000.00		
<b>Direct Labor Subtotal</b>	<b>\$ 93,000.00</b>	<b>\$ 12,500.00</b>	
<b>OTHER DIRECT COSTS</b>			
Travel	\$ -		
Printing & copying (mailings, handouts, reports)	\$ 10,000.00		
Supplies/materials (necessary for the project only)			
Posters & displays	\$ 800.00		
Public involvement and outreach activities	\$		
Public Notices/Press Releases	\$ 3,000.00		
Mailings	\$ 3,700.00		
Neighborhood meetings (3-5)	\$ 5,000.00		
Town Hall meetings (2)	\$ 5,500.00		
Local Access TV Productions	\$ 2,000.00		
Webpage design & operation	\$ 2,000.00		
<b>Other Direct Costs Subtotal</b>	<b>\$ 32,000.00</b>		
<b>Total Expenses (Direct labor &amp; other direct costs)</b>	<b>\$ 125,000.00</b>	<b>\$ 12,500.00</b>	
<b>Grant Request</b>	<b>\$ 125,000.00</b>		

## Appendix K

### Funding Summit Recommended Invitees



## **Proposed Invitees for Funding Summit**

Federal, State, and Cook County Elected Officials

Village of Robbins Board of Trustees

Village of Robbins Planning Commission Members

RTA

Metra

Illinois Development Finance Authority

Illinois Department of Commerce and Community Affairs

Illinois Department of Transportation

Illinois Department of Natural Resources

Illinois Historic Preservation Agency

Illinois Environmental Protection Agency

U. S. Environmental Protection Agency

Federal Transit Administration

U.S. Department of Housing and Urban Development

Federal Railroad Administration

Federal Emergency Management Agency

Army Corps of Engineers

Local Private Lenders

Community Development lending Heads at Chicago area banks

Fannie Mae Foundation

Other public or non-governmental lenders