



MANAGER'S REPORT FOR SEPTEMBER 9, 2011
GENERAL INFORMATION AND RESPONSES TO MAYOR & COMMISSIONER REQUESTS

Places to be this Week...

Sunday, September 11, 2011 – 9/11 Moment of Remembrance will be held downtown at 11:45 AM in front of 5129 Main Street.

Tuesday, September 13, 2011 – The Village Council meeting will be held in the Village Council Chambers at 7 p.m.

Thursday, September 15, 2011 – The Village will host a ComEd Town Hall meeting at the Park District Recreational Center on Belmont Road at 7 p.m.

Future Calendar Reminders...

FY12 Budget Workshop – Saturday, October 1, 2011 at Fire Station 2. Time TBD.

Comprehensive Plan Follow-Up -At the August 16 Comprehensive Plan meeting, the Village Council requested additional information on the following:

- Industrial Zoning Classification Land Use Regulations
- Road Classifications
- The Naperville residential design guidelines manual

Industrial Zoning Classification Land Use Regulations

The question about role and protection of industrial parks arose during the most recent Council discussion of the draft comprehensive plan. The Village's zoning ordinance currently restricts most non-industrial uses in the Manufacturing Districts (M-1, M-2, ORM). These districts only permit a handful of uses that serve the industrial park's users (e.g., professional offices, banks, day cares, public facilities) and even fewer uses unrelated to the industrial activity or services (e.g., gymnasiums, telecommunication towers and adult entertainment uses). Most service uses in these districts are special uses. As such, the Village has more oversight in their location and operation so potential conflicts can be minimized.

The JAPA article (Journal of the American Planning Association, Vol. 77, No. 1, Winter 2011) notes several reasons to maintain an area of industrial uses separate from unrelated non-industrial uses. First, these areas remain a heavy source of employment, so should not be allowed to change without careful thought given to its role in the local economy. Second, government is often a land owner in industrial parks for many of its less neighborly uses like snow plowing, street cleaning, sanitation services, and other uses that may conflict with non-industrial uses. Third, industrial parks often house the activities that allow other commercial areas to be successful, such as dry cleaning and printing. Fourth, these areas often provide car repair services or construction companies, or other uses that may conflict with residents or commercial uses where they may otherwise be allowed. Fifth, industrial areas are often business incubators due to the low cost of space. Sixth, the jobs supplied are often a good source of income and benefits for less educated members of the area population. Finally, these areas often are troubled by contamination or hazardous materials storage, which others should not be subjected to.

For regulatory continuity, as well as for the nature of industrial economics and activities, the draft comprehensive plan recommends continued segregation of industrial from non-industrial uses. Where the mix is allowed, the non-industrial uses may be handled more effectively through a special use process and could be limited to the properties adjacent to the arterials serving the industrial park.

Roadway Classification Source

The Transportation Plan in the draft Comprehensive Plan includes the Village's street network as divided up by functional classification. The functional classifications are not our recommendations but rather are a depiction of how the Illinois Department of Transportation (IDOT) classified them in their 5-year Plan, last done in 2008 for the Downers Grove area. Streets are classified based on actual current function, not based on desired function.

The Federal Highway Administration establishes criteria for functional classification of streets. State DOTs, such as IDOT, are responsible for administering them in their jurisdictions. The three basic classifications are as follows:

Arterial - Arterial highways are generally characterized by their ability to quickly move relatively large volumes of traffic, but often with restricted capacity to serve abutting properties. The arterial system typically provides for high travel speeds and the longest trip movements. The rural and urban arterial systems are connected to provide continuous through movements at approximately the same level of service.

Collector - Collector routes are characterized by a relatively even distribution of access and mobility functions. Traffic volumes and speeds are typically lower than those of arterials, but greater than that found with Local Streets.

Local - All public roads and streets not classified as arterials or collectors are classified as local roads and streets. Local roads and streets are characterized by the many points of direct access to adjacent properties and the relatively minor value in accommodating mobility. Speeds and volumes are usually low and trip distances short.

Residential Design Guidelines

A copy of the Naperville Workbook for Successful Redevelopment is attached. It is an educational tool intended to provide ideas and resources for new homes and remodels located in established neighborhoods. It suggests ways to respect the character of the area while not mandating design or mimicking neighboring designs. A similar concept could be pursued here if the Council concurs at some future date.

Council Meetings Now Available On Demand On YouTube - Complete audio and video recordings of Village Council Meetings are now available on the Downers Grove YouTube Channel. Each meeting will now be uploaded by noon the following day. The list of all Village related programming is available at <http://www.youtube.com/VillageDownersGrove>.

Follow-up on Code Enforcement Issues from Council meeting – At the September 6 Village Council meeting, a resident requested that the Village follow up on certain vacant properties and corresponding code violations. Below is a summary of each property.

513 Prairie – This specific house is not vacant. Staff believes that property in question is 533 Prairie. Village staff issued a violation notice prior to the resident addressing the Village Council. The enforcement action is pending in DuPage County Circuit Court.

615 Chicago – No violations exist at this time. However, Village staff is visiting the site to speak with the owners regularly. Village staff visited the property this week as well as last week.

4921 Elm – The demolition permit for this property has been issued. The property is expected to be demolished and restored to grass as soon as next week. Staff spoke with the property owner and the demolition contractor this morning and instructed the property owner, who lives next door, to cut the grass and weeds in the interim.

Vacation of Rights-of-Way – At the September 6 Village Council meeting the Council requested additional information about the ROW vacation policy. The current policy was passed by the Village Council in 2003 and reflects the results of Council deliberation that occurred during a six-month moratorium on vacating rights-of-way. Attached is the current policy, as well as the minutes from the meetings during which the moratorium and the new policy were considered.

In-house Pavement Patching -Pavement patching was completed this week on 67th Place, Powell and Valley View. Next week patching is planned to be done Palmer, Barrett, Saylor, Carpenter Ct and the area north of 55th Street, south of the BNSF Railroad and east of Fairview.

Overnight Work on BNSF – The BNSF will be welding switches off of the center track on Sunday, September 11 from 7 pm to 3 am just east of Forest Avenue and Monday, September 12 between Fairview Ave and Washington St from 7 pm to 3 am. During this time, train whistles will sound due to Federal roadway worker protection regulations.

ONGOING PROJECTS

Belmont Underpass

The Belmont Road underpass is planned to be open to two lanes of traffic beginning October 15th. The paving of Haddow is planned for next week. Excavation continues on the south side of the underpass and, as you can see from this photo, they opened up the area under the underpass this week.



Work Performed This Week:

- Completed concrete work on the walls of the south pedestrian tunnel stair/ramp structure.
- Removing sheet piling from the SW, SE stair structures and from retaining wall A.
- Cast stone and brick work at the north east and north west stair structures.
- Continued with the metal roof installation at the NE and NW stair structures.
- Misc electrical work for the platforms and pump station.
- Excavation for Belmont lowering, south of tracks.
- Completed concrete work on the footing and started forming retaining wall E wall panels.
- Completed the construction of the walls at the south west and south east stair wells
- Started concrete staining at the north pedestrian tunnel/ramp structure.
- Forming and pouring wall panels at retaining walls B/C
- Completed the relocation of the water line at Haddow.
- Started forming the east approach slab of the highway bridge.

Work Anticipated Next Week:

- Roadway – Finish grade and pave north of tracks. Excavation of Belmont Road and installation of storm sewer south of tracks. Installation of aggregate subgrade on Belmont Road.
- Southeast Stairwell - Placement and compaction of fill for stairs and landings. Installation of wall drain, underdrain, and backfill. Removal of sheeting. Frame, reinforce, and place concrete for stairs and landings.
- Southwest Stairwell - Frame, reinforce, and place concrete for stairs and landings.
- North Stairwell Canopies – Application of concrete stain and anti-graffiti coatings. Installation of ceiling lighting. Drywall ceiling.
- Pedestrian Tunnel – Frame, reinforce, and place concrete for ramp entrance/deck. Installation of underdrain and compacted fill for stairs and ramps. Frame, reinforce, and place concrete for ramps and stairs/landings.
- Pedestrian Tunnel North Canopy - Application of concrete stain and anti-graffiti coatings. Installation of ceiling lighting. Drywall ceiling.
- Highway Bridge – Construction of east approach pavement.
- Pump Station – Installation of electrical and railings.
- Backfill retaining wall A. Frame, reinforce, and place concrete for retaining wall B/C face panels.
- Frame, reinforce, and place concrete for retaining wall E wall.

Information about the project is provided on the Village's and Metra's web sites.

- Percent Complete: 70%

2011 Roadway Maintenance Program, Street Resurfacing (A) Phase 1

Awarded Amount: \$1,832,424.50

Contract Completion Date: 8/5/11

Contract Completion Date For Sod: 9/15/11

Work Performed This Week:

Some parkway restoration preparation continued in the Springside / Bolson area and Franklin area.

Work Anticipated Next Week:

Final parkway restoration preparation should take place with sod placement beginning.

- Percent Complete 98%

2011 Roadway Maintenance Program, Street Resurfacing (B) Phase 2

Awarded Amount: \$1,676,260.57

Anticipated Start of Construction: August, 2011

Contract Completion Date: 11/17/11

Work Performed This Week:

Curb removal and replacement operations started on Venard (N), Oak Hill Ct, Hickory Ct, 35th St.

Work Anticipated Next Week:

Concrete curb & gutter, removal and replacement operations to continue on noted streets north of 35th St and progress to Pomeroy Ct / Rd, Parrish Ct, Wood / Belleaire area.

Surface removal operations may begin in the Hickory Trail, Oak Hill Rd, Acorn area west of Highland Ave the week of 9/12.

- Percent Complete 5%

Lot A (Warren Avenue) Retaining Wall Rehabilitation (P-012-11)

Council Award Date: September 6, 2011

Award Amount: \$86,800.00

Preconstruction meeting: Week of September 12

Anticipated Start of Construction: Week of September 19

Construction Duration: 60 days

- Percent Complete: 0%

Storm Sewer Rehabilitation Project - Prospect Avenue Lincoln to Chicago

Storm sewer cleaning and televising was completed. The sewer lining material is being manufactured to fit the specific diameter and length of existing sewer on Prospect Avenue. Contractor requested an extension of the project to allow for custom manufacturing of the liner. The revised installation date is scheduled to begin Monday, September 19, 2011. The installation of the liner should take approximately two days to complete.

- Percent Complete: 20%

Lacey Creek (Sub D), 39th St., West of Saratoga, SW-075

Review of the draft Drainage Improvement Study report was completed and the consultant is finalizing the design of the roadway improvements along 39th Street. The construction of these improvements will take place as part of the 2011 Roadway Maintenance Program.

Street Light Replacement, Concord Square II

Awarded Amount: \$31,930.52

Contract has been awarded and light fixtures have been ordered. Lead time on fixtures is 6 - 8 weeks.

Construction is scheduled to start in September once the fixtures are shipped.

Contract duration is 120 days.

Fire Station #5 Parking Lot Replacement

This project has been scheduled for rebid. Construction to start in the fall.

2nd and Cumnor

Award Amount: \$1,055,141.50

Contract Completion Date: November 4, 2011 (excluding restoration)

Work Completed This Week

AT&T began line relocation, partial basin excavation, continued foundation removal and watermain construction.

Work Anticipated Next Week

AT&T line relocation and utility pole removal, complete watermain construction and begin sanitary sewer construction.

- Percent Complete: 18%



Prentiss Creek Sub E – Kensington Place

Concept Design Award Amount: \$14,808.00

90% Concept Design Report review completed. Awaiting revisions and completed report from consultant. A neighborhood meeting will be scheduled in late September or early October.

Storm Sewer Replacement on Washington Street, Grant to Ogden

Award Amount: \$304,765.00

Anticipated Start of Construction: Week of September 12

Estimated Construction Duration: 60 days

Preconstruction meeting completed: August 30, 2011.

Contractor to mobilize week of September 12.

Work Anticipated Next Week

Traffic control and detour route installation

Sawcut pavement

Grinding pavement surface

- Percent Complete: 0%

Davis St Storm Sewer

Current Contract Amount: \$438,292.50

Current Completion Date: November 1, 2011

Pre-construction Meeting held on August 30, 2011. Contractor expected to mobilize week of September 12, 2011.

- Percent Complete: 0%

Lacey Creek (Sub G) Stormwater Improvements - 35th St between Saratoga and Venard

Design underway. Staff is currently reviewing draft report and 50% plan set. Due to expected permitting delays, construction of project is likely in 2012.

SJN Sub B, Storm Sewer on Pershing Ave

Current Contract Amount: \$364,112.00

Contract Completion Date: September 30, 2011

Work Performed This Week:

Continued construction of storm sewer. Adjusted watermain in conflict with proposed storm sewer at Warren and Pershing.

Work Anticipated Next Week:

Continue construction of storm sewer. Roadway and parkway restoration.

Percent Complete: 5%

Green Streets/Sustainable Water Program and Downtown Business District Water Quality Enhancements

Design contract amount \$26,397.80

Upon final review it was decided that it would be optimal to both reduce the scope of work for the Green Streets Pilot Project as well as move its construction to spring. The bid documents are in the process of being finalized. A contractor will be acquired over the winter so that the project can be constructed as soon as the weather breaks, with vegetative restoration to follow immediately thereafter. Final report drafts have been delivered and have been reviewed for both the Downtown Business District and Green Streets portions of the project.

Streambank Stabilization - St. Joseph North Branch

Design/Build contract amount \$298,719.00

Preliminary design continues in preparation of upcoming permit submittals.

Streambank Stabilization - St. Joseph South Branch

Design/Build contract amount \$387,750.00

Preliminary design has begun in preparation of upcoming permit submittals.

COMPLETED PROJECTS

Washington Park Stormwater Improvements

Contract Amount: \$3,055,860.23

Project is Substantially Complete

There are ongoing responsibilities for turf maintenance.

The Park District has installed the ornamental fence adjacent to the parking lot. Other fence-related items on the punch list that have not yet been addressed may be deducted from the contract and the contract closed. The Village and the Park District are discussing final acceptance of this facility.

McCullum Park Stormwater Improvements

Current Contract Amount: \$1,250,204.53

Project is substantially complete except for turf related items which are being discussed by the contractor, the Village and the Park District. The Village and the Park District are discussing final acceptance of this facility.

2011 Paver Crosswalk Upgrades (S-007-11)

Awarded Amount: \$129,727.50

Contract Completion Date: August 5, 2011

Work started on July 11th.

Work Performed This Week:

The project was completed on August 19th. Thermoplastic striping was added to the crosswalks this week under the Village's striping contract.

Work Planned for Next Week:

Inspection of all completed crosswalks with the contractor.

Completing punch list items and contract close-out.

2011 Replacement Sidewalk Program (S-006-11 & S-006-12)

Awarded Amount: \$186,725.00

Contract Completion Date: August 18, 2011

Completing punch list items and contract close-out.

Maple/BNSF Railroad Grade Reduction

Awarded Amount: \$365,469.28
Contract Completion Date: August 12, 2011
Completing punch list items and contract close-out.

Washington Street/Sherman Street Stormwater Improvements

Current Contract Amount: \$547,159.12
Contract Completion Date: December 19, 2010
Completing punch list items and contract close-out.

2011 New Sidewalk Installation Program

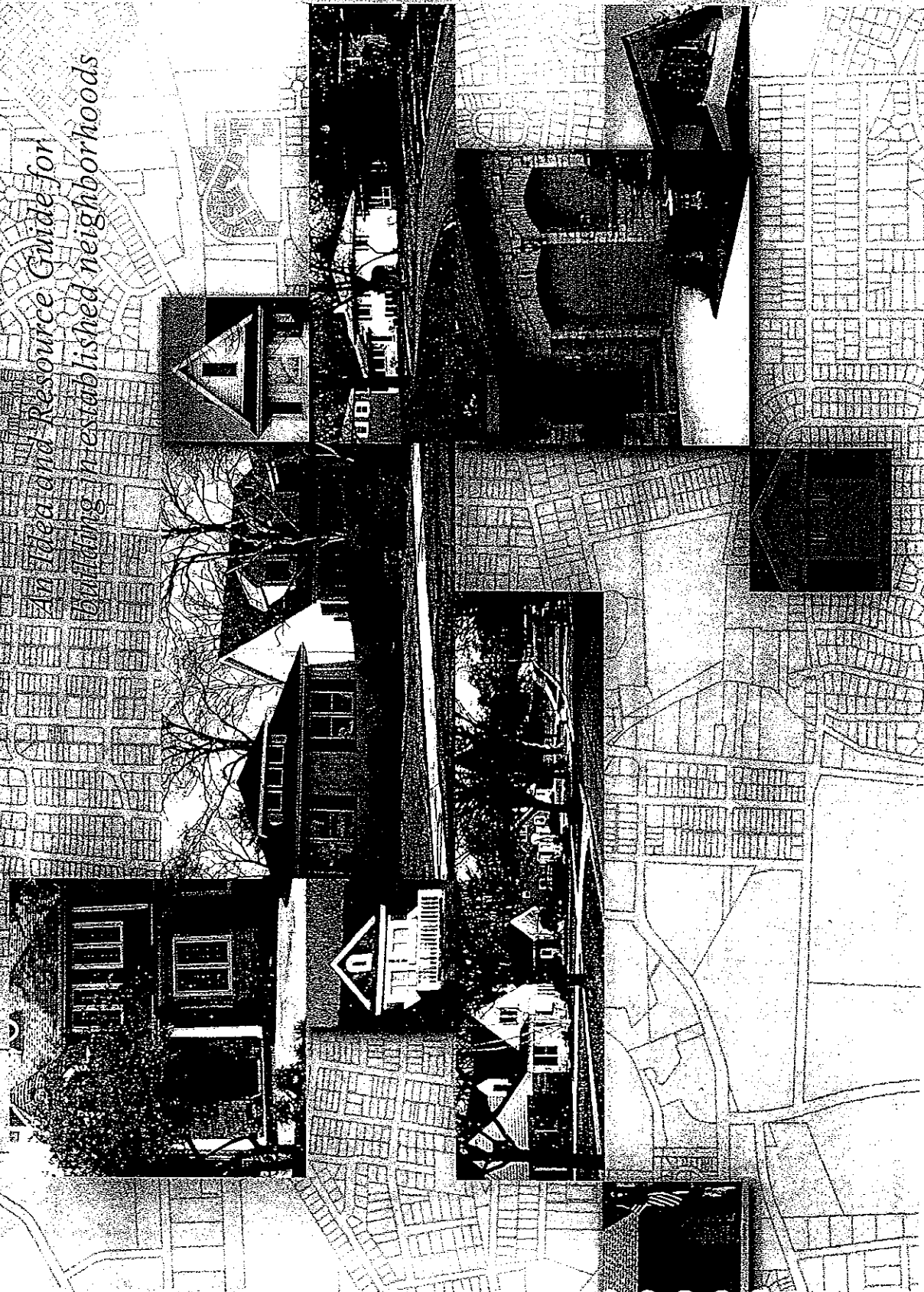
Contract Amount: \$ 248,407.35
Contract Completion Date: August 22, 2011
Completing punch list items and contract close-out.

ATTACHMENTS

Naperville Workbook for Successful Redevelopment
JAPA Article
Right-of-Way Vacation Documents

Workbook for Successful Redevelopment

*An Idea and Resource Guide for
Building in established neighborhoods*



Introduction

Across the United States, communities are struggling with the redevelopment of their established neighborhoods.

Community First was formed as a grass roots initiative

made up of a diverse group of citizens from Naperville,

Illinois to establish a process for addressing this important and emotional issue. The result of our efforts is this Workbook.

The Workbook is intended to be an educational tool that provides ideas and resources for new homes and remodels in established neighborhoods. It offers **respectful considerations for blending projects with the defined characteristics of the neighborhood, the block, the adjacent homes and the site** while also allowing individual homeowners the maximum flexibility to build, expand, or remodel to meet their own needs and objectives. It is intended that the use of these ideas and resources will result in the valuable elements of predictability and mutual respect to both you and the existing neighborhood.

The intention is not to mimic existing homes, but to allow for diversity through a balanced and thoughtful approach.

The Workbook is presented in a **Two Step Format**:

Step 1 asks a series of questions about the neighborhood, the block, the adjacent homes, and the site to help identify the challenges that may arise when building or remodeling a home in an established neighborhood.

Step 2 presents ideas and resources to assist in addressing those challenges found in Step 1.

The Workbook is provided for the use of residents, builders, contractors, architects, designers, realtors, home owner associations, and local government. It is important that everyone consult the Workbook for ideas and advice **prior to beginning the design process**. There must be a strong partnership between all parties to maximize the successful use of this Workbook.

Table of contents

2	How to use this Workbook
3	Identify your existing conditions
4	The Neighborhood
6	The Block
8	The Adjacent Homes
10	The Site
12	Summarize
13	Visual Ideas
14	Perception of Bulk
16	Height
18	Roof Styles
19	Garage Details
20	Garages & Driveways
24	Landscape
26	Stormwater
27	Remodeling
28	Best Practices
29	Additional Resources/Certificate of Awareness
30	Glossary of Terms

How to use this Workbook

You are responsible for the future of your own neighborhood. This Workbook is meant to encourage individual citizen responsibility and participation within the community. The following groups can benefit from using the Workbook because it can help them to:

Homeowner and Homeowner Associations

- Educate residents to the challenges of building in an established neighborhood
- Create dialog and discussion about local concerns while focusing efforts on positive involvement
- Create and promote ideas/concepts with input from a broad scope of neighbors

Homeowners interested in building and remodeling

- Formulate and communicate thoughts on the design of their project as it relates to their neighbors
- Create a greater awareness of ideas, opportunities and design possibilities
- Communicate and educate their builder/architect by conveying concepts and ideas early in the design stage

Builder/Architects

- Educate themselves and their staff about the site sensitive issues of building in an established neighborhood
- Research the challenges of the area where they want to build
- Create their own "punch list" of "best practices" and design concepts
- Educate their clients to help with design concepts
- Improve their company's image through better communication with the neighborhood

Realtors

- Familiarize themselves with local neighborhoods and redevelopment issues
- Inform and educate clients (prospective buyers)
- Work with builders/architects who are aware of the neighborhoods' characteristics

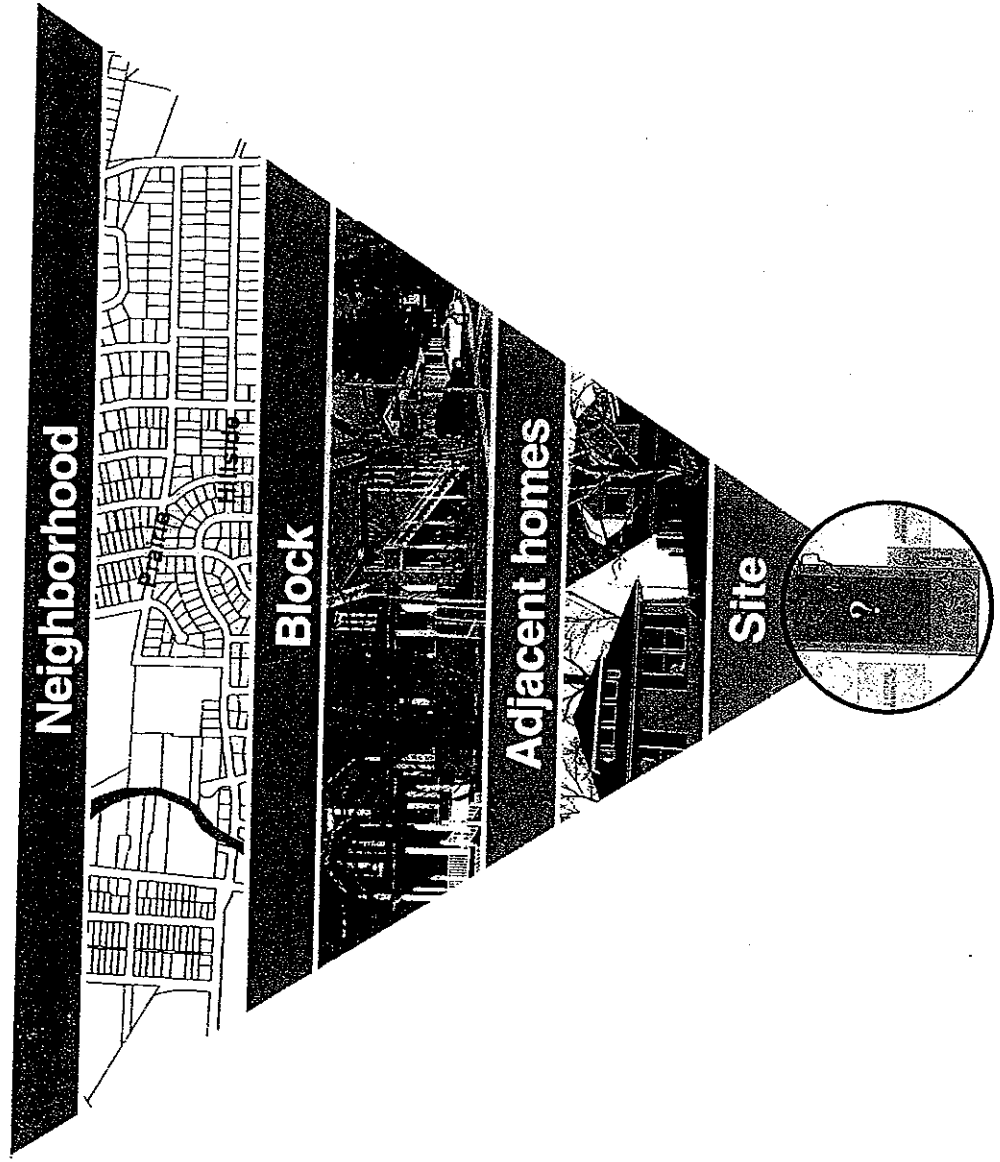
Local Government

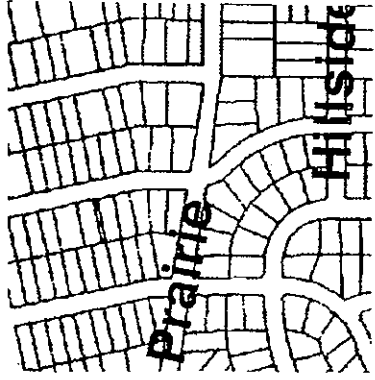
- Educate staff on local redevelopment issues
- Enable staff to communicate with and to serve the citizens and the building community
- Facilitate more positive citizen input/participation

Step 1

Identify your existing conditions

Step 1 asks questions that will create a detailed awareness of the neighborhood, the block, and the adjacent homes surrounding your site. With this educated sensitivity you will better understand how to address the conditions and challenges you may discover.





The Neighborhood

Answering the questions below will help you find the common characteristics which most likely define your neighborhood's identity and appeal.

Zoning: A system categorizing all properties. Contact your local government if you are unsure about your zoning. (refer to glossary)

Setback lines: The distance from the property lines that defines the buildable area. Setbacks can be different for different zoning areas.

Roof pitch: The angle, or pitch of a roof is calculated by the number of inches it rises vertically for every 12 inches it extends horizontally. For example, a roof that rises 6 inches for every 12 inches of horizontal run has a 6/12 pitch.



What are the neighborhood boundaries? (streets, rivers, railroad tracks etc.)

What is the history of development or the date/dates of construction? (subdivision, eclectic, historic etc.)

What is the topographic area? (flat, sloping, river etc.)

What are current zoning limitations? (R1A, R1B, R1, R2 etc.)

Do the existing homes follow the current zoning setbacks? (newer subdivisions probably do, older areas may not)

What are the overall lot characteristics? (square, irregular, narrow, wide, etc.)

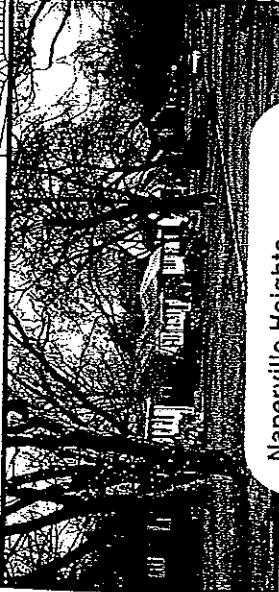
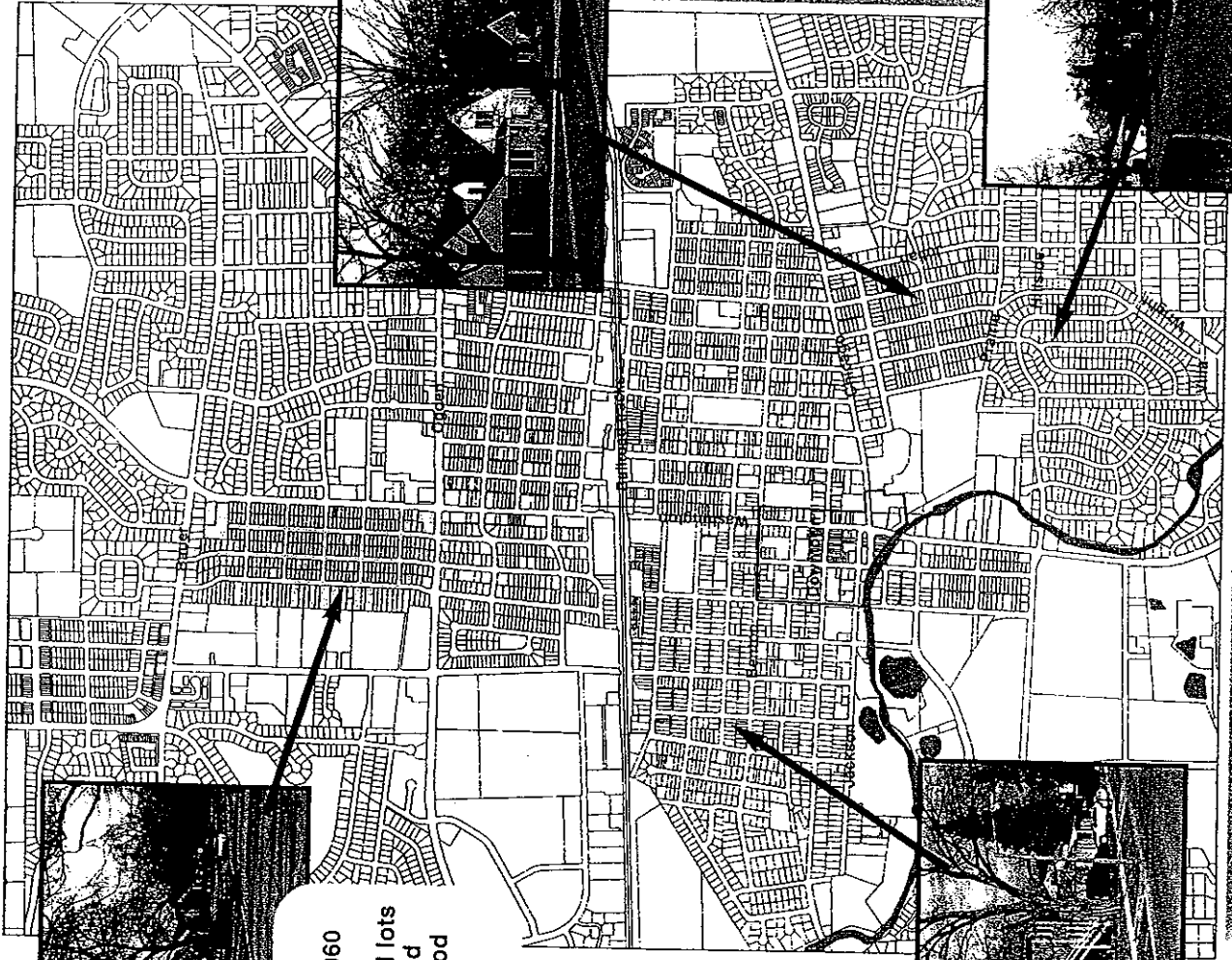
What are the existing streetscape characteristics? (shape of street, sidewalks, driveways, mature tree locations, etc.)

How many floors do most houses have? (1, 1 1/2, 2, more.)

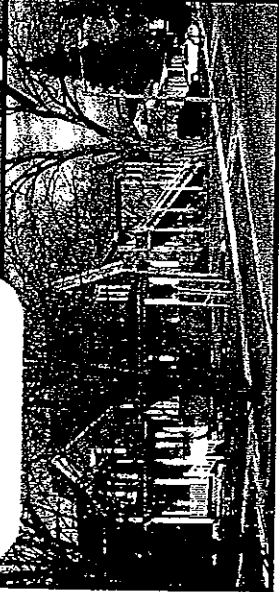
What is the predominant facade material facing the street? (wood siding, vinyl/aluminum, brick, stone, stucco etc.)

What is the predominant roof pitch, type and material? (shallow, steep, asphalt, wood shingle, etc.)

Naperville, Illinois is made up of many distinct and diverse neighborhoods.
 What characteristics define your neighborhood?



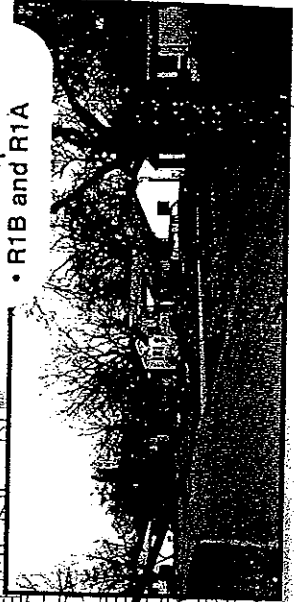
- Naperville Heights**
- Built between 1922-1960
 - Straight streets
 - Small homes on small lots
 - Mostly aluminum sided ranch or small cape cod homes
 - All R1B



- West Side**
- Built from 1850 to present
 - Straight streets
 - Large diversity of home styles
 - Many homes close to street with some alleys
 - R1B, R2, and R1A



- Macintosh**
- Predominately built in the 1920's
 - Hilly streets
 - Ranch, cape cod and some two story homes
 - Lots are long and narrow
 - All R1B



- East Highlands**
- Subdivision built in the 1960's
 - Curvy streets
 - Very consistent home styles
 - Medium sized ranch, bi-level and two story homes
 - Lots are wider than deep
 - R1B and R1A

This is just one of many maps available from the city.

The Block

Answering the questions below will help you to discover the predominant block patterns.

Is the block in transition regarding redevelopment? To what degree? _____

Spatial distinction:

Refers to the open space around, over, and between homes. Spatial distinction will vary from block-to-block in any given neighborhood. Will your project drastically change the spatial distinction as it relates to the adjacent homes?

Is the block fairly typical to the neighborhood? If not, why? _____

How are the homes set on their lots in relation to the setback codes? Describe the existing spatial distinction. _____



Is there an obvious pattern formed by the heights of the existing homes on the block? Describe. _____

Describe the dominant architectural features. (*front porches, dormers, etc.*) _____

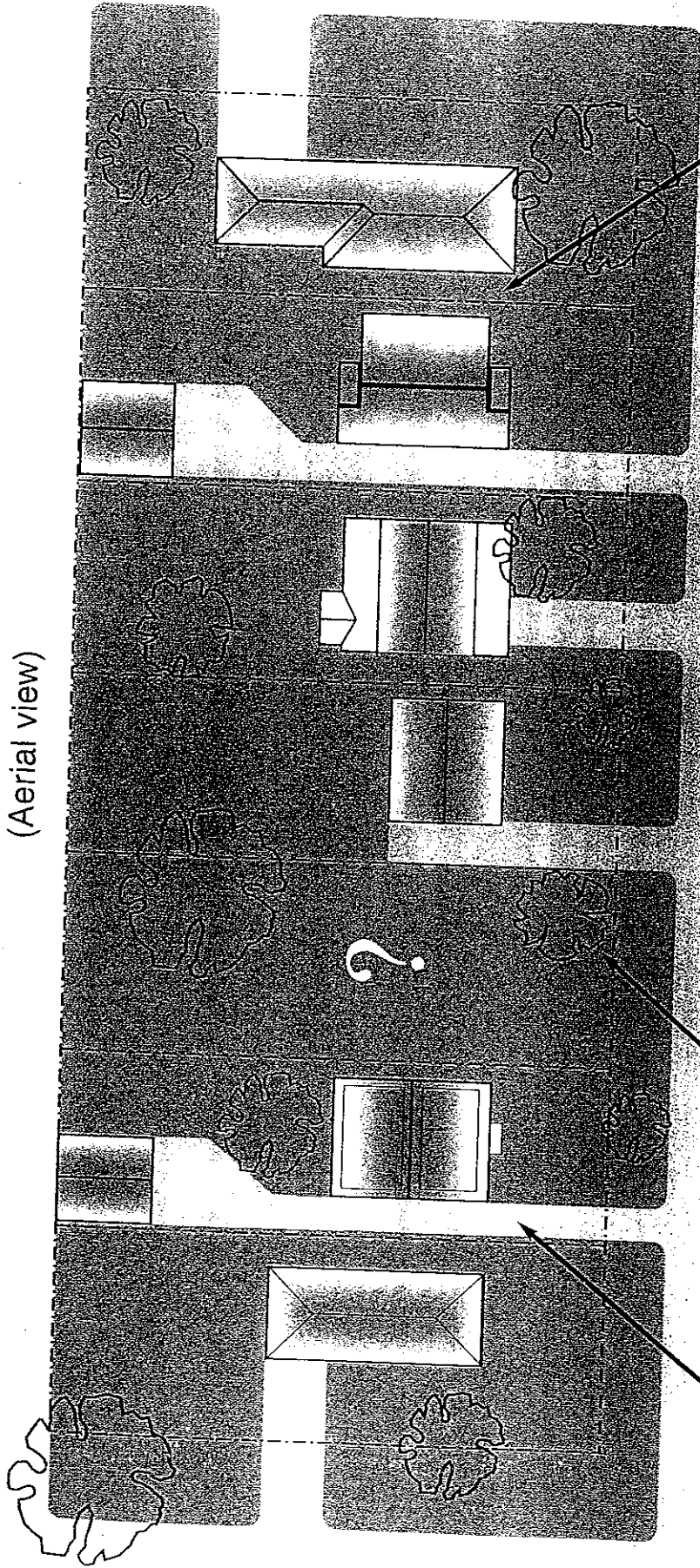


Are the garages attached? Detached? Is there an alley? _____

Describe the dominant landscape features? Where are the street trees located? _____

This is how homes might look on a block.

(Aerial view)

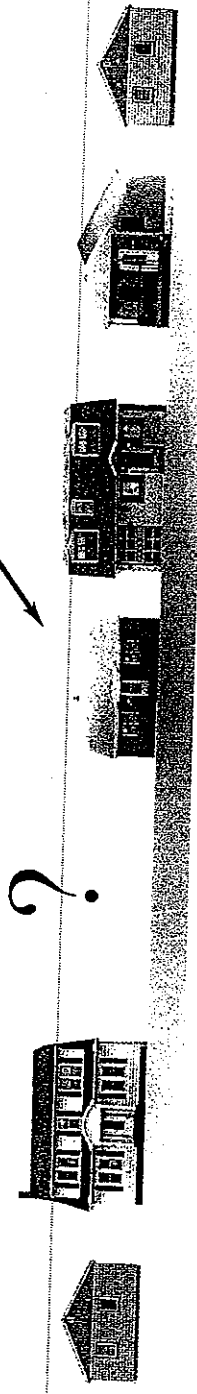


How are the driveways and garages placed on the lots?

Existing tree

What is the height pattern?

What is the spatial distinction between the homes? Are they close to each other?



(Streetscape view)



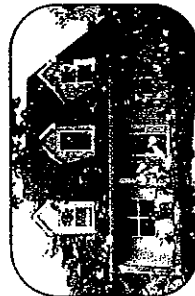
Type of home:



ranch



bi-level



cape cod



two story

The Adjacent Homes

A new home or addition will impact the adjacent homes. Look at the adjacent homes in relation to your project.

What type of home sits on either side of the property? (*ranch, bi-level, cape cod, two story*) _____

What are the approximate roof pitches of these homes? (*shallow or steep*) _____

Where are the adjacent home's garages and driveways situated? (*attached, detached, on an alley*) _____

How are the homes situated on their lots? Close to the street? On or very near lot lines/setbacks? _____

Are the views open through the back yards? _____

Will the new structure be to the south of any adjacent home? _____

Describe the landscape features _____

What are the building materials used on the adjacent homes? (*wood, siding, brick, stucco*) _____

List any features of the adjacent homes that you may be able to incorporate into your design. _____

What types of roof lines do these homes have? _____



Gable



Hip



Combination



Gambrel



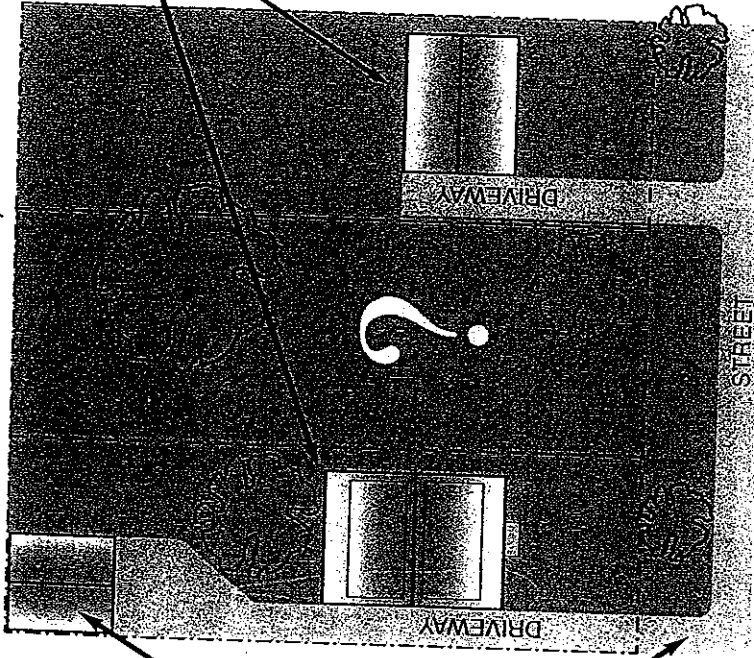
Saltbox



Hip-on-gable

This shows some different views of the adjacent homes. Both the aerial and the streetscape views are important to study when designing your project.

(Aerial view)

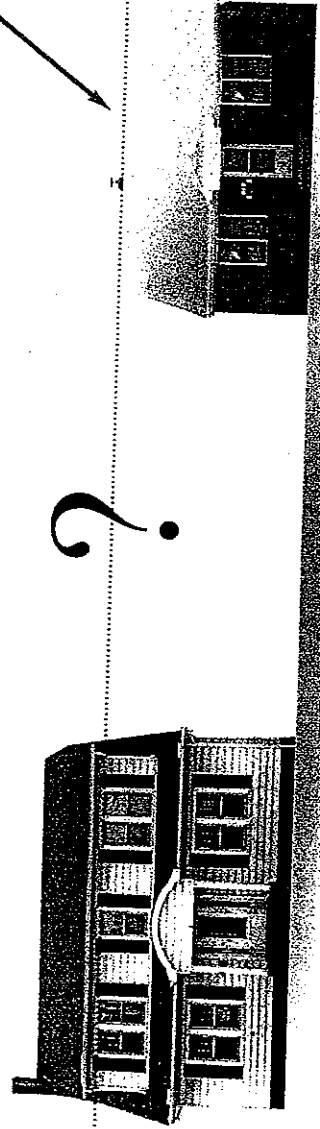


How are adjacent homes situated on their lots?

Where are the garage & driveway placements on these homes?

What are the roof heights and pitches of the adjacent homes?

Photograph the homes adjacent to your project.



(Streetscape view)

The Site

The site governs size, orientation, light quality, etc. You and your architect/builder should visit the site in person before designing your project. Your project will require a topographic survey.

What is the width and depth of your lot? Refer to your plat of survey.

Is this consistent with the surrounding property?

Where does the property sit on the block? (on a corner, mid-block)

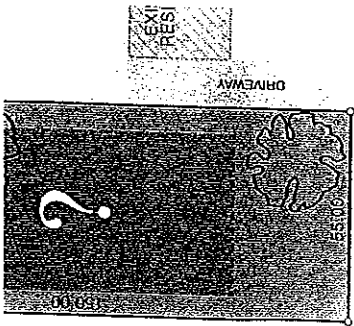
Is there alley access?

List the unique features of your property.

Are there any site conditions that affect your project's height, setback lines, garage and driveway placement, and /or landscaping challenges?

How can you best locate, shape, and size the house, garage and driveway to be complimentary to the adjacent homes?

Can you incorporate any common characteristics of the existing homes into your project? (materials, architectural details, roof pitch, landscaping etc.)



Plat of survey:

Owner's legal document and legal description visually depicting the exact boundaries and all of the buildings on the property.

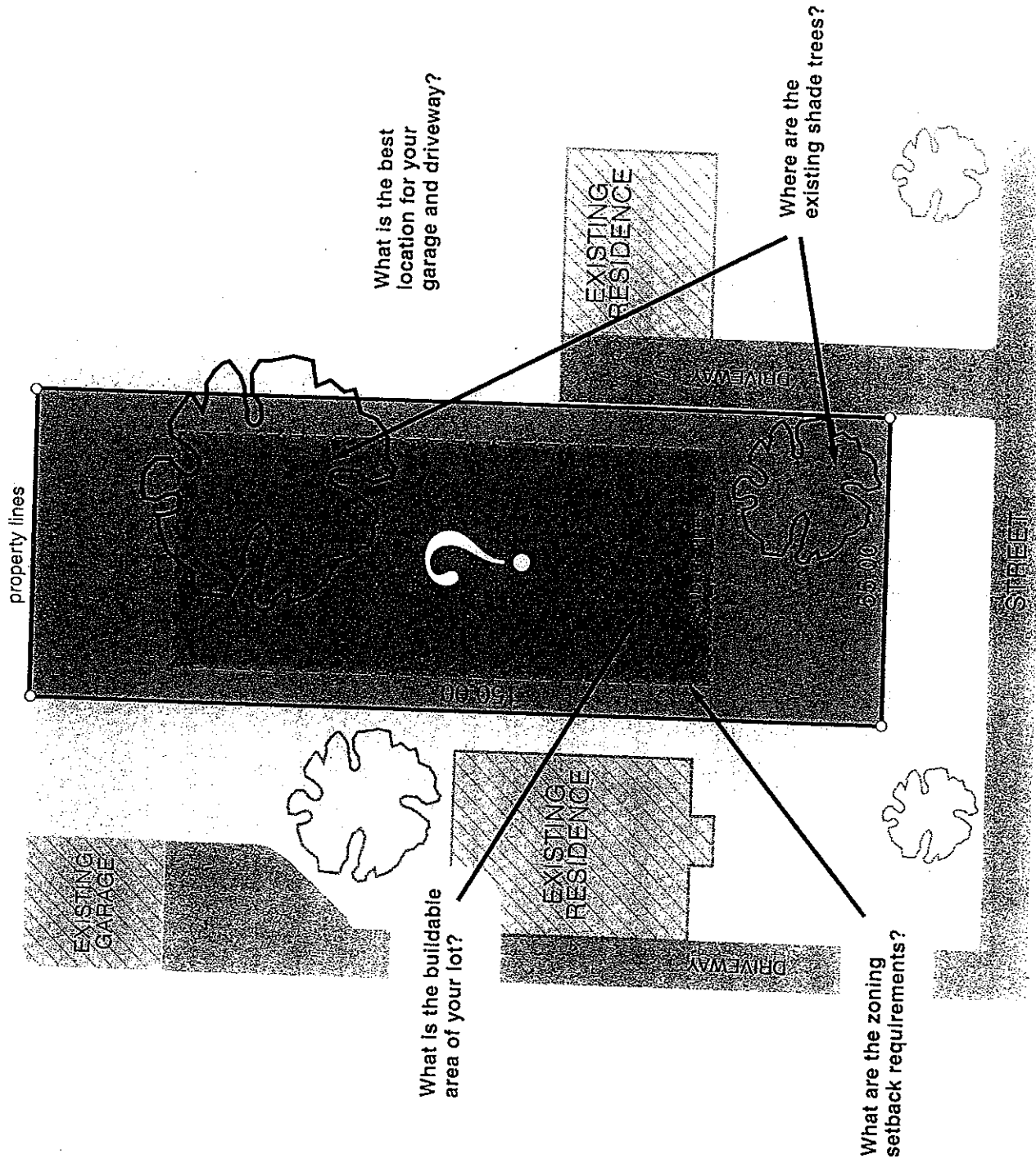
Topographic survey:

More detailed than a plat of survey. Shows land contours, and usually shows adjacent homes and structures.

Setback lines:

The distance from the property lines that defines the buildable area. Setbacks can be different for different zoning areas.

This is an example of a vacant lot.



Summarize

Summarize Step 1. Before beginning your design process, list the major challenges and opportunities you have found for each of the four categories below. Use this list to guide your design process.

Step 2 will give you visual ideas and suggestions.

To help you complete this page, here are some examples of answers to questions from Step 1.

Neighborhood:

- Mostly small homes on small narrow lots.
- Mostly aluminum sided ranch or small cape cod homes.

Block:

- Homes are uniformly setback from the street.
- Homes have detached garages.

Adjacent homes:

- One is a two story and one is a ranch.
- Driveway of home on right side is next to lot line.

Site:

- Large shade tree must be saved.
- Location of garage and driveway must be studied.



Neighborhood:



Block:



Adjacent homes:



Site:

Proceed to Step 2 and use as many ideas and suggestions as possible in your design process.

Step 2

Visual Ideas

The visuals in this section offer options to address the most common challenges when redeveloping in an established neighborhood. Please use your answers from Step 1 to guide you through Step 2.

Perception of Bulk

Height

Roof Style

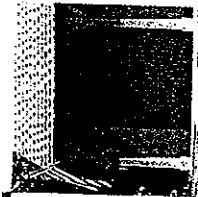
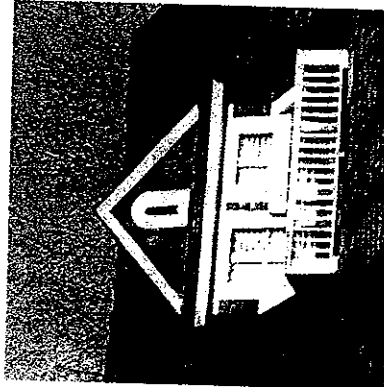
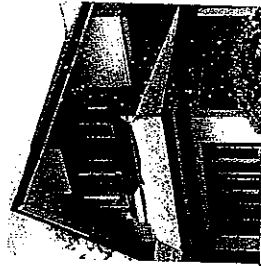
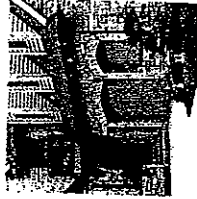
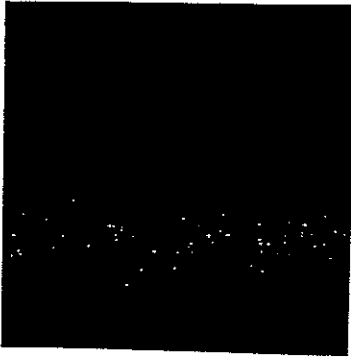
Garage Details

Garages & Driveways

Landscape

Stormwater

Remodeling



Perception of Bulk

Proper scale, proportion and details are essential to blending any home or addition into an established neighborhood. Today's homes are typically larger. These are some ideas for reducing the perceived bulk of a larger home or addition.

QUICK REFERENCE:

- Dormers
- Porches
- Window placement and treatments
- Bay windows
- Turrets
- Deeper front setback
- Exterior trim details
- Horizontal details
- Forward and back progressions
- Varying & combination roof heights and pitches
- Separate garage doors
- Detached and rear loaded garages
- Not elevating home
- Landscaping

The dormer breaks up the mass of the roof.

Combination roof lines with varying roof heights and roof pitches add interest and break up mass.

Horizontal detail adds scale and proportion.

Bay windows, turrets, and other architectural features break up large wall masses.



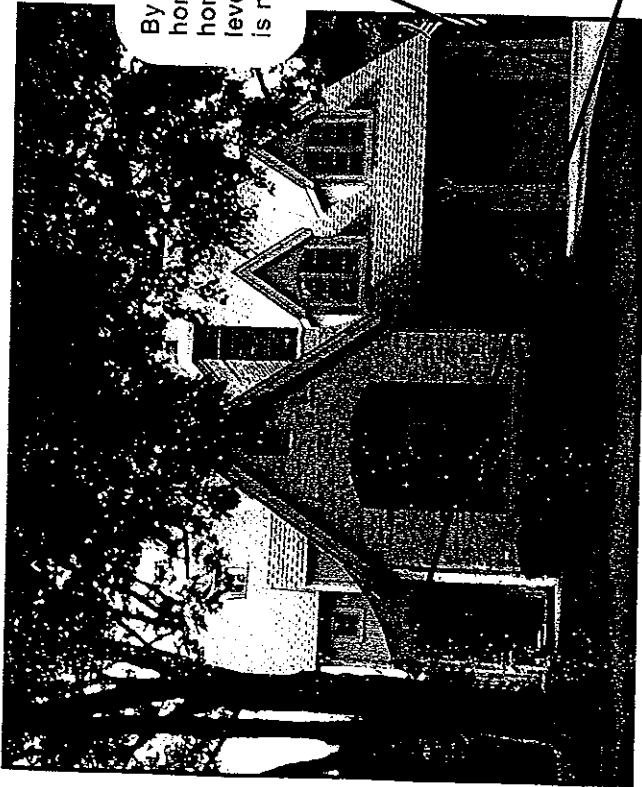
The forward and back progressions break up the mass.

The porch adds interest, scale and outdoor living space.

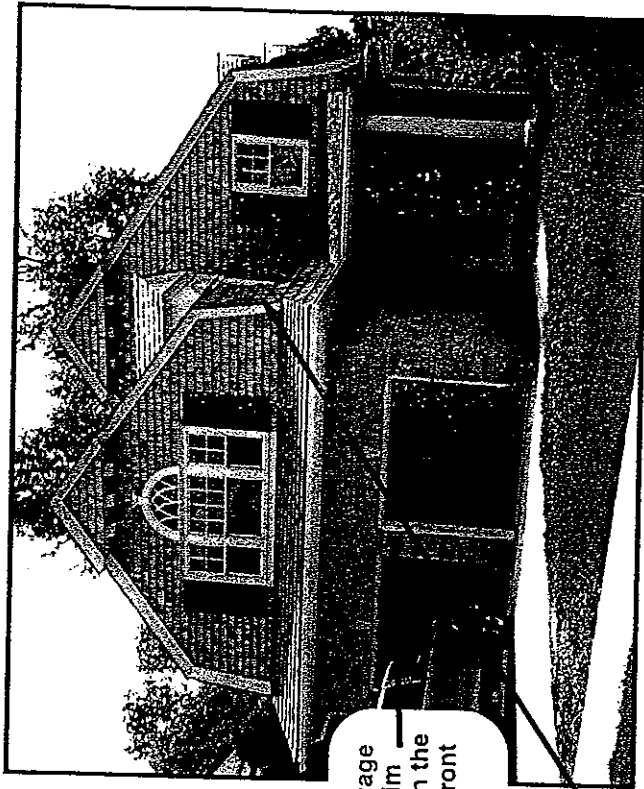
Exterior trim details add interest, scale and dimension.

- Wide casing around windows
- corner and frieze boards
- balusters
- columns

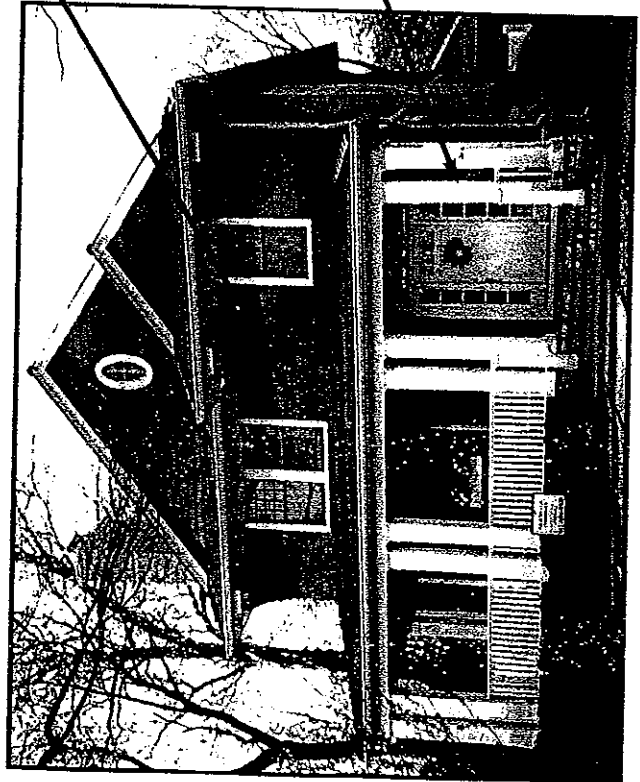
Detached and rear loaded garages can eliminate a large portion of bulk visible from the street.



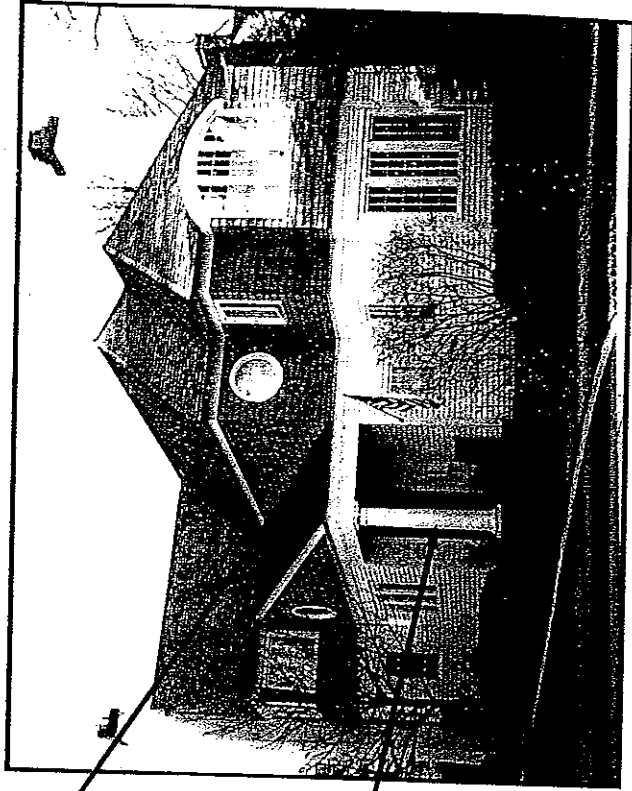
By not elevating the home, keeping the home at ground level, extra height is not added.



Separate garage doors and trim details soften the impact of a front load garage.



Stepping back portions of the home breaks up mass in the front as well as long flat walls on the side.



Exterior trim details add interest, scale and dimension.

- wide casing around windows
- corner and frieze boards
- shutters
- columns
- dimensional shingle roof

Height

If the neighborhood has shorter homes, consider these suggestions to reduce height.

QUICK REFERENCE:

- Cape Cod style
- Hipped roof
- Dormers
- Setting further back
- Varying & combination roof heights and pitches
- Eave or horizontal trim band
- Ranch style
- Not elevating the foundation
- Proper scale and proportion
- Landscaping
- Sloping roof lines
- Prairie style
- Gradual decrease in height



Consider a Cape Cod style home. The roof falls back and gives the appearance of a 1 story home.

Dormers add interest and break up the large roof surface.

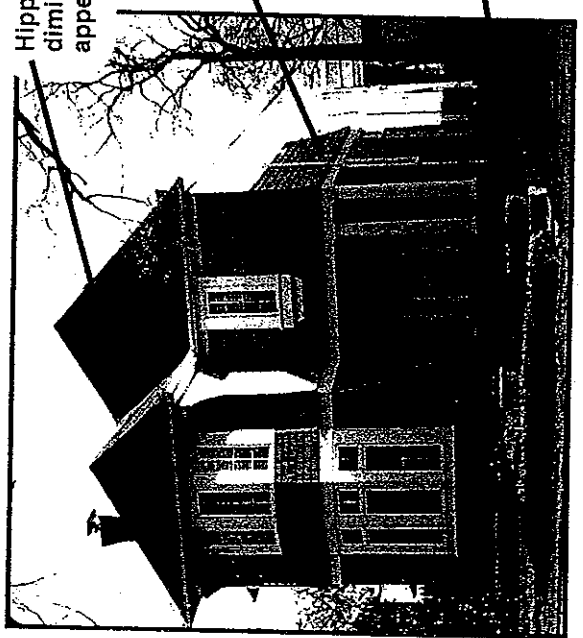
Sloping roof lines can minimize impact next to smaller adjacent home.



Setting the front of a home further back from the adjacent homes.



Consider a ranch style home.



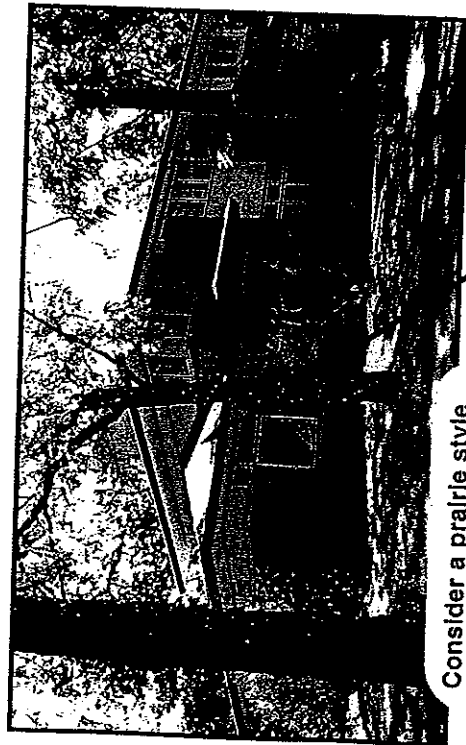
Hipped roofs can diminish the appearance of height.

Incorporating an eave or horizontal trim band can break up the mass.

By keeping the home to ground level, not elevating the foundation, extra height is not added.

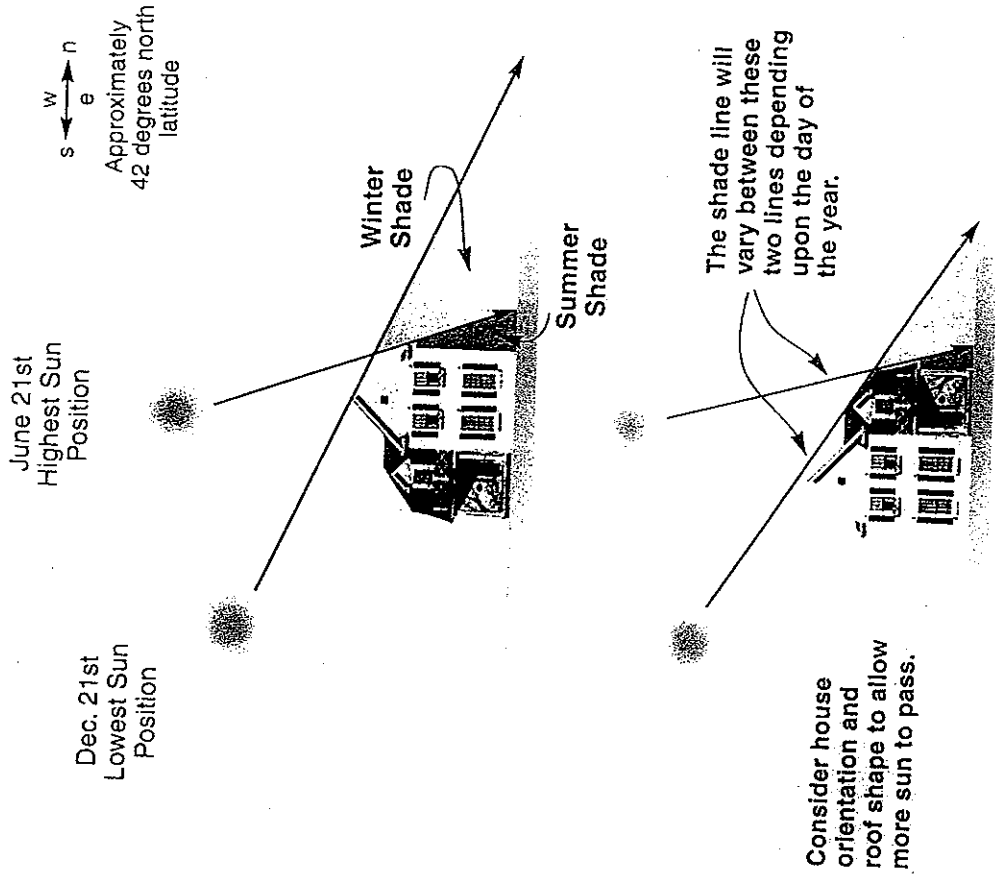
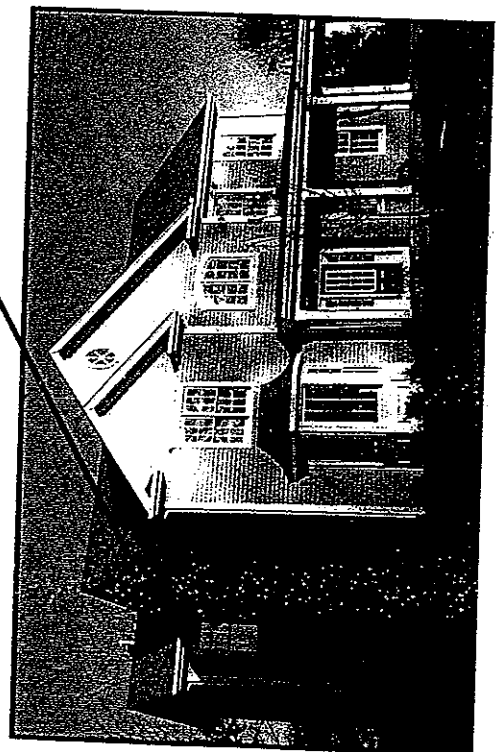
Sun & Shade

Height and roof style will affect the sun/shade patterns on the adjacent homes. Determine your project's north, south, east, or west orientation to see how it affects the sun/shade patterns.



Consider a prairie style home. The dominant appearance is horizontal.

Gradual decrease in height of the home to adjacent property.



Roof Style

The style of home you design may determine the roof pitch and govern the height of a home.

QUICK REFERENCE:

- Combination roof lines with varying heights and pitches
- Home style with lower roof pitch
- Sloping the roof pitch away from adjacent home

Roof lines:



Gable



Hip



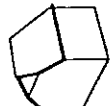
Combination



Gambrel



Saltbox

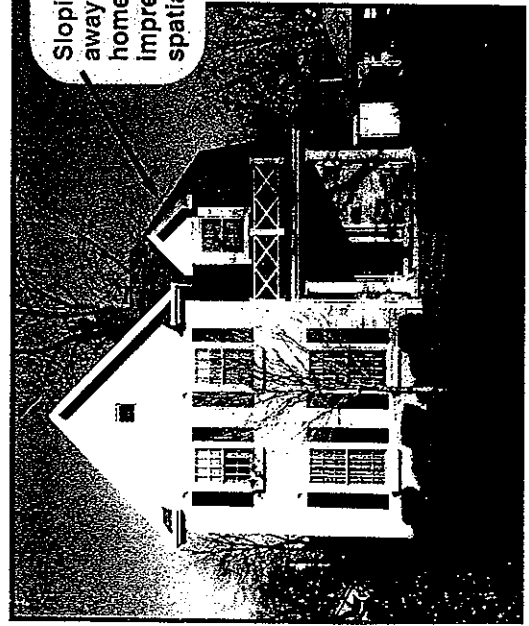


Hip-on-gable

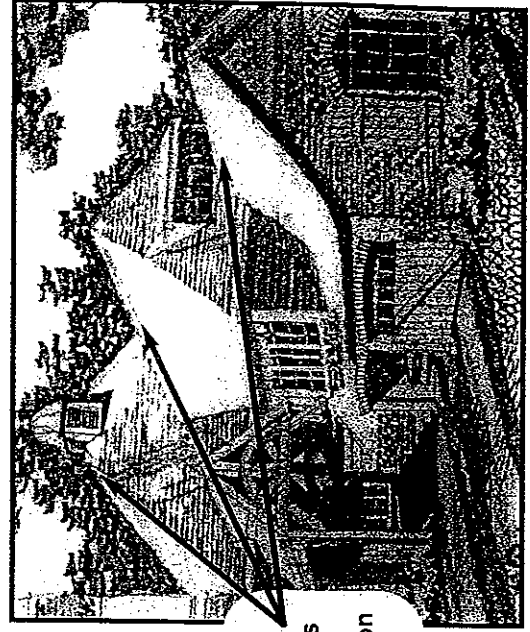


Consider a four-square style home. The hipped roof diminishes bulk by drawing your eye to the center.

Some styles of homes have a lower roof pitch (Prairie style, some four-squares and others).



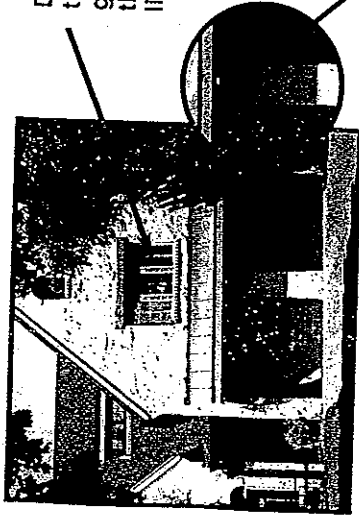
Sloping the roof pitch away from adjacent homes creates the impression of greater spatial distinction.



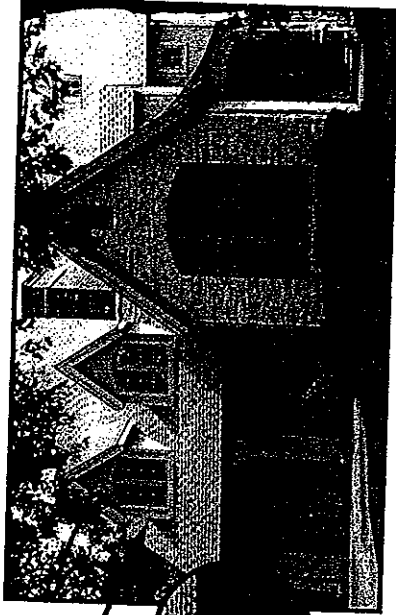
Combination roof lines with varying heights and pitches create interest and soften the impact on adjacent homes.

Garage Details

Many of the same concepts presented on the "perception of bulk" pages can be used to lessen the impact of the garage from the street and add curb appeal.

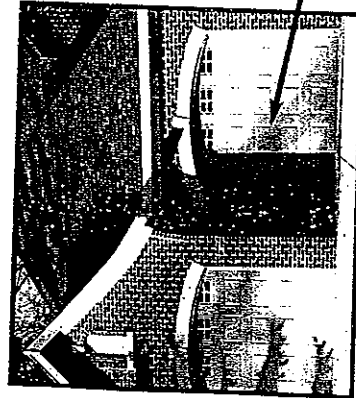


Dormers and window treatments above the garage help to minimize the impact of 2nd story living space.

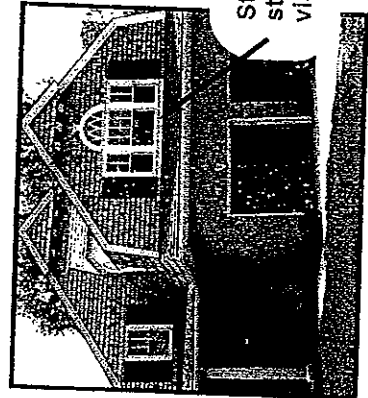


Exterior trim details add interest, scale and dimension.

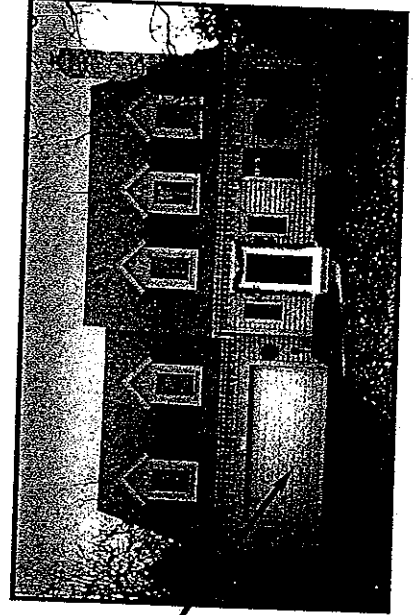
- wide casing around windows
- corner and frieze boards
- balusters
- columns



Stepped-back, separate garage doors, curved tops and combination roof types soften the impact.



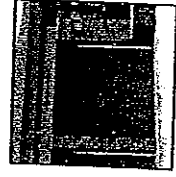
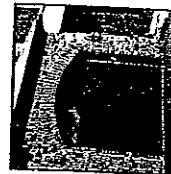
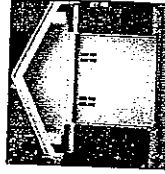
Stepping back the 2nd story space reduces visual impact.



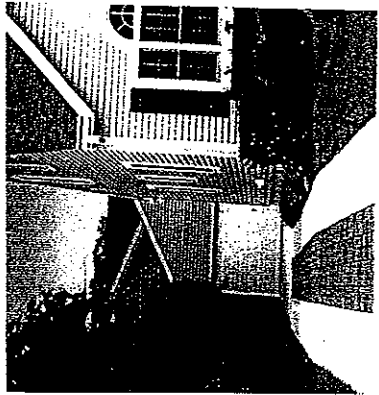
Consider adding a tandem third car garage bay behind the two car garage.

QUICK REFERENCE:

- Dormers
- Bay window
- Separate garage doors
- Tandem garage
- One bay in front of the other
- Stepping back
- 2nd story
- Exterior trim detail
- Curved tops
- Combination roof types
- Unique doors



Photos courtesy of Designer Doors Inc.™



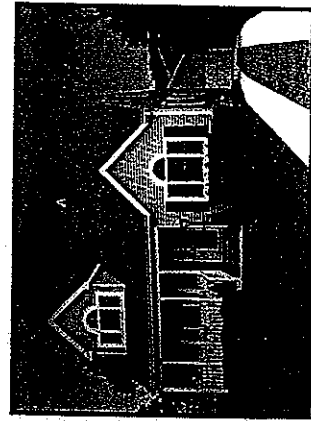
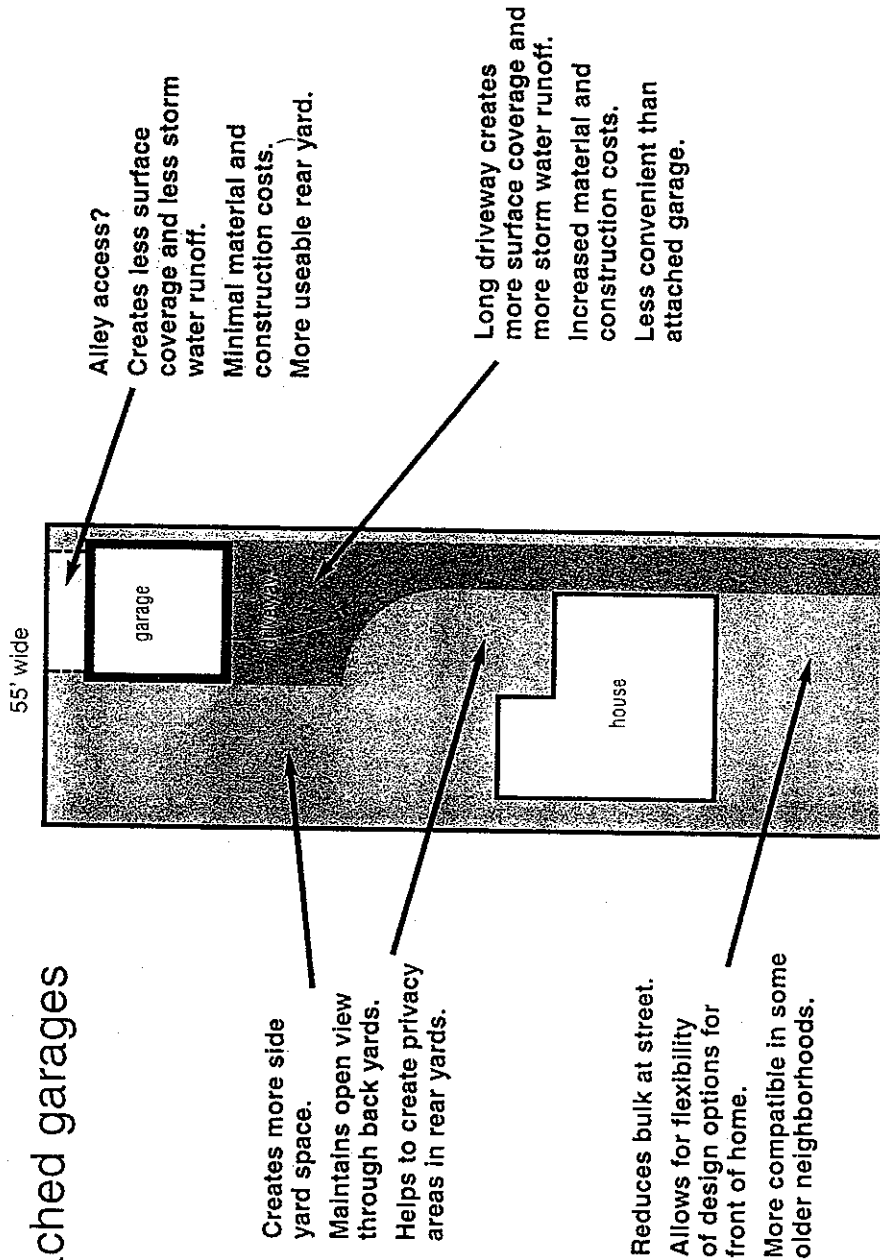
Garages & Driveways

If your neighborhood has mostly detached garages, consider these options.

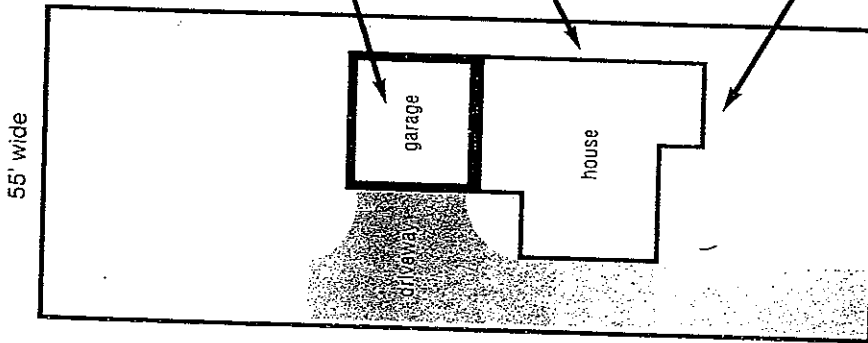
Rear detached garages

THINGS TO CONSIDER:

- Neighborhood/block compatibility
- Bulk facing street
- Storm water runoff
- Lot coverage
- Convenience
- Maintenance



Rear load, attached garages

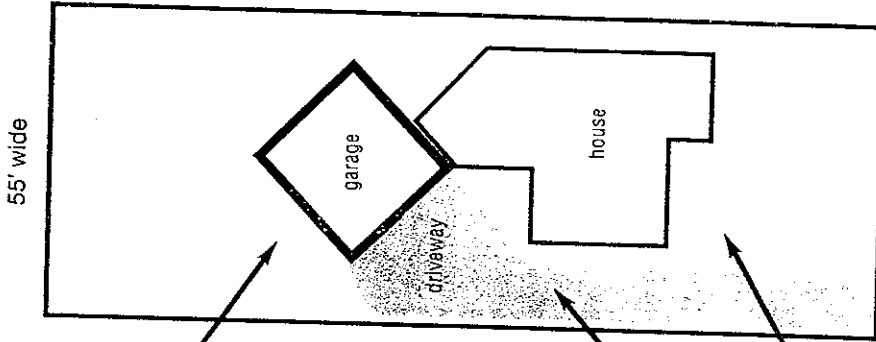


Allows for living space over garage.
Allows for flexibility of design options for front of home.

Can create long wall mass on one side.
Blocks views through rear yards.
Separates house from rear yard.

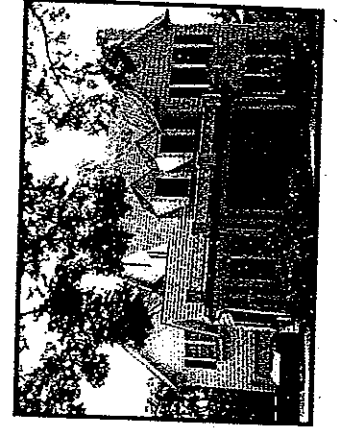


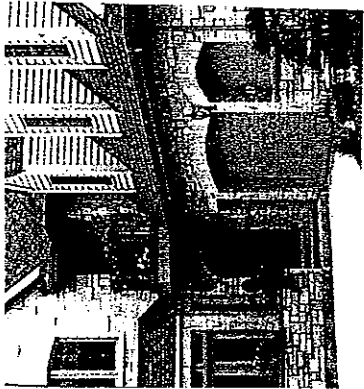
Reduces bulk at street.
Convenient to use.
Maintains front yard views through yard.



Creates wider setback on sideyard where driveway is located.
Creates possibility for rear courtyard and patio area.

Increases surface coverage and storm water runoff.
Increases material and construction costs.

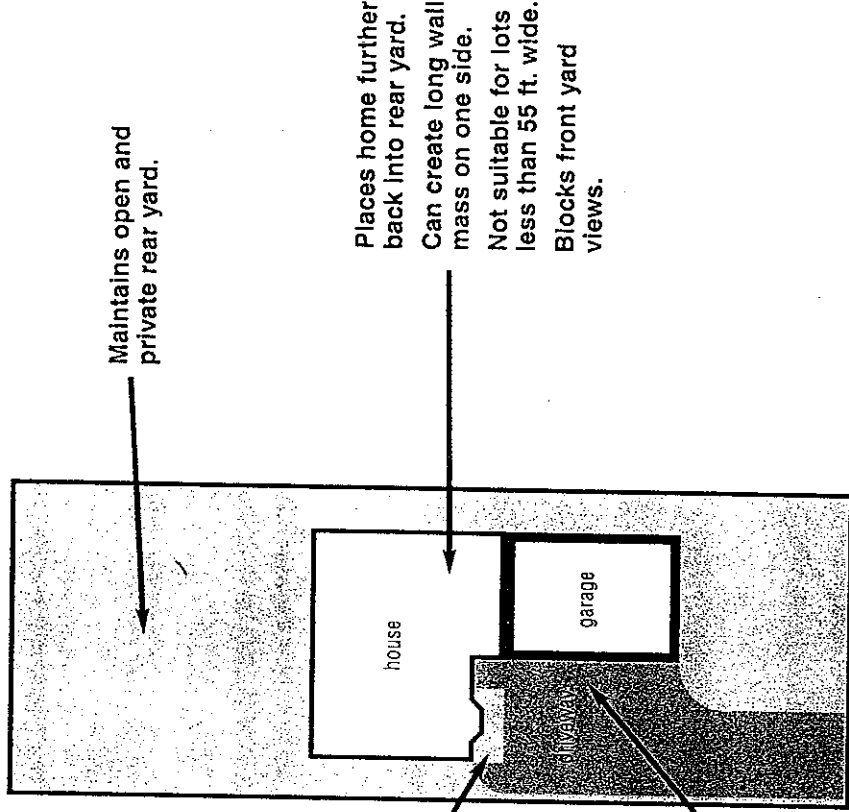




Garage & Driveways

If your neighborhood has mostly attached garages, consider these options.

55'wide



Front load, side facing garages (*courtyard style*)

THINGS TO CONSIDER:

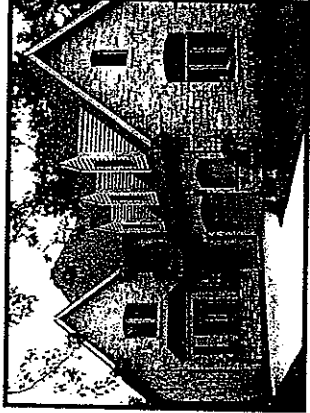
- Neighborhood compatibility
- Bulk facing street
- Storm water runoff
- Lot coverage
- Convenience
- Maintenance

Creates a courtyard with landscape opportunities in front of house.
 Creates design options that can reduce the height and width of home presented at streetscape.
 Can present a one story smaller scale to street.

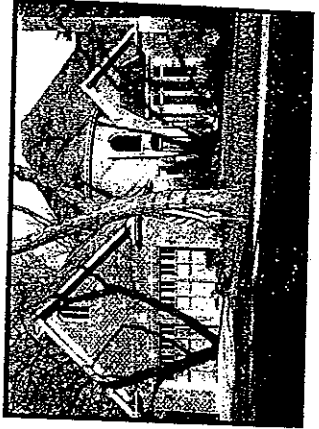
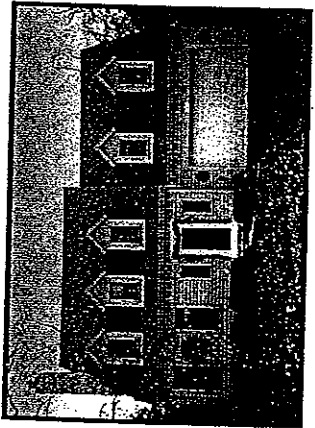
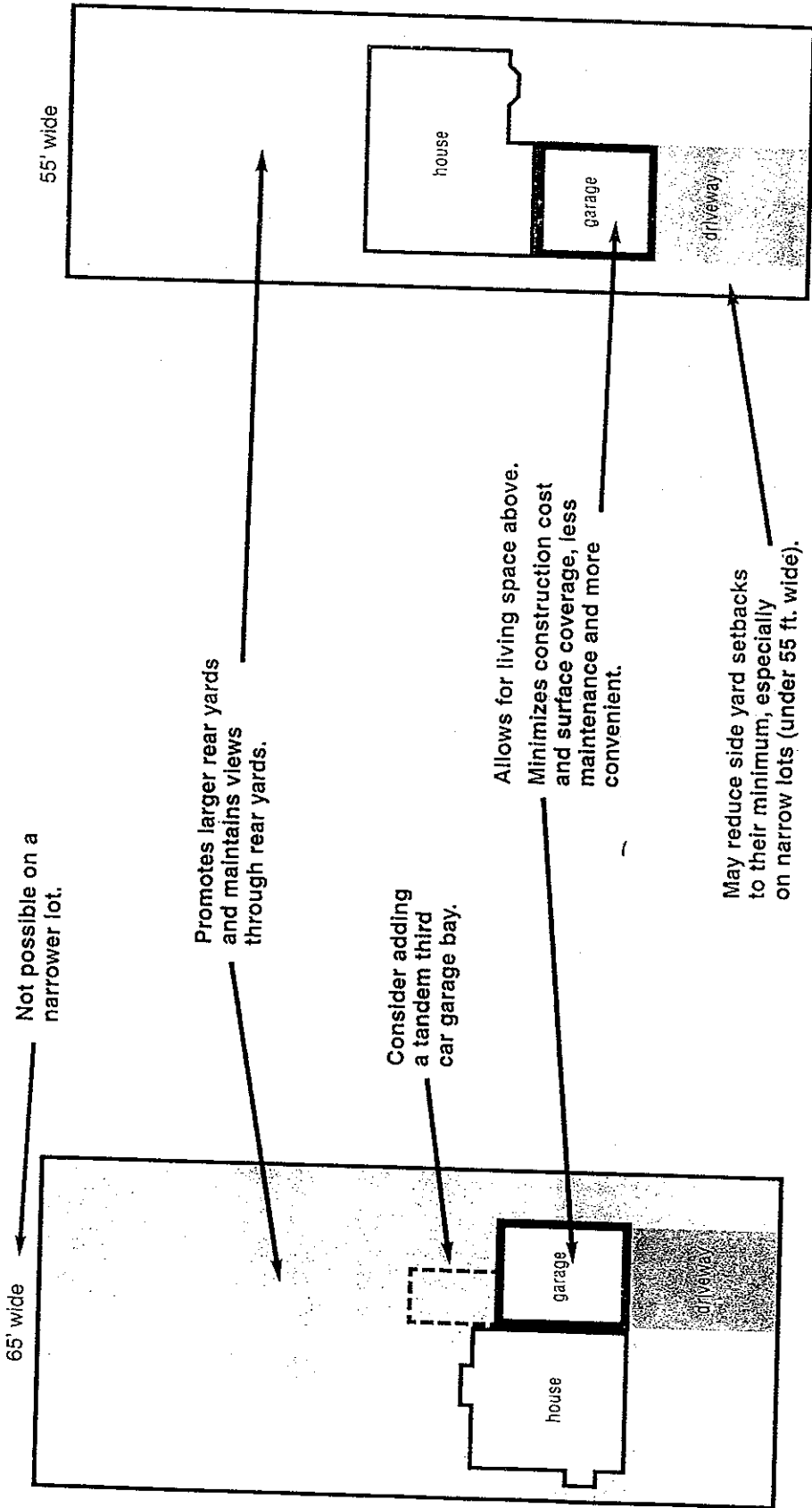
Maintains open and private rear yard.

Places home further back into rear yard.
 Can create long wall mass on one side.
 Not suitable for lots less than 55 ft. wide.
 Blocks front yard views.

Reduces view of garage door to street.
 Minimizes surface coverage.



Front load, street facing garages



Landscape

Landscaping can soften the visual impact, accent key areas (such as the front door) and add to the curb appeal of your home.

QUICK REFERENCE:

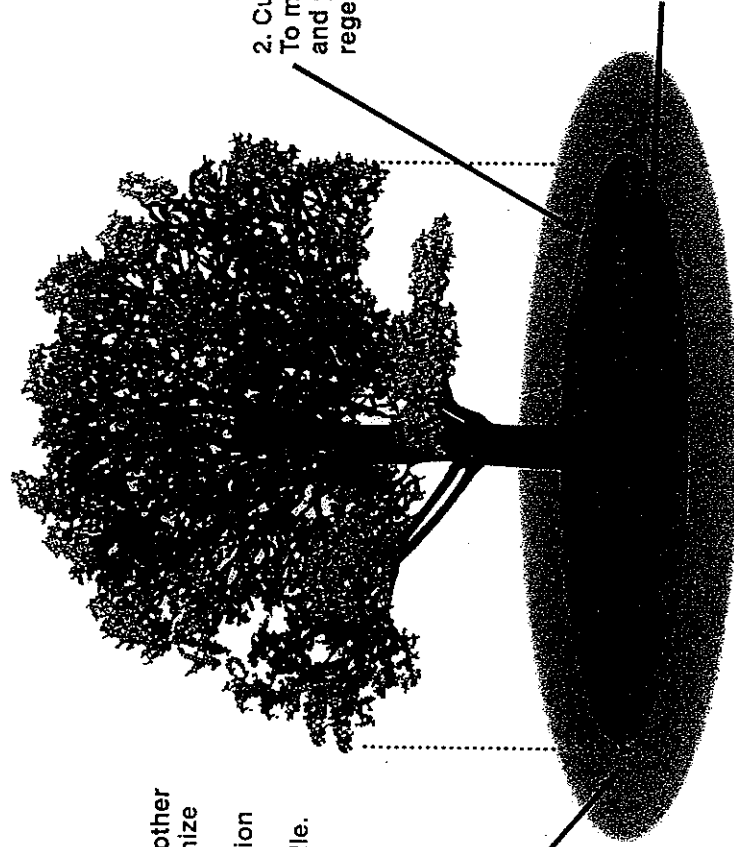
- Protect existing trees and shrubs
- Parkway trees
- Curved beds, walks and driveways
- Privacy screen and visual barriers
- Human scale
- Upright plant material
- Ground cover
- Vary plant material

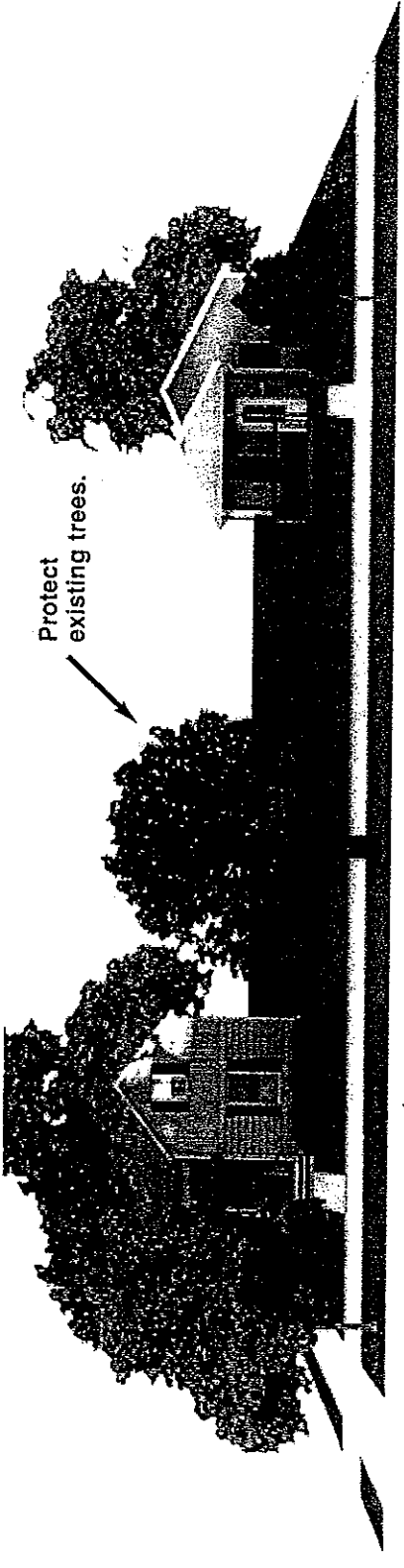
Protecting the existing trees and other landscaping can drastically minimize the impact of new construction. "Protecting Trees From Construction Damage" is an excellent guide available from the City of Naperville.

1. Protect the root zone. This is usually defined by the area directly below the outer branches. Install fencing and avoid heavy equipment in this area.

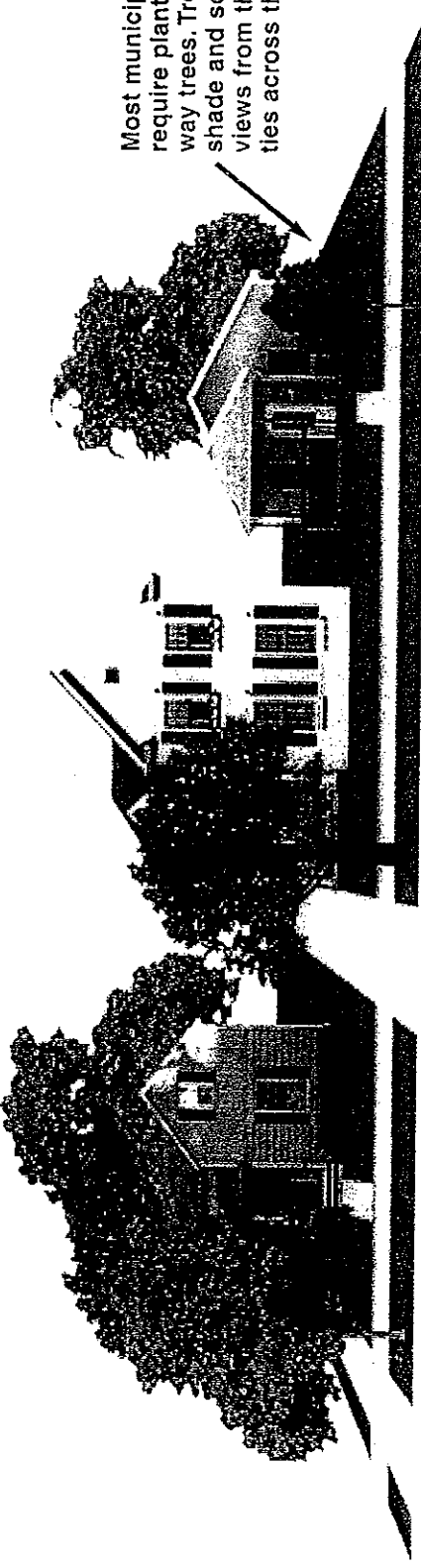
2. Cut roots cleanly. To minimize damage and promote root regeneration.

3. Keep original grade. When completing the final grade, make sure it is the same as pre-construction grade. If this is not possible, create a retaining wall to protect the tree.

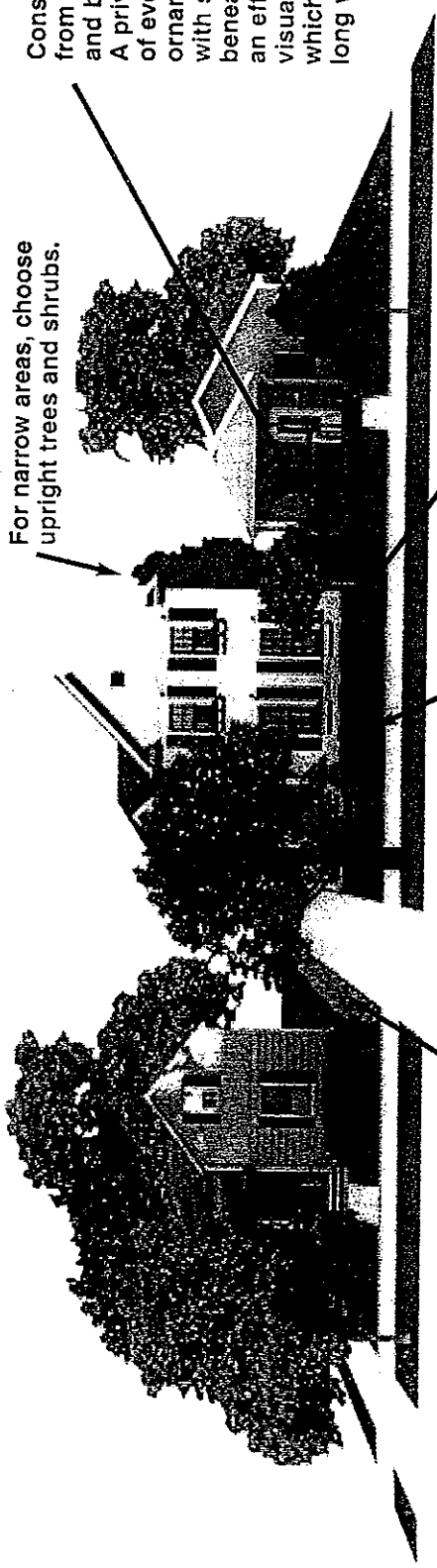




Protect existing trees.



Most municipalities require planting parkway trees. Trees provide shade and soften the views from the properties across the street.



Planting a low hedge next to a drive buffers its impact on the neighbor.

For narrow areas, choose upright trees and shrubs.

Consider views from the side and back yards. A privacy screen of evergreen and ornamental trees with shrubs beneath creates an effective visual barrier which breaks up long walls.

Consider ground cover as an alternative to turf. It is easier to maintain, takes less water and crowds out weeds.

Ornamental trees can soften corners and bring human scale to your landscape.



Stormwater

All redevelopment projects must follow city codes with regard to stormwater. Stormwater is neither created nor owned by anyone and is, by necessity, everyone's joint responsibility to manage effectively. Stormwater must be allowed to flow from topographically higher areas to lower areas. It is the responsibility of every property owner to accept and convey stormwater flows unimpeded from upstream neighboring properties to downstream neighboring properties. All property owners have an established right to discharge stormwater across neighboring properties. The direction of drainage must follow the historically established drainage patterns. Constructing underground water storage systems such as drywells may be desirable.

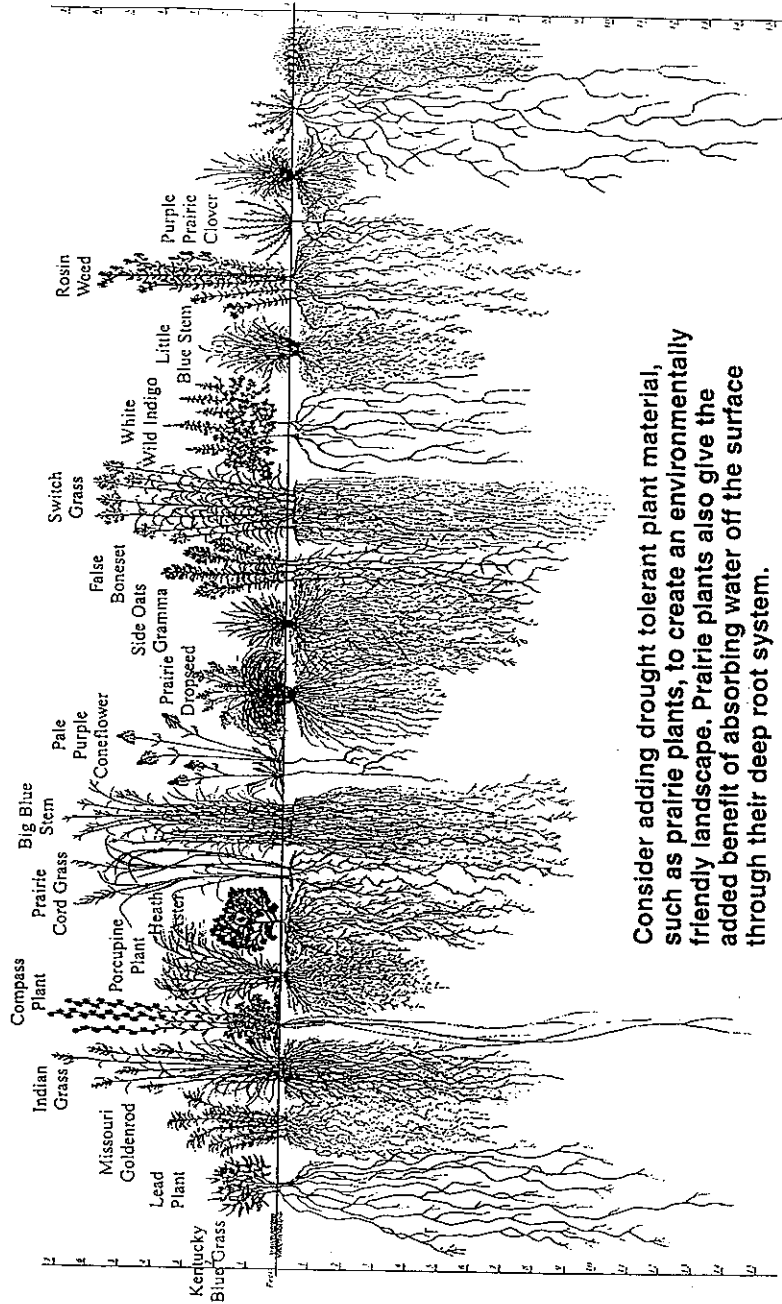
QUICK REFERENCE:

Drywell: These systems are designed to convert water runoff into ground water infiltration, thus restoring the predevelopment water balance. A hole, dug into the ground, wrapped with filter fabric, filled with rock, capped with top soil, and covered with any ground cover including grass and gardens, but not usually with trees or shrubs.

- Irregular stone or wood
- Drought tolerant plant material



For patios and other outdoor living spaces, consider irregular stone or wood (decks) to allow water penetration.



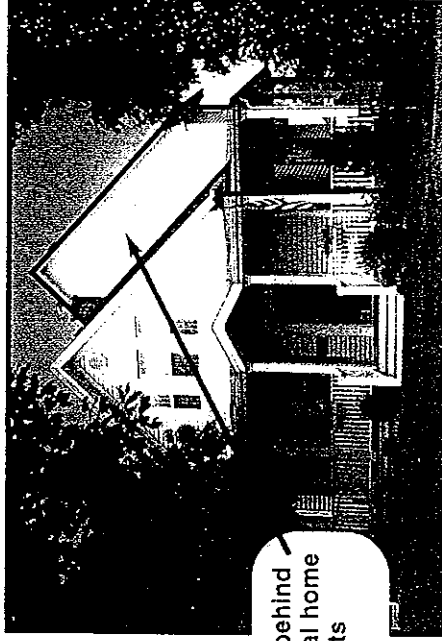
Consider adding drought tolerant plant material, such as prairie plants, to create an environmentally friendly landscape. Prairie plants also give the added benefit of absorbing water off the surface through their deep root system.

Remodeling

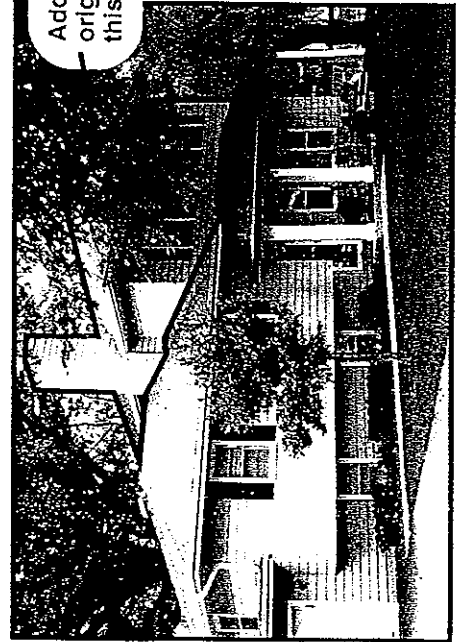
Remodeling is a viable option to consider. These are some remodeled homes which have used design ideas that are sensitive to the established neighborhood. Each home addition has been outlined. All ideas suggested in this workbook should be considered when remodeling an existing home to help blend your project into the neighborhood.



Roof lines of the second story addition minimize the impact on the adjacent homes.



Large addition is behind the smaller original home thus maintaining its character.



Addition maintains the original character of this blevel home.



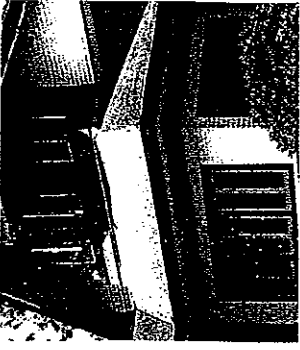
Porch ties in the addition with the original home.

Existing landscape is maintained.

QUICK REFERENCE:

Refer to all pages in Step 2.

- Perception of Bulk
- Height
- Roof Style
- Garage Details
- Garages & Driveways
- Landscaping
- Stormwater



Best Practices

Best Practices are different than the guidelines suggested in Step 2. They are different than existing codes and existing private property laws. Best Practices address the individual responsibility of homeowners, architects, builders, realtors, city staff and officials. Communicating and being sensitive to the needs of each other will foster mutual respect.

Homeowners interested in Building and Remodeling:

- Find an architect and a builder who are sensitive to building in an established neighborhood
- Visit the site with your architect; have him show you how tall and how close your project will be relative to the adjacent homes
- Discuss your plans with your neighbors; show them a copy of a perspective rendering of your project
- Leave ample room in your budget for landscaping

Neighbors:

- Respect that the construction site is someone else's private property
- Communicate directly with the owner in a positive manner if you have concerns about what is being built in your neighborhood
- Know the existing building codes, especially those dealing with safety, noise, and keeping the site clean
- Call the builder or City promptly to deal with problems
- Advise children of the dangers of a construction site
- Try to be patient; construction is noisy and messy
- Wait until the home is completed, landscaping is done and the new family has moved in before making a judgment regarding how the new construction fits into your neighborhood
- When selling your home, discuss your marketing strategy with your realtor; avoid marketing your home as a teardown
- Ask you realtor to market your home to builders who have been sensitive to your neighborhood in the past

Builders:

- Respect that you are building in established/quiet neighborhoods
- Post a perspective rendering of the project on site
- Post a phone number and contact person on site
- Mail a perspective rendering to neighbors with your demolition notification letter
- Protect as much existing landscaping as possible, especially large, older trees
- Work with an arborist or landscape architect/designer
- Pay special attention to the existing codes concerning safety, noise, and keeping the site, streets and alleys clean
- Advise your subcontractors of the importance of these codes
- Before starting your project, fence your job site to ensure maximum safety and check on a regular basis to be sure it is intact
- Check the trash situation on a regular basis
- Alert your subcontractors that they are working in neighborhoods where there are children; safety is of great concern
- Deal with construction complaints from neighbors quickly and fairly
- Complete the exterior of the home and landscaping as quickly as possible to lessen the disruption to the neighborhood

Architects:

- Visit the site and complete the neighborhood site evaluation in Step 1 prior to beginning the design process
- Visit the site with your client and describe to them how tall and how close the new home will be relative to the existing homes
- Illustrate and discuss the benefits of a smaller, well-designed home
- Discuss the benefits of building a home that blends into an established neighborhood

Realtors:

- Avoid marketing homes as teardowns
- Familiarize yourself with building professionals who show sensitivity in established neighborhoods

Local Government:

- Deal with construction complaints from neighbors quickly and fairly
- Have copies available of the safety, noise, and trash codes
- Post a phone number and contact person (on site) for dealing with complaints

Additional Resources

Books

- The Visual Dictionary of American Domestic Architecture by *Rachel Carley* (Henry Holt & Co.)
- The Field Guide to American Houses by *Virginia and Lee McAlester* (Knopf)
- Pictorial Encyclopedia of Historic Architecture Plans, Details and Elements by *John Theodore Haneman* (Dover)
- The Big Orange Sploit by *Daniel Manus Pinkwater* (Scholastic)
- A Better Place to Live by *Phillip Langdon* (The University of Mass. Press)
- The Not So Big House: A Blueprint For the Way We Live, by *Sarah Susanska* (Taunton Press)
- Creating the Not So Big House: Insights and Ideas for the New American Home, by *Sarah Susanska* (Taunton Press)
- Suburban Renewal by *Tom Connor* (Viking Studio)
- Narrow Lot Home Plans (Home Planners, LLC)
- The Home Design Handbook by *June Cothner and Steve Myrvang*, A.I.A. (Owl Books)

Brochures/Pamphlets/Publications

- The Downtown Plan, City of Naperville available from the City of Naperville
- Protecting Trees from Construction Damage by *Gary R. Johnson*, available from the City of Naperville
- How to Save Trees During Construction by *John Rosenow/National Arbor Day Foundation*, available for the City of Naperville

- Single Family Design Guidelines for the City of San Jose, CA, San Jose Department of Planning
- Drainage Issues In Redevelopment Home Construction by *Steve Albert*, available from Community First

Websites

- communityfirstinc.org
- newurbanist.com
- Notsobighouse.com
- coolhouseplans.com

Products

- Designer Doors, Inc. (Garage doors)
800-910-9976
www.designerdoorms.com

Certificate of Awareness

No solution can guarantee that every remodeled or rebuilt home will please everyone in a neighborhood or will guarantee architectural perfection. Nonetheless, it is respectfully submitted that the citizens of Naperville share a common goal: To promote architecture that is sensitive to the character of a neighborhood and is responsive to housing trends and market values.

Please fill out this form acknowledging that you have read through the workbook. Forward it and any comments or suggestions to Community First.



Glossary of Terms

Date _____

Name _____

Address _____

Neighborhood _____

- Builder
- Architect
- Realtor
- Homeowner
- Other _____

Currently considering

- New construction?
- Remodeling?

Where did you learn about this Workbook?

Comments or suggestions

Return to: Community First Inc.
 P.O. Box 580
 Naperville, IL 60567

Architectural Characteristics: Details that define a home's style

Drywell: A hole, dug into the ground, wrapped with filter fabric, filled with rock, capped with top soil, and covered with any ground cover including grass and gardens, but not usually with trees or shrubs.

House Styles: Colonial, Victorian, Tudor, Georgian, Contemporary, Prairie, French Provincial

House Types: Ranch, Bi-level, Raised Ranch, Cape Cod, Two Story, Two Story with usable attic space

Plat of Survey: Owner's legal document showing legal description and exact boundaries of all buildings.

Roof Line: Front Gable, Side Gable, Hip, Combination, Saltbox, Mansard, Flat

Roof Pitch: The angle, or pitch of a roof is calculated by the number of inches it rises vertically for every 12 inches it extends horizontally. For example, a roof that rises 6 inches for every 12 inches of horizontal run has a 6/12 pitch.

Setbacks: Allowable buildable area inside the lot lines. Setbacks can be different for different zoning districts.

Shade Line: Shade created by structure. The Shade Line will change depending on the time of year and the angle of the sun.

Spatial Distinction: Refers to the open space around, over, and between homes.

Streetscape: The front elevation of homes on a block; includes the facades, landscaping and setbacks.

Topography: The lay or contour of the property.

Topographic Survey: More detailed than a Plat of Survey. Shows land contours and usually shows adjacent homes and structures.

Zoning: A system categorizing all properties.

Zoning Districts, Naperville

All have varying setbacks and height restrictions, please contact the Building Department for additional information.

- R1** Low Density single family, 13,000 sq. ft. minimum lot size
- R1A** Low Density single family, 10,000 sq. ft. minimum lot size
- R1B** Medium Density single family, 8,000 sq. ft. minimum lot size
- R2** Low Density single and multiple family, 6,000 sq. ft. minimum lot size
- E1** Low Density estate, single family, 100,000 sq. ft. (2.5 acre) minimum
- E2** Medium density estate, single family, 40,000 sq. ft. minimum lot size
- E3** Estate transition, single family, 20,000 sq. ft. minimum lot size

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Planning for Industry in a Post-Industrial World

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Planning for Industry in a Post-Industrial World

Assessing Industrial Land in a Suburban Economy

Marie Howland

Problem: Many metropolitan jurisdictions face contests over industrial land because growth in the industrial sector is slow while the office and retail sectors and population grow more rapidly. This article presents a methodology for planning and setting priorities for industrial land use under these circumstances.

Purpose: This article describes an approach to evaluating market demand for industrial land, applied here to Prince George's County, MD, in order to determine which industrial areas could be rezoned to alternate uses without causing major employment and tax losses to the county.

Methods: I led a team that included an urban planning colleague and graduate students in identifying three types of industrial land: economically healthy industrial districts; industrially zoned areas where there was evidence of conflict between industry and alternative residential, commercial, and office land uses; and areas zoned for industry where demand for industrial space and land was weak or nonexistent. The project used data from private data provider CoStar, the U.S. Department of Labor's Quarterly Census of Employment and Wages, county zoning maps and tax records, Microsoft Map, and Google Map to assign each industrial district to one of five categories of demand, ranging from weakest (no history of industrial demand) to strongest (economically healthy industrial activity).

Results and conclusions: Two estimates, one based on the projected absorption rate of industrial land over the next 10 years, and one on the industrial

Metropolitan jurisdictions experiencing declining or slow industrial employment growth and expanding service-sector and population growth must determine where industrial land should be preserved and protected, and where it should be released for alternative uses. This article presents a methodology for confronting this issue. Jurisdictions with substantial industrially zoned land but declining industrial employment and little residential or commercial growth pressure may have no immediate need for rezoning, but can use this method to target redevelopment plans to abandoned areas and infrastructure investments to locations where industry is healthy and strong. I describe how we applied this methodology to Prince

acreage exhibiting evidence of weak demand, both suggest a similarly large surplus of industrial land in the county. Further, rezoning and redeveloping industrial districts in the three weakest demand categories would cause the county to lose little industrial employment. Thus, all analyses reach consistent conclusions that the county should release some industrially zoned land for other uses while protecting some that is essential to the local economy.

Takeaway for practice: This article presents a methodology for assessing industrial areas to determine where industrially zoned land could be rezoned at little loss to the local economy; where land use conflicts should be addressed with urban design or industrial land protections; and where industrial areas are economically healthy and important components of the regional economy. Comprehensive plans can improve the health of local economies by identifying districts where industrial activities are strong and essential to the regional economy and encouraging investment in those areas while accommodating and protecting them.

Keywords: industrial land use, manufacturing employment, industrial employment, zoning, land use

Research support: This research evolved out of two years of work for Prince George's County, MD, by a team from the University of Maryland's urban planning program, supported by the Maryland-National Capital Park and Planning Commission.

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George's County, MD, where growing residential, commercial, and office needs are putting pressure on industrial areas to transition to new uses. Planners in the county are faced with deciding which land should be retained for industry; which industrial areas should be released and rezoned for residential, commercial, or office uses; and where land use conflicts should be mediated with better design and planning.

Prince George's County contains inner-ring suburbs of Washington, DC; however, the same methodology could be applied to any metropolitan jurisdiction planning for industrial lands. Our team used data from private data provider CoStar¹ and establishment-level data from the U.S. Bureau of Labor Statistics' Quarterly Census of Employment and Wages (QCEW) program,² in addition to county zoning and tax maps to conduct the analysis. This article explores some of the planning and policy implications of the results.

Literature Review

The broad impacts of deindustrialization on U.S. metropolitan areas have received much scholarly attention. Suburbs, especially those close to the traditional urban core, have been the location of heavy industry since the 1940s and 1950s (Lewis, 2004, 2008; Walker & Lewis, 2004), but jurisdictions across the country are now dealing with reduced demand for industrial land or slow growth in such demand.

Industrialization in the suburbs surged as a result of the growth of highways, development of the automobile and trucking, cost savings that came with assembly line production, innovations in sources of energy, labor force decentralization, and industrial labor unionization and conflict. Central cities were prime locations for manufacturing when the transport and storage of goods relied on rail terminals and docking facilities located there. Rail became less important with the development of interregional highway networks, making locations on beltways and highways more desirable than congested central city sites (Heilbrun & McGuire, 1987; O'Sullivan, 2009; Walker, 2004).

Recently, scholars have begun to examine industrial job loss and industrial decline in suburbs (Hanlon, Short, & Vicino, 2010; Hanlon, Vicino, & Short, 2006). The deindustrialization of the suburbs is the result of further decentralization of manufacturing to rural areas and offshore locations, national deindustrialization trends, and more capital-intensive warehousing, wholesaling, and manufacturing. Explanations for the continued decentralization of manufacturing include:

lower wages in rural and offshore locations, improvements in telecommunications that permit central headquarters to communicate with distant production sites, falling transportation costs that make it feasible to move goods from distant sites to market, and the absence of environmental and worker health and safety regulations overseas (Bluestone & Harrison, 1982; Glasmeier & Howland, 1995).

In rapidly growing and solidly middle class suburbs, deindustrialization is also occurring because rising land values push industry out to areas that have lower land costs, less traffic congestion, and minimal conflict with neighboring land uses. For example, in Montgomery County, MD, which also contains Washington, DC, inner-ring suburbs, only .04% of land is left in industrial uses because high land values have pushed industry to areas with lower land costs (C. Konsoulis, personal communication to the planning board, July 18, 2007; Maryland-National Capital Park and Planning Commission, Montgomery County Planning Department, 2010). Not all residents, service businesses, office users, and smart growth advocates view the displacement of industry as negative. Smart growth advocates who argue for mixed uses, high density development, and walkable communities often see the displacement of industry as an important step toward creating a livable community (Bronstein, 2009).

A literature review by a member of the team (Dempwolf, 2010) showed approximately 20 industrial land studies sponsored by local jurisdictions across the United States. These studies all recognized the vital role of industrial land in the urban system. In rapidly growing cities like San Francisco and San Diego, CA, Seattle, WA, and Washington, DC, the rapid loss of prime industrial land to residential and mixed use development challenged planners and city officials. Cities found that if prime industrial land was not protected, marginal demand for residential and mixed use development could crowd out the last remaining industrial uses, leading to unemployment for workers whose education and skills limited them to industrial sector jobs, public fiscal shortages, and strains on services and consumers reliant on inputs from the industrial sector. Studies of slower growth areas like Baltimore, MD, and Rhode Island focused on redeveloping industrial areas that had been abandoned as industry failed or moved on.

Choosing Between Two Definitions of Industrial Land Users

Industrial activities are commonly defined in two ways using categories from the North American Industry Classification System (NAICS). One such definition includes the

following two-digit NAICS code categories: construction (NAICS 23), manufacturing (NAICS 31–33), wholesale trade (NAICS 42), and transportation and warehousing (NAICS 48–49). A second, more expansive definition of industrial activities called production, distribution, and repair (PDR), includes utilities (NAICS 221), the same 4 two-digit categories of construction ([NAICS 23], manufacturing [NAICS 31–33], wholesale trade [NAICS 42], and transportation and warehousing [NAICS 48–49]), plus a number of additional three-digit categories of activities that tend to locate on industrially zoned land (see Table 1 for a complete list of the PDR definition used in this study). The study I describe in this article used the PDR definition for two reasons. First, the non-PDR definition excludes a number of activities that are pervasive, important, and appropriate in suburban industrial districts, including those involving utilities, building materials, publishing, telecommunications, internet providers, waste management, auto repair services, and laundry services. Moreover, several influential industrial land use studies (Phillips Preiss Shapiro Associates, Inc., Mt. Auburn Associates, Inc., & Retail Compass LLC, 2006; San Francisco City Planning Department, 2002; City of Seattle Department of Planning and Development, 2007) found that the PDR definition more accurately described the activities associated with industrial land, and was clearer and more understandable to citizens.

Using either definition, growth in industrial employment in Prince George's County has stagnated. Figure 1 shows little growth in PDR industrial employment in Prince George's County since 2000, unlike employment in sectors that use commercial and office space. Population grew by an average of 6% per year in the county between

1980 and 2006, increasing demand for land for residential development (U.S. Census Bureau, 2007b). Not only is the population growing, but the size of the average land parcel per household is rising. I calculate that, in 1973, the county had .076 acres of developed residential land per capita, while in 2002 it had .104 acres of developed residential land per capita.

The Main Planning Issue

Prince George's County is a suburban county east of Washington, DC. The county evaluated the supply of industrial land in 1975 (Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department, 1975) and then again in 1984 (Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department, 1984). As a direct and rapid result of the 1975 study, the Prince George's County Planning Board passed a resolution in 1975 calling for a reserve that was three times the county's projected 10-year absorption of industrial land. By this standard, the county had insufficient industrially zoned land in 1975. Thus, the county undertook a large-scale rezoning process and added almost 6,000 acres to its reserve of industrial land. The subsequent 1984 study found industrial growth had slowed and concluded that the county had too much industrial land. Thus, the county reduced the industrial reserve as private demand for alternative uses rose. With the passage of more than 20 years, recent pressures to rezone industrial parcels for other uses, and a perception that the county might have too much industrial land in reserve, the county planning department

Table 1. Numbers and shares of industrial employment in production, distribution and repair (PDR) categories in Prince George's County, MD, 2007.

NAICS code	NAICS category	Employees	%
221	Utilities	837	1
23	Construction	33,494	40
31–33	Manufacturing	10,049	12
42	Wholesale trade	10,048	12
444	Building material and garden equipment and supplies dealers	4,187	5
48–49	Transportation and warehousing	11,723	14
511	Publishing industries (except Internet)	838	1
517	Telecommunications	2,512	3
518	Internet service providers, web search portals, and data processing services	837	1
562	Waste management and remediation services	1,675	2
811	Repair and maintenance	3,349	4
812	Personal and laundry services	4,187	5
	Total PDR industrial employment in county	83,735	100

Source: U.S. Bureau of Labor Statistics, 2009a.

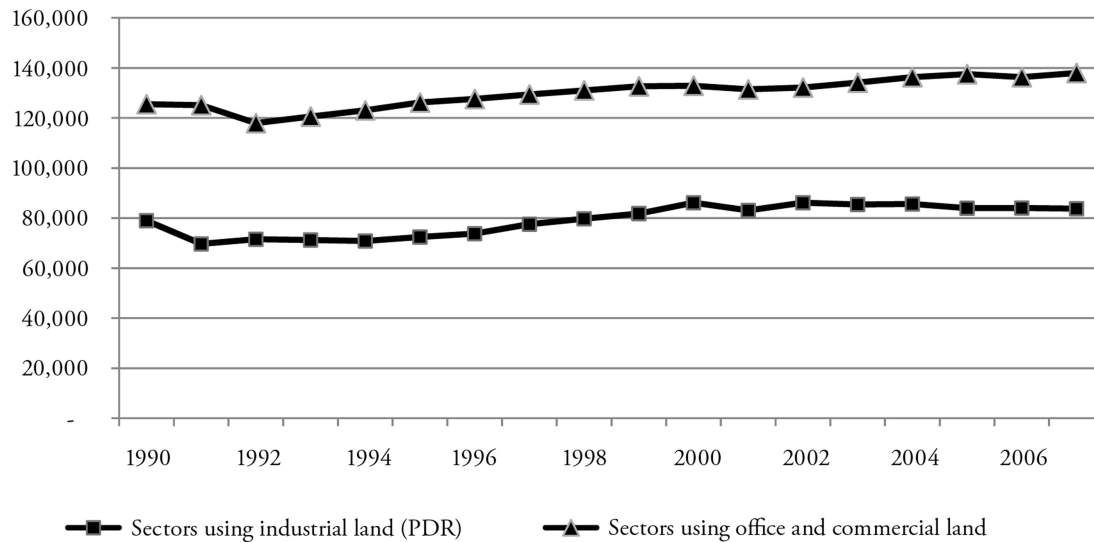


Figure 1. Industrial and service employment in Prince George's County, MD, 1990–2007.

Source: U.S. Bureau of Labor Statistics, 2009a.

commissioned a third study by the University of Maryland team³ to assess the county's supply of and demand for industrial land (Howland et al., 2010). Figure 2 from that report graphically summarizes this for the period 1975–2006.

The county zoning maps indicated there were 12,350.4 acres of industrially zoned land in 2007 (excluding all federal and state government land, such as Andrews Air Force Base and the publically owned Chalk Point power plant), of which 6,471.8 acres were developed in industrial uses, 4,505.5 acres were vacant and 1,373.1 acres were developed in nonindustrial uses.⁴ Tax records indicate an additional 539 acres were in industrial uses but on land not zoned industrial.

As noted previously, a county guideline calls for maintaining an industrial land reserve equal to three times what would be required to accommodate 10 years of projected industrial growth.⁵ However, the policy is not specific about how growth should be projected. Thus, the study team used two different assumptions. The first assumption was that future industrial land absorption over the next 10 years would continue at the same annual rate as the previous 10 years (127.8 acres per year). The second assumption was that future industrial land absorption over the next 10 years would continue at the same annual rate as the previous 50 years (112 acres per year). Table 2 shows that the first assumption would require 3,834 acres to be held in reserve. This implied a surplus of 2,044.6 acres of industrially zoned land if land that was zoned industrial but developed in nonindustrial uses was counted as part of the reserve. In the same manner, the second assumption

implied a surplus of 2,518.6 acres of industrially zoned land. Since both assumptions implied current surpluses of industrially zoned land, it seemed appropriate to identify which industrially zoned land would produce the least disadvantage to the county if rezoned, and where industrial zoning should be maintained.

Importance of the Industrial Sector

Despite the growth and strength of the service sector, industrial activities continue to be critical to the economic health of metropolitan areas. There are a number of reasons. First, the industrial sector continues to be an important source of jobs. If it is defined as PDR activities as above in Table 1, it accounted for 83,735 jobs and 32% of Prince George's County employment in 2007 (U.S. Bureau of Labor Statistics, 2009a).⁶ Second, many industrial activities are critical to the operation of government. Industrially zoned areas house government services such as waste hauling and transfer, street cleaning, snowplowing, road construction and repair, recycling, and government printing. Third, no matter what the local economic base, industrially zoned areas house back-office activities critical to other sectors. Activities such as supply warehousing, laundries, printing operations, and high technology manufacturing locate in industrially zoned areas even in economies dependent on information, high technology, tourism, finance, and insurance. Several federal agencies have substantial facilities located in industrially zoned areas that support front-office operations. For example, several

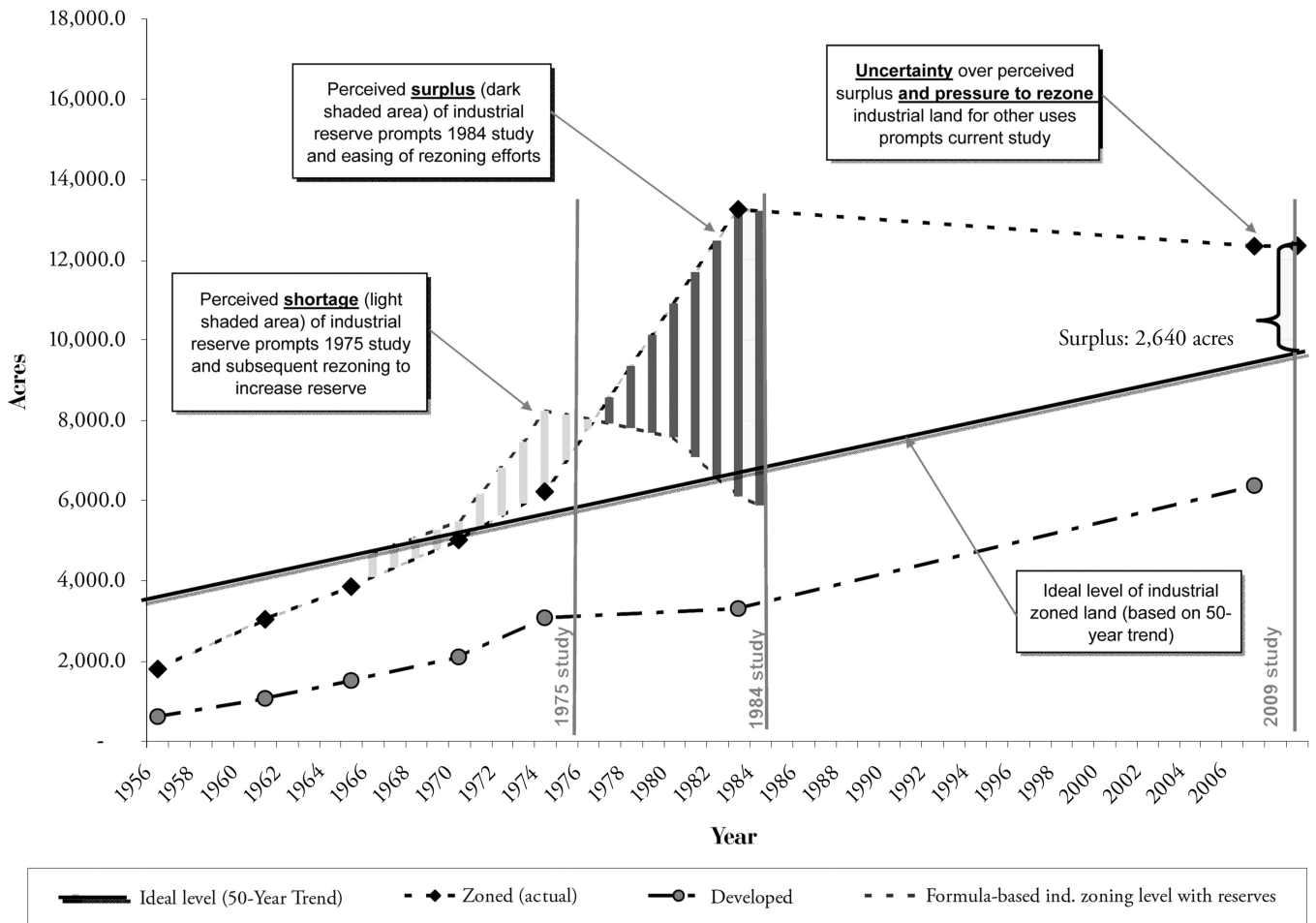


Figure 2. Demand for and supply of industrial land for Prince George's County, MD, 1956–2006.

aerospace and communications manufacturers are located in industrially zoned areas within five miles of the main campus of the National Aeronautical and Space Administration's Goddard Space Flight Center in Greenbelt, MD. Fourth, industrially zoned areas are home to many of the activities that support the local population, such as auto repair shops, household repair services, and warehousing of consumer products. Fifth, industrially zoned areas provide low-cost space that is critical for startups and incubators for innovation in high technology sectors, making industrially zoned areas important to a healthy and vital economy in the long run.

Sixth, industrial employment provides relatively good jobs for workers with lower levels of formal education than does the service sector, paying higher wages. For example, the PDR industrial categories as defined in Table 1 paid an average annual wage of \$45,770 in 2005 in Prince George's County, whereas the service-providing sector paid an average of \$38,360 in the county in the same year (U.S. Bureau of Labor Statistics, 2007). Moreover, as Table 3 shows, a higher proportion of industrial workers in the

two-digit NAICS categories included in the definition of PDR lacked high school diplomas than did service workers, and a lower proportion of these workers than service workers had completed college degrees.

Finally, after years of industrial activity, some parcels carry a legacy of contamination. Under current economic conditions and existing remediation techniques, these parcels are often unsuitable for residential and commercial developments and the cost of remediation would put land prices beyond what the current market can bear. For such properties, industrial activity is often the highest and best use. For all of these reasons, industry still has a role to play in the modern metropolitan area.

Data

The study team used county zoning maps to determine where land was zoned industrial, and proprietary real estate data from CoStar (2008, 2009, 2010) to determine private investment in industrial and flex

Table 2. Acres of industrial land in Prince George's County, MD, 2007.

	Reserve assumed to be three times that required to absorb 10 years of growth at the average annual growth rate of the previous 10 years (3 × 10 × 127.8 acres)	Reserve assumed to be three times that required to absorb 10 years of growth at the average annual growth rate of the previous 50 years (3 × 10 × 112 acres)
Total zoned industrial ^a	12,350.4	12,350.4
Zoned industrial and developed in (PDR) industrial uses	6,471.8	6,471.8
Zoned industrial but developed in nonindustrial (non-PDR) uses ^b	1,373.1	1,373.1
Zoned industrial and vacant	4,505.5	4,505.5
Reserve needed	3,834.0	3,360.0
Surplus ^c	2,044.6	2,518.6

Notes:

- a. The research team identified an additional 539 acres of nonconforming properties that are taxed as industrial uses by the State of Maryland although they are located on land not zoned industrial. They are not included in the total land zoned industrial shown here.
- b. Many of these nonindustrial activities support the industrial sector, such as small restaurants serving factory workers. This acreage is spread throughout the county and not just located in a few industrial districts.
- c. The surplus industrial land shown here is equal to the total of land zoned industrial, minus land in industrial use, minus the reserve that is needed for future industrial use. Land zoned industrial that is developed in other uses is included with vacant industrially zoned land because it could presumably be redeveloped in industrial uses in the long term.

space, warehouses, and retail and office buildings. All calculations were for rental buildings only, and did not include owner-occupied buildings.⁷ CoStar data, which go back 10 years, track: building type (office, retail, industrial, flex, or warehouse); rental rates; building square footage; square footage of rental space; vacancy rates; time on the rental market; whether a building is owner occupied or rented; its year of construction; pending new construction; and construction characteristics such as number of loading docks, existence of sprinklers, and ceiling heights. The CoStar data are maintained at the individual building level; thus, the study team used county zoning maps to define industrial

districts and then generated statistics for the industrial buildings in those districts. Figure 3 shows an example, with a boundary around an industrially zoned area and the flex (F) and industrial (I) buildings CoStar records in the area.

The team used Google Map and Microsoft Map to check aerial views of each site and compared these to the CoStar data, uncovering occasional inconsistencies. Team members also compared industrial land on the county zoning map with industrially taxed businesses on the county tax map to catch industrial activities on nonindustrial land and industrial land used for nonindustrial activities.

Table 3. Educational attainment of PDR workers in four major sectors^a and of service workers in the Washington, DC, metropolitan area, 2005.

NAICS code	NAICS category	Highest level of education attained		
		High school degree or less	Some college	College degree or more
23	Construction	61.3%	21.3%	17.4%
31-33	Manufacturing	32.7%	24.2%	43.1%
42	Wholesale trade	37.8%	28.6%	33.5%
48-49	Transportation and warehousing	44.4%	31.7%	23.9%
51-56, 61-62, 71-72, 81, 99	Services	26.6%	23.2%	50.2%

Note: a. These data are not available at detail greater than the two-digit NAICS level, and are thus not available for the other 8 three-digit PDR industries omitted here. Table 1 shows that the 4 two-digit industrial sectors shown here included 78% of PDR employment in Prince George's County in 2007.

Source: U.S. Census Bureau, 2007a.

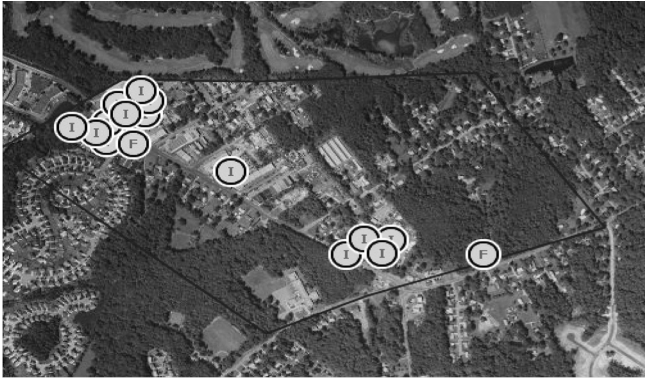


Figure 3. Example of an industrially zoned area in Prince George's County, MD.

Note: The circles labeled "I" are industrial buildings. Circles labeled "F" are flex buildings. The boundary line encompasses all industrial activity in the area and reflects the county's industrial zoning.

Source: Copyright CoStar Group, Inc. All rights reserved (June 15, 2008).

The team used restricted, establishment-level QCEW data for the last quarter of 2007 to measure industrial (PDR) employment in each industrial district. QCEW data provide the following information for establishments: employment totals for each month, the establishment street address, its latitude and longitude coordinates, and its NAICS code. Thus, these data allow counting employment and number of establishments at the parcel level for any specified geographic area, unless the total number of employees in a NAICS code category for that geographic area is small enough to identify specific firms, in which case the results cannot be reported. However, this issue did not arise in the current analysis, thus, no results had to be withheld. The team did find that some QCEW establishment-level addresses were missing or incorrect (such as the reported address of a Maryland establishment being outside the state), and some latitude and longitude coordinates seemed incorrect (such as an establishment located in the middle of a highway). When a QCEW establishment record could not be located on a specific site we deleted it from the analysis. The employment records that could not be mapped amounted to 10% of total county industrial employment⁸ (U.S. Bureau of Labor Statistics, 2009a, 2009b).

Methodology

I directed the study team in creating and defining five categories of demand for industrial land, explained below and summarized in Table 4, assessing each of the 35 *industrial districts* (sets of contiguous parcels of land zoned for

industrial use) in Prince George's County. The team categorized each district by comparing it to countywide measures of economic health reported in Table 5. A member of the team also visited each industrial district to assess whether its category assignment was consistent with its appearance. Members of the team also conducted more than 50 interviews with industrial firms in the county, focusing most intently on contested industrial areas. The results from the interviews were used to confirm or challenge conclusions drawn from the CoStar data and to add richness and insight to interpretations.⁹ The team also identified commercial and office space adjacent to the industrial districts using county zoning maps, Microsoft Map, Google Map, and site visits, and analyzed whether there was a threat of encroachment from competing uses.

Category 1: Districts Exhibiting Weak or Nonexistent Industrial Demand

Category 1 districts were areas where the land was zoned industrial, but there was no evidence of demand for industrial space. The absence of demand was indicated by our finding no industrial buildings in the CoStar data, no taxpaying industrial enterprises in the county's tax records, and no evidence of industrial activity in satellite images.¹⁰ In category 1 areas, large parcels were zoned industrial but remained largely vacant.

Category 2: Deindustrializing and Abandoned Districts

Category 2 included industrial areas where there was a history of industrial activity, but CoStar data indicated overall demand for industrial, flex, and warehouse building space was weak. CoStar data include *flex* buildings on land zoned for industry, whose interior configurations and uses may be altered to suit a variety of tenants, and which, therefore, can accommodate manufacturing, warehousing, or office uses. Category 2 districts had industrial buildings whose ages were above average for the county, whose rental rates were below average for the county, whose vacancy rates were higher than average for the county, and whose time on the market was longer than average for the county. The same was true for both flex and warehouse space in category 2 areas. Category 2 areas exhibited increasing industrial, flex, and warehouse vacancy rates and falling industrial, flex, and warehouse rental rates over the past 10 years, and had had no evidence of major new retail or commercial space constructed nearby within the past 10 years. If adjacent retail spaces did exist, they had rental rates below the county average and vacancy rates above the county average for retail. The same was true if there was adjacent commercial space.

Table 4. Categories of industrial district land demand and measures of industrial health.

Industrial demand	1	2	3	4	5
	Little or no industrial development	Weak	Weak	Strong	Strong
Land vacancy rate	High	Low	Low	Low	Low
Number of industrial, flex, and warehouse buildings	None	High	High	High	High
Rate of vacancy in industrial, flex, and warehouse space	Not calculated, as there are few or no such buildings	High or above average	High or above average	Low or below average	Low or below average
Industrial, flex, and warehouse rents	Low or below average	Low or below average	Low or below average	High or above average	High or above average
Amount of new industrial, flex, and warehouse construction	None	None	None	Some	Some
Amount of time industrial, flex, and warehouse buildings spend on the market	Not calculated, as there are few or no such buildings	Long or above average	Long or above average	Short or below average	Short or below average
Demand for office, commercial, and/or residential space	Maybe	Weak	Strong	Strong	None

Note: Comparisons are to measures for Prince George's County (see Table 5).

Category 3: Deindustrializing and Transitioning Districts

Similar to category 2, this category included industrially zoned areas where there was a history of industrial activity, but evidence of weak current industrial demand. Industrial, flex, and warehouse building vacancy rates in category 3 districts were above the county average, there was no recent industrial construction, rents were below the county average, and industrial, warehouse, and flex space sites sat on the market longer than average for the county. In addition, industrial, flex, and warehouse rental rates were stagnant or falling. The difference between category 2 and category 3 areas was that retail, commercial and/or residential activities adjacent to the latter were healthy, as indicated by new office construction, office or retail vacancy rates below the county average, and/or rental rates for office and retail space at or above the county average.

Category 4: Districts Exhibiting Competitive Land Use Succession

Category 4 areas were districts with evidence of healthy industrial activity and encroaching competing uses. They may have had new industrial, flex, or warehouse construction, rental rates for these uses that were above county averages, vacancy rates for industrial and flex space that were below the county averages, or shorter than average times on the market. Although category 4 areas exhibited healthy industrial activity, adjacent retail, commercial, and/or residential activities were healthy as well. Both category 3 and category 4 industrial areas faced competing uses and pressure for transition to other uses. The difference was that industrial, flex, or warehouse demand was strong in category 4 areas, whereas industrial, flex, or warehouse demand was weak in category 3 areas.

Table 5. 2008 Statistics for Prince George's County, MD, used in measures of economic health.

Category	Measure	Value
Total owner- and non-owner-occupied industrial and flex buildings	Total existing owner and non-owner occupied industrial and flex buildings	1,343
	Total existing owner- and non-owner-occupied industrial and flex rentable building area ^a (sq. ft.)	55,860,585
Non-owner-occupied industrial and flex buildings	Vacancy rate of industrial and flex spaces in non-owner-occupied buildings	14.1%
	Average age of non-owner-occupied industrial and flex buildings (years)	29.7
	Average time on the market for industrial and flex space in non-owner-occupied buildings	27
Warehouses	Average warehouse rent ^b (\$ per sq. ft.)	\$6.04
Flex space	Average flex space rent ^b (\$ per sq. ft.)	\$10.67
	Average flex space vacancy rate	17%
	Average flex space time on the market (months)	24.2
Office—all types	Average office space rent ^b —all types (\$ per sq. ft.)	\$23.08
	Average office space vacancy rate—all types	18%
	Average office space time on the market—all types (months)	22.8
Class A office	Average Class A office space rent ^b (\$ per sq. ft.)	\$24.51
	Average Class A office space vacancy rate	26%
	Average Class A office space time on the market (months)	17.8
Retail	Average retail space rent ^b (\$ per sq. ft.)	\$18.84
	Average retail space vacancy rate	5%
	Average retail space time on the market (months)	12.6

Notes:

a. Rentable building area excludes circulation and common areas.

b. Rent is measured as “triple-net asking rent,” and excludes operating expenses, property taxes and insurance, maintenance, repairs, and building alterations.

Source: CoStar (data obtained on July 3 and August 30, 2008).

Category 5: Healthy Industrial Districts

Category 5 industrial areas were economically healthy. These areas tended to have new industrial, flex, or warehouse construction; industrial, flex, and warehouse vacancy rates below county averages; and industrial, flex, and warehouse rental rates above county averages. Building age in category 5 areas was generally below the county average and the time rentals spent on the market was below the county average. Category 5 areas exhibited little evidence of encroachment by other land uses, differentiating them from category 4 areas. In several category 5 areas, there had been little or no new construction over the past 10 years because the district was already densely developed, with little vacant land. These cases were still defined as category 5 areas because of strong rents and low vacancies.

Ambiguous Cases and Cautions

Given the complexity of determining the economic health of each industrial area, and the political implications of making these determinations public, the research team discussed each district's category assignment individually, with input from local county planners. This highlighted several instances in which industrial districts did not fit neatly into single categories, requiring some care to classify accurately.

In one example, CoStar data showed no buildings on the industrially zoned land in a district, suggesting no demand, and a classification in category 1. However, Google Map and a site visit showed that area was an active municipal airport. Further, areas surrounding the district contained healthy service activities, including a hospital, suggesting possible encroachment. In this

instance, subsequent to the research team's assessment, the land owner requested and was granted a rezoning request for mixed use, and the area was removed from the industrial inventory.

Another ambiguous case was a largely vacant industrial district with several transportation businesses on the periphery paying rents above the county average, and with building vacancy rates and time on the market below county averages. The high proportion of empty land suggested that the area be classified as category 1, but the occupancy statistics of the few buildings suggested classification in category 5. Local planners advocated a category 1 classification, which would have made it easier to justify rezoning this area; however, the research team classified this area as category 5.

A third example of ambiguity occurred when one very large, obsolete building raised the vacancy rate for an entire district, making demand in the area look weaker than it was. The research team was careful to distinguish between poorly performing buildings and poorly performing industrial areas, omitting outlier buildings and reevaluating the district before drawing conclusions.

In a fourth instance, a building was completely vacant because it was just coming online and did not yet have a tenant. Rather than a sign of economic weakness, this new construction was an indication of health.

Finally, one area with a large number of industrial buildings had low vacancy rates and rentals that were absorbed quickly when they came on the market. This area appeared to be healthy and faced with high demand, but it also exhibited below-average rents. These conditions could

indicate either that the area was changing away from industrial uses (suggesting classification in category 3), or that it was a strong industrial area whose low-cost space accommodated start-ups and supported regional economic growth. The research team decided to classify it in category 5 for the present.

These examples indicate that data analysis alone was insufficient to make these determinations. Classifying each district required a site visit, thoughtful consideration of all the evidence, and discussion and debate with input from local planners, citizens, and businesses.

Results

Figure 4 indicates the locations of each of the five categories of industrial land in the county. The areas of strong demand (category 5) were along interstate highway I-95 and Route 1 near the University of Maryland, on the border of Andrews Air Force base, along the Robert Crain Highway on the east side of the county, and at some sites inside the beltway along the border with the District of Columbia. The areas of weak demand (categories 1, 2, and 3) tended to be more isolated, located away from major highways.

The team's detailed study of areas where industry was economically healthy and facing possible encroachment from healthy retail, commercial, or residential demand (category 4), revealed a more complex set of issues than first understood. The seven areas classified as category 4 fall into four types summarized here and in Table 6.

Table 6. Types of category 4 cases and suggested policy responses.

Type of category 4 case	Suggested policy
a. Healthy industrial activity conflicts with nonindustrial land uses.	Mediate the conflicts with improved urban design solutions, infrastructure investments, and enforcement of environmental laws. Establish clear protections for the industrial area to discourage speculators. Phase out encroaching uses.
b. Healthy industrial, commercial, and office uses coexist with little evidence of conflict.	Take no action at this time.
c. Healthy industrial, office, and retail uses all occupy highly accessible locations near highways and federal facilities.	Undertake urban design and planning for high quality office and light manufacturing development to build on and add to growing regional strength in technology.
d. Industrial uses have already been or are rapidly being pushed out of the area.	Let the market take its course

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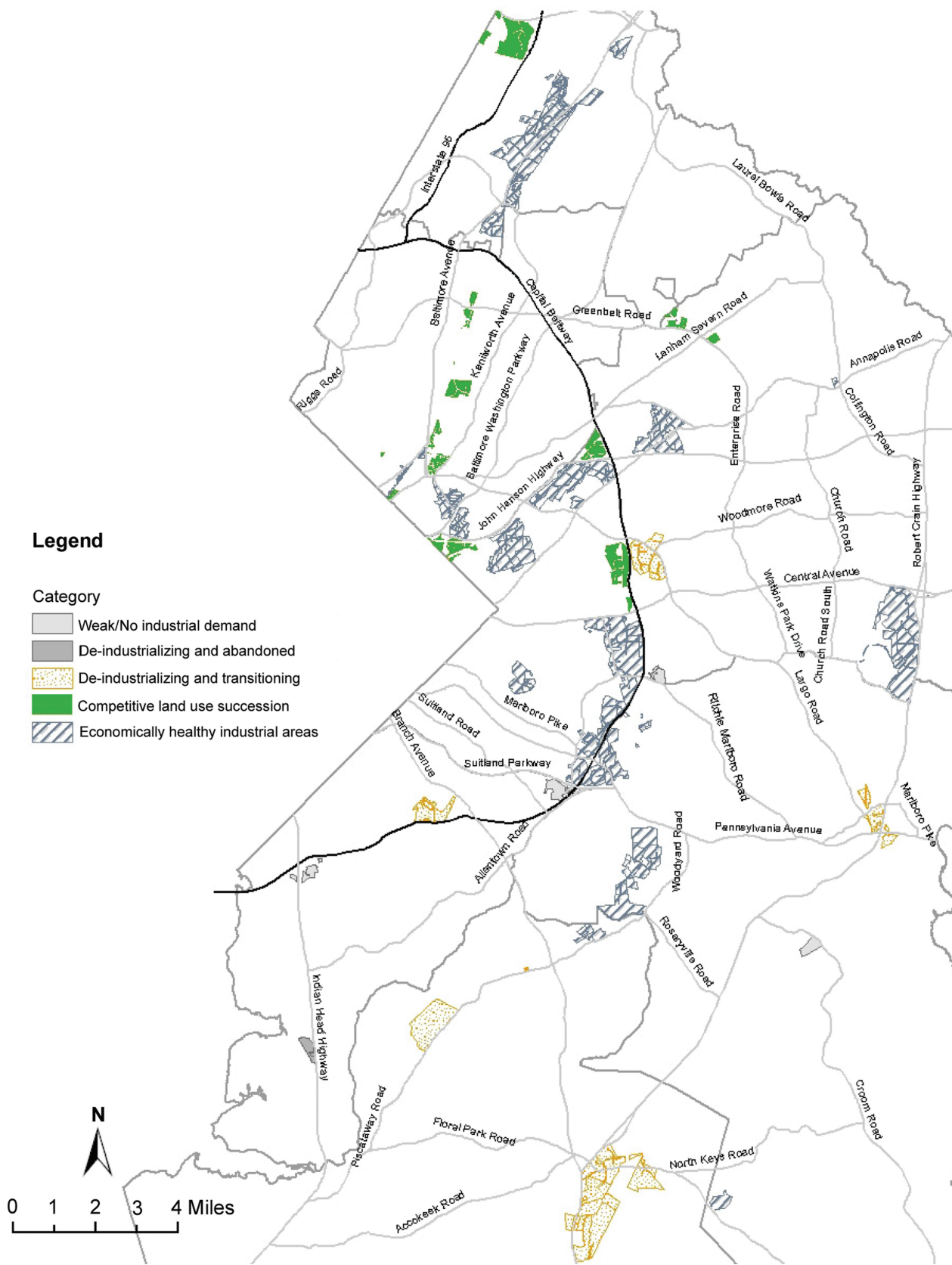


Figure 4. Industrial land in Prince George's County, MD, in five categories of demand.

Table 7. 2007 PDR employment^a and 2007 acreage^b by industrial demand category, Prince George's County, MD.

Industrial land categorized by demand	PDR employment on industrial land	% of PDR employment on industrial land	Acres zoned industrial	% of acres zoned industrial
Category 1	1	0.0	335	2.7
Category 2	26	0.1	76	0.6
Category 3	1,513	3.5	2,639	21.4
Category 4	5,761	13.2	1,382	11.2
Category 5	34,793	79.8	7,374	59.7
Other ^c	1,514	3.5	518	4.2
Total industrial land	43,608	100.1	12,349	99.8
Sum of categories 1, 2, and 3	1,540	3.6	3,050	24.7

Notes:

Percentages may not add to 100% due to rounding.

a. Employment is from unpublished establishment-level data (U.S. Bureau of Labor Statistics, 2009b). Total PDR employment in county in the fourth quarter of 2007, as measured by the establishment level data, was 74,841.

b. Acreages are from unpublished Maryland-National Capital Park and Planning Commission data. There were a total of 220,518 acres in the county.

c. The "other" industrial land listed here includes small, dispersed industrial parcels in the county that were not captured in the demand analysis categories.

In the first type, there was evidence of healthy industrial activity, but also of encroachment from, or conflict with, nonindustrial land uses. This was how category 4 areas were originally defined, and thus was expected for all category 4 cases. In these areas, industrial land users had concerns about the encroachment of service or office uses driving up rents, for example, and residential or office land users complained about truck traffic, noise, and dust from neighboring industrial activities.

A second type of category 4 sites had a mix of uses, with healthy industrial and healthy commercial and office development, but little evidence of conflict between them. In this type, the CoStar data showed that industrial, flex, and warehouse buildings were of the same age as office and retail buildings, and our interviews with firm managers indicated that neither set of land owners had problems with the other. The office building owners operated comfortably with the light manufacturing that was nearby.

In a third type, markets for both industrial and office and retail development seemed vibrant, and the areas were in close proximity to federal facilities and major highways, offering opportunities for the county to initiate high quality development to take advantage of growing regional strength in high technology. We recommended that the county explore strategic planning efforts to plan for and accommodate research labs, production facilities, and mixed use developments at these locations.

In a fourth type, industrial uses had already been or were rapidly being pushed out of the area. This was the case in one industrially zoned area where there was an existing Metro transit station and little remaining industrial activity.

Employment and Acreage

The team used the QCEW data to estimate the number of PDR employees in each industrial district and then added up the total of this employment in each of the demand categories (1–5). The team also estimated industrial acreage from county zoning maps and added up the total of this acreage in districts in each of the demand categories. The results are displayed in Table 7.

The purpose of counting employment was to determine whether the categorization scheme did in fact identify the weakest industrial districts, and whether rezoning these would mean losing many jobs. Table 7 indicates that if the county were to rezone category 1, 2, and 3 industrial areas to nonindustrial uses it would lose 3,050 acres of industrially zoned land and 1,540 PDR workers (less than 1% of total county employment in 2007). Thus, category 1, 2, and 3 industrial areas contain 24.7% of the county's industrially zoned land, but only 3.6% of the county's PDR employment on industrially zoned land. The 3,050 acres of industrial land in weak demand categories (categories 1, 2, and 3) is more than the surplus of industrial land estimated in Table 2 using either method.

A total of 5,761 PDR employees and 1,382 acres are in category 4 areas. PDR employment in category 4 areas totals 13.2% of all PDR employment on industrial land and 11.2% of all industrially zoned acres in the county. A total of 7,374 industrially zoned acres can be characterized as in economically healthy industrial districts (category 5). These areas include 59.7% of the county's industrially zoned land, 79.8% of the county's PDR employment on industrial land, nearly 47% of the county's total PDR jobs, and 16% of total county employment.

Implications for Industrial Land Planning

This type of analysis is designed to help set priorities for industrial land planning. This methodology indicates that few jobs would be lost if the county released land in categories 1, 2, and 3 to alternative uses when requests for rezoning arose. According to its own guideline, the county has a surplus more than 2,000 acres of industrially zoned land. The methodology outlined here helps to determine where this excess industrially zoned land is located and which industrial land should be protected.

Category 4 sites present more challenges. Where there are threats of encroachment and the county decides to retain industrial zoning, active protection will be necessary to retain economically vital industry. In addition to a clear statement that land will not be rezoned out of industry, potential policies to deal with these areas include: enforcing environmental regulations to reduce incompatibility with commercial and residential neighbors, creating buffers between industrial sites and residences, rerouting truck traffic to keep it out of residential neighborhoods, and (in cases where industry arrived before residences) potentially rezoning residential areas to industry and letting the market take its course.

In the second type of category 4 areas, where industry and office/retail coexist in harmony, there is no immediate need for government intervention.

The third type of category 4 areas mixes offices and light manufacturing. These locations could provide sites for high technology, biotechnology, and new development that integrate office with light manufacturing. In these locations, a proactive policy is appropriate. These districts might be planned to include the production of new technology prototypes, biomedical manufacturing, office space, and possibly residences to facilitate the county's transition into nationally and internationally competitive high technology and biotechnology production sites. These

locations already mix office and light industry, and offer proximity to federal agencies and facilities and good accessibility to other metropolitan areas with strong and growing high technology sectors (ANGLE Technology Group, 2009).

Category 4 districts of the fourth type have transitioned or are transitioning out of industry to become office centers. These cases require zoning and planning that better reflect the new uses. For example, most industry has already left the area around a Metro station where land is being redeveloped into high-rise office buildings, even though industrial zoning is still in place. This area's zoning should shift from industrial to a something that encourages a high quality office and residential node.

Category 5 industrial areas are vibrant districts exhibiting strong market demand for industrial, flex, and warehouse space. These areas employ many workers, provide jobs for those with less formal education, contribute to the county tax base, and play an important role in supporting government, business, and residents. Category 5 districts should remain areas where industrial uses are protected and infrastructure investments have a high priority.

Yet, clearly this methodology is only one factor in deciding whether or not to preserve industrial areas or to release them for alternative uses. The decision to rezone out of, preserve, or invest in an industrial area is based only partially on analysis. Politics, long-run community goals, and community input from citizens and business owners all play a part. The approach described here contributes an enhanced understanding of the costs of alternate policies in lost jobs.

Reflecting on Lessons Learned

In retrospect, this project offered two larger lessons. One is that past experience is not always useful in anticipating and planning the future. In 1975, the county had just experienced a rapid 10-year rapid expansion of its industrial sector, leading it to undertake a large-scale rezoning effort to meet projected demand for industrial land, adding about 6,000 acres. But demand for industrial land soon flattened, resulting in the surplus industrial reserve evident in both the county's 1984 study (Maryland-National Capital Park and Planning Commission & Prince George's County Planning Department, 1984) and the study described here (Howland et al., 2010). This history is a reminder that predicting the future is difficult.

Second, a community's self image and plans for a post-industrial future can be at odds with its dependence on

industry for economic vitality. The study described here (Howland et al., 2010), reported that the county's industrial sector was healthy and sizeable, a result that was unexpected by many county officials and citizens who perceive this suburban county's economy to be based primarily on services, an impression supported by press and publicity about the deindustrialization of America. The fact that industrial jobs comprise 32% of total county employment of 259,250 in 2007, and that industrial activity is robustly healthy on 79.8% of the industrially zoned land in the county often did not seem to fit with citizens' and planners' perceptions nor their visions of the future. If this study makes a contribution, drawing public attention to the fact that industry still has a critical role to play in the modern economy, in this county in particular, is an important one.

Conclusion

Three methods of assessing Prince George's County's reserve of industrial land all arrived at similar conclusions. Two estimates of the existing surplus of such land, one based on the projected absorption rate of industrial land over the next 10 years, and one on the industrial acreage exhibiting evidence of weak demand, both suggested the surplus was between 2,000 and 3,000 acres. Another analysis indicated that only 3.6% of the county's employment on industrial land would be lost if industrial land exhibiting weak demand were released. Thus, all three methods of analysis resulted in a consistent conclusion; that the county had an excess of industrially zoned land.

Second, even where aggregate statistics showed stagnant growth in the industrial sector amid growing demand for office, retail, and residential land, some industrial areas continued to be economically vital and an important source of jobs. This article outlines a framework for assessing the intraregional demand for industrial land using readily available data. Such results are only one input to the zoning process, along with citizen input and the county's long-range planning goals, but they can provide information on the immediate costs of rezoning or allowing market encroachment on a jurisdiction's industrial districts. For example, communities might logically aim first to allow transition away from industrial zoning in districts in categories 1, 2, and 3, where there is little evidence of current industrial demand and relatively little employment, when demand from the growing population and service sectors require it. Category 5 industrial areas are vibrant districts exhibiting strong market demand for industrial, flex, and warehouse space. These areas employ a large number of workers, provide

jobs for those with less formal education, and make an important contribution to county economy. The study described here found substantial category 5 acreage in this inner-ring suburban county.

This methodology also highlights the areas where industry is economically healthy, but threatened by encroachment. In these category 4 areas, planners and county economic developers should choose strategies appropriate to the case and to local goals, which may include enforcing environmental laws, regulating and protecting industrial zones, using urban design and infrastructure investments to reduce conflicts between incompatible uses, or rezoning to phase out the least viable or newest activity.

Acknowledgments

I conducted this research (Howland et al., 2010) with the assistance of Jim Cohen, Doan Bao Luu Nguyen, Scott Dempwolf, Amy Hofstra, and Laura Ainsman, and the support of Prince George's County, MD. In addition, the students in my urban studies and planning class at the University of Maryland did the legwork to analyze each industrial area in the county (Choi et al., 2008). I am grateful to Scott Gabor and CoStar for the use of CoStar data, Gerrit Knaap and the National Center for Smart Growth Education and Research for use of the establishment-level QCEW data, and to Michael Asante, Jacqueline Philson, Sonia Ewing, and Craig Rovelstad for their insights. I alone am responsible for any errors, and any opinions do not necessarily reflect those of Prince George's County government.

Notes

1. CoStar Group (2008, 2009, 2010) is a private provider of industrial and commercial real estate information, marketing and analytic services. Purchase of CoStar data and terms of use must be negotiated with CoStar.
2. "The QCEW program publishes a quarterly count of employment and wages reported by employers covering 98 percent of U.S. jobs, available at the county, MSA, state and national levels by industry" (U.S. Bureau of Labor Statistics, 2010). I obtained establishment-level QCEW data for this analysis from the Maryland Department of Labor and Licensing and Regulations through the National Center for Smart Growth at the University of Maryland. Different states have different arrangements for negotiating access to these data.
3. The study team was led by Marie Howland, Ph.D., and assisted by Jim Cohen, Ph.D., faculty in the Urban Studies and Planning Program at the University of Maryland. Postdoctoral student Doan Bao Luu Nguyen, Ph.D., student Scott Dempwolf, and masters students Amy Hofstra and Laura Ainsman assisted with the data collection, mapping, and business interviews.
4. County tax records list a NAICS code for the use occupying each taxable property, making it possible to classify each parcel by whether or not it is in industrial use.
5. When we presented the results of this study to the County Planning Board on May 27, 2010, there was some discussion about whether this requirement was excessive given that current growth in PDR employment was almost flat, but the study report took this as a constraint and did not challenge it.

6. Using the first, and more restrictive, definition (mentioned previously but not used in this study), the industrial sector still would account for nearly 64,970 jobs, or 25% of county employment (U.S. Bureau of Labor Statistics, 2009a).
7. The rental market is a better measure of current vacant space than owner-occupied buildings, which may have vacant space that never comes on the market. Moreover, current rental rates and changes in rents are not available for owner-occupied buildings.
8. The published QCEW (U.S. Bureau of Labor Statistics, 2009a) reported 83,735 PDR industrial workers in the county in 2007, but when the team mapped the establishment level data (U.S. Bureau of Labor Statistics, 2009b) to specific locations in the county, deleting observations where the locations made no sense, it yielded 74,841 PDR workers in the county in 2007.
9. The team obtained the original list of industrial businesses in Prince George's County from the commercial provider USADATA (2007), accessed through the Prince George's County Library.
10. The satellite images came from CoStar and free Microsoft MSRMaps (<http://msrmaps.com/>) and Google Map (<http://maps.google.com/>) websites.

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VILLAGE COUNCIL POLICY

VILLAGE OF DOWNERS GROVE, ILLINOIS

SUBJECT: Procedure to be Followed in the Vacation of Streets, Alleys and Public Rights-of-Way

ISSUED BY: Village Council Date: July 1, 2003

THIS IS: New Policy
 X Supersedes Previous Policies Dated 10/21/91, 6/24/74, 8/11/80, 7/6/93, 4/5/99 Relating to Vacation of Streets or Alleys or Portions Thereof

RESOLUTION 2003-58

**RESOLUTION ESTABLISHING A PROCEDURE
TO BE FOLLOWED IN THE VACATION OF
STREETS, ALLEYS AND PUBLIC RIGHTS-OF-WAY
IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS**

WHEREAS, pursuant to applicable law, the Village Council of the Village of Downers Grove has the power and authority to vacate streets, alleys and public rights-of-way within the jurisdiction of the Village; and

WHEREAS, the Council of the Village of Downers Grove has determined that it is in the best interests of the Village to establish a procedure to be followed in determining whether a particular street, alley or right-of-way should be vacated, the method by which such vacation should be accomplished, and the compensation, if any, to be paid with respect thereto,

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

1. That the following procedure shall, in all events, be followed in processing, considering and acting upon requests for the vacation of streets, alleys and public rights-of-way located within the corporate limits of the Village of Downers Grove:
 - a. The person or persons desiring the vacation of a particular street, alley or public right-of-way (the "Petitioner"), shall file with the Village a written petition on a prescribed form requesting such vacation, which petition shall contain the following information:

- (i) name and address of the Petitioner;

- (ii) the location, and if possible, the legal description of the street, alley or public right-of-way to be vacated (the "Parcel");
 - (iii) names and addresses of all owners of record of property abutting upon the Parcel, and a statement as to the frontage in terms of lineal feet of each parcel of property so abutting the Parcel;
 - (iv) a statement as to the type of any known public service facilities over, under or upon the Parcel, and the name of the public utility owning the same.
 - (v) the written consent of at least two property owners who abut the proposed parcel to be vacated.
 - (vi) a fee of three hundred dollars (\$300.00) shall be paid to the Village, provided that no such fee shall be required if the Petitioner is a public body. This fee shall be used to pay for Staff processing of the petition, hearing notice publication and plat recordation costs. This fee does not include the cost of the plat preparation or the appraisal(s) of the fair market value of the Parcel (as outlined in section 1(g)).
- b. Staff shall cause written notice of the proposed vacation of the Parcel to be mailed to all public utilities with a request that such utilities inform the Village of any easements over, under, or upon the Parcel which must be retained at the time of vacation, and to units of local government having an interest in the Parcel. Failure of any such owner of record or public utility to receive such notice shall not invalidate, impair or otherwise affect the validity of any vacation that may thereafter occur.
- c. Staff shall evaluate the request and prepare a staff report, taking into consideration the nature of the request, including known public interests, if any, served by the Parcel. In doing so, Staff shall verify the information contained in the petition in order to assure that all required owners of property abutting the Parcel are named and that all existing public service facilities have been disclosed, if any, to the Village to affect such vacation. The following informational items shall be included in the staff report:
- (i) A map showing the location of the proposed street, alley or public right-of-way to be vacated.
 - (ii) Information as to current and future use of the street, alley or public right-of-way including:
 - (a) watermains
 - (b) storm sewers or storm drainage conveyance or storage facilities
 - (c) sanitary sewers

- (d) electric utilities
 - (e) natural gas utilities
 - (f) telephone utilities
 - (g) vehicular access, public or private
 - (h) pedestrian access, public or private
 - (i) public open space
- (iii) A recommendation with regard to retention of easements, if any, within the Parcel for the benefit of public utilities, potential use of the parcel for public walkways or bike trails and access of adjacent property owners.
- (iv) A recommendation regarding the vesting of title to the property upon vacation of the street, alley or public right-of-way. The instrument dedicating the street, alley or public right-of-way must be examined to determine if the specific devolution of the title upon vacation thereof is provided for in the document. If no specific devolution of title is provided for, then a recommendation regarding the vesting rights of the abutting property owners must be made. The Village, in its discretion, may grant title to the entire vacated street, alley or public right-of-way to only one abutting property owner.
- d. Staff shall forward the petition to the Village Traffic Engineer who shall be responsible for reviewing the request to determine the potential future need for the Parcel, the potential for increased traffic associated with the vacation of the Parcel, and an estimate of future costs to the Village associated with the vacation. This information shall be incorporated into the staff report.
- e. Upon completion of the staff report, the staff report and the petition shall be referred to the Plan Commission for public hearing. Notice of the time and place of such hearing shall be given not more than thirty (30) nor less than fifteen (15) days before the date thereof, by publishing such notice at least once in one or more newspapers of general circulation within the Village. In addition, copies of such notice shall be sent by the Village to the owners of record of property abutting the Parcel.
- f. The Plan Commission shall forward its recommendation regarding vacation of the Parcel to the Village Council for its consideration.
- g. Prior to the petition being considered by the Village Council, the Petitioner must submit an appraisal conducted by a certified appraiser. The Village, in its sole discretion, may consider an alternate assessment of the current market value of the Parcel in lieu of an appraisal.

- i) If the appraisal submitted by the Petitioner is disputed by the Village, the Village in its sole discretion may obtain a second independent appraisal, at Village expense.
- ii) If the Petitioner disputes the second appraisal, the Village will contact a third independent appraiser to perform a review appraisal, the cost of which shall be paid by the Petitioner. The Village Council shall then make a final determination of market value which shall be binding on all parties.

h. The Village Council shall determine:

- (i) Whether the Parcel or portion thereof, is no longer necessary for public use and whether the public interest will be served by such vacation request.
- (ii) Whether the Parcel or portion thereof, should be vacated and whether public utility easements and any ingress-egress easements are to be maintained.
- (iii) The amount and type of compensation, if any, to be required as a condition to the effectiveness of the vacation of the parcel.

i. The Petitioner shall be notified of the decision of the Village Council, and of any conditions placed on the vacation. If the Petitioner desires to proceed with such vacation, the Petitioner shall provide a plat of vacation with reservation of required easements, if any, in a form as prescribed by the Village.

j. After a statement by the Village Manager that the plat has been prepared and submitted, the Village Council shall consider the ordinance. If the Village Council determines to adopt such ordinance, it shall do so by a 3/4 vote of its members.

k. Upon passage of the ordinance, the Village Clerk shall record the ordinance and the plat in the Office of the Recorder of Deeds of DuPage County and file such documents with the DuPage County Clerk. Copies of the recorded documents shall be sent by the Village Clerk to the office of the assessor for the township in which the Parcel is located and notice of the effectiveness of the vacation shall be sent to the owners of record of the property abutting the Parcel.

2. The validity of any vacation otherwise carried out in accordance with applicable law shall not be invalidated, impaired or otherwise affected by noncompliance with any part of the procedure set forth herein.

3. That Resolutions 74-34, 80-45, 91-43, 99-22 and all other resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

4. That this resolution shall be in full force and effect from and after its passage and approval as provided by law.

Brian J. Krajewski, Mayor

Passed: July 1, 2003

Attest: April Holden, Village Clerk

1\mw\res.03\vacation-policy

Votes: Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Zoning Ordinance - Parking Requirements - Restaurants

RES 00-01320 Resolution: Establish Procedure for Vacation of Streets, Alleys and Public Rights-of-Way

Sponsors: Village Attorney

Summary of Item: This will establish procedures to be followed in the vacation of streets, alleys and public rights-of-way in the Village.

A RESOLUTION ESTABLISHING A PROCEDURE TO BE FOLLOWED IN THE VACATION OF STREETS, ALLEYS AND PUBLIC RIGHTS-OF-WAY IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS

RESOLUTION 2003-58

Commissioner Sandack said he thinks a procedure that's flexible and distinguishes between commercial and residential property is a good procedure.

Commissioner Schnell said she would vote no on this even though it is flexible. She said that she thought this might stifle a resident being able to acquire a piece of right-of-way.

Commissioner Tully said he appreciates Commissioner Schnell's concerns. This is directed at developers. He said that this is discretionary as to whether to charge a fee. He said the Village needs to eliminate the expectation that compensation will never be required. Compensation may be required. The appraisal is an opportunity for the Council to understand the potential value of the parcel considered for vacation.

A motion was made by Commissioner Schnell, seconded by Commissioner Sandack, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski
Nay: Commissioner Schnell

Indexes: Vacation - Alley

ORD 00-01319 Ordinance: Amend Ordinance No. 4483 and the Village of Downers Grove Budget for Fiscal Year 2002/03

Sponsors: Financial Services

Summary of Item: This adopts certain amendments to the 2002/03 budget.

AN ORDINANCE PROVIDING FOR AN AMENDMENT TO ORDINANCE #4483 AND THE VILLAGE OF DOWNERS GROVE BUDGET FOR FISCAL YEAR 2002/03

ORDINANCE NO. 4522

The Mayor said that there will be an adopted budget, an amended budget and an actual budget as they move forward. They will be in the Library for review.

A motion was made by Commissioner Zabloudil, seconded by Commissioner Tully, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Sandack, Commissioner Urban, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Budget Amendment - 2002/03

hands. The gross square footage will not change with an ownership change, while the seating capacity may change.

Commissioner Tully said he thought the seating area or seating capacity would be more directly related to the parking requirement.

The Mayor said he agrees with both Commissioners Tully and McConnell in terms of the seating capacity.

Joe Skach, Director, Planning and Community Development, said that several directions were considered in debating this issue, and this focuses on parking rates being based on trip generation. There was a vocal minority recommending parking based on seating, but in discussion with staff, the decision was to make the incremental step of going toward seating based upon trip generation aspects of the restaurant. There was concurrence to move forward by removing freezers and storage areas that are clearly not related to trip generation.

Commissioner Zabloudil said he would like to know how the maximum capacity is calculated, as that may be useful in determining parking needs.

4. **Vacation of Right-of-Way Policy.** The Manager said a moratorium was established in February 2003. Council asked staff to review and update the current policy and to look at the issues of compensation for vacation of public property. The recommended policy before the Council sets forth requirements needed. He said that a petitioner would be requested to submit an appraisal for the current market value, and submit a petition to the Traffic Engineer to determine the potential for future need of the parcel.

Commissioner Zabloudil said they could appraise the vacated property and then appraise the property to which the vacation is added. He said that would give a better picture of the relative worth of the public property.

Commissioner Sandack said he thinks the Village needs to have a flexible policy distinguishing commercial from residential. He said that they should keep in mind that in some instances the Village has maintenance responsibilities and those costs.

Commissioner Schnell said that she agrees that the parcel should be evaluated for its usefulness, such as for a school route, utilities etc. She has problems with the concept of compensation, and not so much with developers. The types of vacations she has seen are between neighbors providing them with recommended setbacks. Due to tax increases, neighbors may be reluctant to participate in a vacation if it means they are increasing the size of their property, and there may be even more reluctance if they must pay for the land. She has a problem with this scenario. The Village will see benefits on the tax rolls, and if there is no public need for the land, she questions compensation for the property. If it were a developer who would receive a great benefit from obtaining the public land, then she thinks compensation could be considered.

Commissioner McConnell said there is value in having flexibility. She is concerned about changing the language in the Ordinance too much more than has already been done. She then asked about the $\frac{3}{4}$ vote requirement. Attorney Petrarca responded it is a majority vote; the language is mandated by state statute. In this circumstance it would be five positive votes. It applies to the entire Council, not just those in attendance.

Commissioner Tully said he is very much in support of this. This provides a mechanism whereby the petitioner will be required to submit an appraisal so the Council can decide whether they want compensation for the land. The Ordinance, as drafted, gives the Council the discretion to not charge at all if it so chooses. This brings the issue before the Council to determine whether compensation is expected.

Dr. Gordon Goodman, 5834 Middaugh, said that undeveloped rights-of-way can play a role in vehicular transportation as well as pedestrian transportation. He thinks they should address the issue of building a pedestrian alternative transportation network in the Village. He noted that this is an important change in procedure, not policy issues. He believes the Ordinance gives enough flexibility to the Council to determine whether or not to proceed with property vacation. He asked about the opportunity for preliminary screening by the Council which existed in the previous procedure. He said this is a useful checkpoint and can be based upon staff investigation of the initial request, and would eliminate unnecessary expenditures by the petitioner. He also stated that previously there was an explicit request for the Village Manager to provide a recommendation to the Plan Commission about the desirability and conditions to be imposed on a vacation. In the proposed Ordinance there is a staff report prepared, but no recommendation. He feels there is a benefit to having the Village Manager's recommendation before the Plan Commission.

Attorney Petrarca responded that staff reviewed the procedures actually followed. It was determined they would rely on the expertise of the Zoning and Planning staff. In terms of having it come to Council first, that was not happening previously, and they felt it was better to go to the recommending body first.

Dr. Goodman said that in the enumeration of items for the staff report, there is no recommendation as to whether staff feels the request should be approved by the Plan Commission or not. He thinks it is important for the Plan Commission to hear the staff's position.

Commissioner Tully asked whether there is a staff recommendation to the Plan Commission, and Attorney Petrarca said that staff does make a recommendation under Section 1c(iii) and (iv).

5. Budget Amendment. The Manager asked Trisha Steele, Assistant Director, Financial Services, to address this item.

Trisha Steele, Assistant Director, Financial Services, said the Council has a proposed amendment to the 2002/03 budget, which ended April 30, 2003. This procedure aligns the budget with actual expenditures. She noted this is not for additional expenses, but is simply to align the actual expenses with the budget. She further clarified that some of these items are non-cash items, such as depreciation which affects the cash balance. This budget amendment provides a cleaner audit picture. Because expenses were contained, adjustments are less than the actual depreciation amounts in some funds. She indicated that this budget amendment also contains unexpected expenses.

The Mayor asked for an update of outstanding accounts receivable and Ms. Steele said that would be provided.

ORDINANCE NO. 4478

AN ORDINANCE ESTABLISHING A MORATORIUM REGARDING THE VACATION OF PUBLIC RIGHTS-OF-WAY IN THE VILLAGE OF DOWNERS GROVE

WHEREAS, the Downers Grove Village Council considers from time to time petitions for the vacation of unimproved and un-named public rights-of-way in the Village of Downers Grove; and

WHEREAS, the Village Council has determined that it is necessary and desirable to consider and evaluate the current Village Council Policy establishing procedures for the vacation of streets or alleys or portions thereof; and

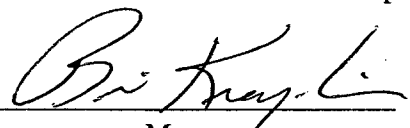
WHEREAS, the Village Council of the Village of Downers Grove has determined that it is reasonable and necessary to place a moratorium on the acceptance, consideration or approval of any request for the vacation of public rights-of way for a period of six (6) months to permit the evaluation of the revisions.

NOW, THEREFORE, BE IT ORDAINED, by the Village Council of the Village of Downers Grove as follows:

SECTION 1. That except for applications on file as of January 28, 2003, no petition for the vacation of a public right-of-way shall be accepted, processed and/or considered for a period of six (6) months from the adoption of this ordinance. The purpose of this moratorium shall be to permit the Village of Downers Grove to consider revisions to the current Village Council Policy establishing procedures for the vacation of streets or alleys or portions thereof. The Village Manager and staff are authorized to evaluate such revisions and report their recommendations to the Village Council within five (5) months of the adoption of this ordinance.

SECTION 2. That this ordinance shall be in full force and effect from and after its adoption in the manner provided by law.

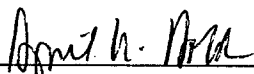
SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance be and are hereby repealed.



Mayor

Passed: February 4, 2003

Published: February 5, 2003

Attest: 

Village Clerk

Indexes: N/A

- BIL 00-01149** List of Bills Payable: No. 5464, February 4, 2003
Sponsors: Accounting
Commissioner Schnell questioned Item DO951 on page 19, and JE914 on page 24.
A motion was made to Approve this file on the Consent Agenda.

Indexes: N/A

- BID 00-01150** Bid: Award \$27,486.55 to Sho-Rack by Kaspar for Modular Newsrack Equipment
Sponsors: Manager's Office
A motion was made to Approve this file on the Consent Agenda.

Indexes: News Box Ordinance

- BID 00-01152** Bid: Award \$24,000 to Downers Grove Area Chamber of Commerce for 2003 Village and Business Directory
Sponsors: Cable TV
A motion was made to Approve this file on the Consent Agenda.

Indexes: Chamber of Commerce Directory

Passed The Consent Agenda

A motion was made by Commissioner Sisul, seconded by Commissioner Gilbert, that the consent agenda be passed. The motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

7. Active Agenda

- MOT 00-01127** Motion: Approve 2003 Heritage Festival Budget
Commissioner Tully commented that the role of Heritage Festival in our community is not just an event but a phenomenon.
Commissioner Sisul said that the Tourism & Events Commission has attempted to reduce the expenses and he appreciates their work.
Commissioner Gilbert said that one of the ways to insure that the Heritage Festival continues is to obtain private donations from the families who attend the Festival.
A motion was made by Commissioner Sisul, seconded by Commissioner Gilbert, to Approve this file. Mayor Krajewski declared the motion carried by the following vote:
Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski
Indexes: Heritage Festival 2003

- ORD 00-01151** Ordinance: Vacate a Certain Portion of a Public Alley South of Hobson Road (59th Street) Bounded by Puffer Road and Belmont Road
Sponsors: Plan Commission

Summary of Item: At their meeting of January 7, 2003, the Plan Commission unanimously recommended approval of an ordinance vacating a portion of an unimproved alley right-of-way located approximately 140 feet south of and parallel to Hobson Road (59th Street), bounded by Puffer Road on the west and Belmont Road on the east.

AN ORDINANCE VACATING A CERTAIN PORTION OF A PUBLIC ALLEY SOUTH OF HOBSON ROAD (59TH STREET) BOUNDED BY PUFFER ROAD AND BELMONT ROAD IN THE VILLAGE OF DOWNERS GROVE

Commissioner Gilbert moved that this issue be tabled until more information is obtained in deference to e-mails transmitted earlier today between staff and Council.

Commissioner Tully seconded the Motion and explained that in regard to Resolution 99-22 adopted in 1999, the policy procedure with respect to vacation of rights-of-way requires that before a requested vacation be submitted to the Plan Commission, the Council be informed first to determine whether they have any objection to the requested vacation. Commissioner Tully questioned whether that policy had been followed. He stated that the current policy does not mandate that rights-of-way be vacated absent compensation, but says that the Council may place conditions upon the vacation.

Commissioner McConnell asked if this is tabled, what the next step will be. Attorney Petrarca said it could be brought up at a future meeting, and can go back to the earlier level.

Commissioner Schnell asked if they are recommending tabling this until the moratorium is over and Commissioner Gilbert said that was correct

Commissioner Tully said the purpose of tabling this is to determine whether the procedures have been followed. If they have not been followed, it would fall under the moratorium.

Commissioner Schnell said that the petitioner assumed the procedures were followed. She has no problem with the moratorium, but does have a problem with not voting on this, and thinks they should move forward. The petitioner thought they were following the rules. It was not the petitioner's job to let the Council know.

Commissioner Sisul said the issue is whether or not to table this, and whether to review if the procedures were followed.

Commissioner Schnell said if the procedures were not followed properly then this will come under the moratorium.

Commissioner McConnell asked if they could exempt this item from the moratorium if it is tabled.

Attorney Petrarca responded that any petition filed as of January 28 would be exempted.

Commissioner Gilbert said there are two issues, first whether compensation is due, and whether procedures were correctly followed. He said this tabling is not to deny the petitioner's request.

Commissioner Tully said this could be in the petitioners' benefit. This only goes to the Plan Commission if the Council has objections. The policy does not require the Council to vacate land without compensation. He has no problem with exempting it from the moratorium.

Commissioner McConnell asked if this is tabled tonight, whether it can come back to the Council at any time, and Attorney Petrarca said that it could.

Commissioner Schnell asked for clarification that this does not go to the Plan Commission

unless the Council says it does, and Attorney Petrarca said that was correct.

A motion was made by Commissioner Gilbert, seconded by Commissioner Tully, to Table Indefinitely this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski
Nay: Commissioner Schnell

Indexes: Vacation - Alley

RES 00-01153 Resolution: Authorize Agreement With Suburban Bus Division of the Regional Transportation Authority (Pace)

Sponsors: Financial Services and Public Works

Summary of Item: This will authorize receipt of a transit grant agreement with PACE for funds in the amount of \$48,200.00 which will be applied toward public transportation services. Note, the Village's estimated local share of costs if \$133,800.00.

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND SUBURBAN BUS DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY (PACE)

RESOLUTION 2003-06

Commissioner Zabloudil said PACE has agreed to terminate the agreement if they do not provide the grant money as provided, and that will be incorporated into the Agreement.

A motion was made by Commissioner Zabloudil, seconded by Commissioner Schnell, to Authorize this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Pace

RES 00-01154 Resolution: Authorize Agreement with Illinois Department of Commerce and Community Affairs re: Parking Deck

Sponsors: Financial Services and Director of Redevelopment

Summary of Item: This will authorize receipt of a grant from the Illinois Department of Commerce and Community Affairs (DCCA) Grant Agreement 02-121173 in the amount of \$200,000. These funds will be applied toward the construction of the parking deck.

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE ILLINOIS DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS (DCCA)

RESOLUTION 2003-07

A motion was made by Commissioner Schnell, seconded by Commissioner McConnell, to Authorize this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Central Business District - Parking Deck, Illinois Department of Commerce and Community Affairs

RES 00-01155 Resolution: Authorize Grant Agreement with Illinois Environmental Protection Agency re: Drinking Water

Summary of Item: This will appoint David Van Vooren as Village Treasurer effective February 4, 2003.

Motion to appoint David Van Vooren as Village Treasurer for the Village of Downers Grove

Commissioner Tully thanked David VanVooren for stepping into this role on behalf of the Village.

A motion was made by Commissioner McConnell, seconded by Commissioner Tully, to Authorize this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Village Treasurer

ORD 00-01164

Ordinance: Establish a Moratorium re: Vacation of Public Rights-of-Way

Sponsors: Council Workshop

Summary of Item: This will authorize a moratorium on the acceptance, consideration or approval of any request for a vacation of public rights-of-way for a period of six (6) months.

AN ORDINANCE ESTABLISHING A MORATORIUM REGARDING THE VACATION OF PUBLIC RIGHTS-OF-WAY IN THE VILLAGE OF DOWNERS GROVE

ORDINANCE NO. 4478

A motion was made by Commissioner Tully, seconded by Commissioner Gilbert, to Adopt this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Vacation, Vacation - Alley

8. Mayor's Report

Materials to be Received - Minutes

Finance Committee - January 7, 2003

Liquor Commission - December 5, 2002 & January 9, 2003

Plan Commission - November 19, 2002

A motion was made by Commissioner Sisul, seconded by Commissioner Gilbert, to Note Receipt Of this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Materials to be Received - Monthly Reports

Materials to be Placed on File

9. Manager's Report

Manager Ginex said that the State of the Village has been moved to Saturday, February 22, at 9:00 a.m. in the Council Chambers.

10. Attorney's Report

Future Active Agenda

11. Standing Committee Reports

Commissioner Tully said that Public Services met on January 31, where they discussed the

their only opportunity to use the racks. Commissioner Schnell said she was concerned with the legalities of removing the information.

Commissioner Tully asked whether the bid amount includes the installation. Mr. Baker said it is the cost of the equipment and transportation. Installation will be handled by the Public Works staff as there may be a concrete pad needed for installation in one or more locations.

Commissioner Tully said that he understood the revenue associated with the licensing would at least match the cost of expenses. Mr. Baker responded that when the Ordinance was being prepared, staff listened to the concerns of the publishers, and one concern was that the costs of the units did not exceed the cost of the individual compartment they are purchasing. The costs to the publishers will equal the costs of the compartments themselves.

Mr. Baker said that the difference of \$9,050 is caused by some of the units being vacant and not having all publishers responded yet. There will be ten vacant units and four surplus units. Mr. Tully asked about the ten extra units, and whether they could be installed when they become licensed. Mr. Baker said they must be installed at one time.

Marilynn Gerloff, 4241 Highland, said in July 2001 she discussed a May 23 Tribune article regarding proliferation of news boxes in business area. At that time there were 66 boxes in the Village, and she asked the Council to remove these eyesores. She reviewed what the Village and staff had done since that time, noting that the Council voted to approve an Ordinance on July 16, 2002. Ms. Gerloff reviewed numerous personnel changes since July 2001, but said there is still no new news rack. Ms. Gerloff said she was not sure if everyone in the Village was aware of the new Village Website category called 2003 Press Release, which has several items already. She is anxiously waiting to see an article saying "News Racks Installed." Ms. Gerloff said it seems as though she is the only resident that finds it mind-boggling that it would take two years to implement this project.

The Mayor said it actually goes back to December 2000, which is even longer.

3. **Plan Commission File #1086: Alley Vacation, south of Hobson Road.** The Manager asked Amanda Browne to address this.

Amanda Browne, Village Planner, said that the right-of-way is unimproved for thoroughfare purposes but does have certain utilities within it. Ms. Browne said that the right-of-way would be divided equally down the center with 10' on either side allocated to the individual property owners on either side of the right-of-way. Due to the nature of the easements, no buildings could be constructed in the area if it were vacated; however, a driveway, patio or fences could be installed as long as the utilities would have access. She said that the Plan Commission recommended unanimously for the proposed vacation.

Commissioner Zabloudil said there is apparently one lot to be improved there and asked whether the petitioner would be willing to regrade that property so it is at least aesthetically pleasing. Ms. Browne said that is due to the recent installation of the sanitary sewer, and the petitioner indicated he would regrade that area when the lot is developed.

Commissioner Tully said he appreciated the efforts of the petitioner to clean up the area at their own expense. He believes there should be a fundamental change in the Village's policy with respect to vacation of property. He does not believe the Village should vacate land without some type of compensation and is not in favor of vacating land unless there are extraordinary

circumstances. He explained that his opinion has nothing to do with this particular petitioner, but with the policy in general of land vacation.

The Mayor said he agreed with Commissioner Tully's position and would like to see this brought to Workshop.

Commissioner Sisul asked if they are recommending that staff hold this vacation until further discussion.

Commissioner Zabloudil said he also agrees with Commissioner Tully and feels they need to establish a policy to assess the value of the property. He would support holding this until a decision has been made.

Commissioner Gilbert recommended holding this for a little while. This discussion has been raised for many years, particularly at the value of the individual right-of-ways. He would like to have a Workshop discussion on the matter before any further decision.

Commissioner Tully said the question is whether the policy will require some compensation, and then how to determine that compensation.

Commissioner Schnell said she had no problem with looking at the policy and changing it; however, this petition came before the Council without knowing about the Council's intent. She said before the flag lot moratorium was established, flag lots were allowed that had already been requested, and she feels that should also occur in this case.

The Mayor asked whether a change of policy has been brought before the Plan Commission. Ms. Browne said that typically the issue of compensation does not arise. The Mayor said he would like the Plan Commission to be aware that the Council is considering this.

Commissioner Sisul said perhaps a moratorium is necessary.

Commissioner McConnell said she also supports letting this one continue through the process and then move ahead with a discussion on the policy change.

The Mayor asked the Village Attorney to prepare a moratorium for six months for vacations of right-of-way.

Commissioner Tully asked whether there is a policy in place that says if certain criteria are met, the land will be vacated with no compensation. Ms. Browne said that Mr. Rathje included that in the packet.

4. **Village of Downers Grove and Chamber of Commerce Directory.** Manager Ginex said that for the past 20 years the Village and Chamber has provided a directory to the community regarding departments, phone listings, businesses, etc. It is distributed to 25,000 residents and 2,500 businesses at a cost of \$56,000, with the Village portion being \$24,000.

Commissioner Tully said that the Village's past practice has been to fund a portion of the directory, which has ancillary benefits for the community as a whole. He is in support of this.

Commissioner Schnell agreed with a continuance of Amnesty Day, and would go for Option 2 or 3. She said for an extra five cents a year they could get two Amnesty days, and she did not see Option 3 as cost prohibitive.

Commissioner Sisul agreed with Commissioner Schnell, in that five cents more for two Amnesty Days is a bargain. Commissioners Gilbert and Zabloudil both agreed with Option #2. The Mayor said he agreed with Commissioners Sisul and Schnell.

The Mayor asked the BFI representative to explain how the recycling is picked up.

Steve Volgrin, BFI, said that they can combine recycling, however, not with garbage. When a recycling truck is down they can combine the recycling in the same truck. He said that if anyone sees the drivers putting both garbage and recycling in the same truck they should call BFI.

11. Abrogation of Easement – Georgian Courts. The Manager said when the project began the Village secured an easement on the property, and this will abrogate that easement.

Commissioner Tully clarified that this does not involve property changing hands, but is merely the elimination of an easement.

12. Abatement Ordinance. The Manager said this has been pulled from the Agenda for further information.

The Mayor said that staff has provided information already, and there is a budget Workshop scheduled for next Wednesday.

STANDING COMMITTEE REPORTS

Commissioner Tully said the Public Services committee would meet at the Public Works Facility on Friday, January 31 at 5:00 p.m.

Commissioner Sisul said that Public Safety has no meeting scheduled at this time.

ATTORNEY'S REPORT

Village Attorney Enza Petrarca said she was presenting nine items to the Council: 1) An ordinance vacating a certain portion of a public alley south of Hobson Road (59th Street) bounded by Puffer Road and Belmont Road in the Village of Downers Grove; 2) A resolution authorizing the execution of an agreement between the Village of Downers Grove and Suburban Bus Division of the Regional Transportation Authority (PACE); 3) A resolution authorizing execution of an agreement between the Village of Downers Grove and the Illinois Department of Commerce and Community Affairs (DCCA) (Parking Deck); 4) A resolution authorizing the execution of a grant agreement between the Village of Downers Grove and the Illinois Environmental Protection Agency (Drinking Water); 5) An ordinance amending the parking restrictions on Parkview Drive; 6) An ordinance amending Section 9-23 of the Downers Grove Municipal Code; 7) A resolution authorizing the execution of an agreement between the Village of Downers Grove and Browning-Ferris Industries of Illinois, Inc.; 8) An ordinance abrogating a certain portion of a public easement in the Village of Downers Grove (1131 Gilbert Avenue); and 9) A resolution establishing a six-month moratorium on vacation rights-of-way.