

Agenda
Village of Glen Ellyn
Village Board Workshop
Monday, February 22, 2010
7:00 P.M. – Galligan Board Room
Glen Ellyn Civic Center

1. Call to Order
2. Public Comments?
3. Continuation of Economic Development Discussion
- President Pfefferman
4. Contractor's Registration Discussion – Staci Hulseberg (Page 2)
5. Downtown Strategic Plan Implementation – Steve Jones (Page 15)
6. Other items?
7. Adjournment



To: Steve Jones, Village Manager

From: Staci Hulseberg, Planning and Development Director *SH*

Date: February 16, 2010

For: February 22, 2010 Village Board Workshop Meeting

Re: Contractor Registration Discussion

Background

On November 16, 2009 and January 18, 2010, the Village Board discussed the possible establishment of a new Contractor Registration process in Glen Ellyn. The new registration process would require certain information to be collected from contractors including appropriate licenses, surety bonds, and certificates of insurance prior to the issuance of a building permit in the Village (with certain exemptions). At the time of the January 18 Village Board Workshop discussion, the proposed Contractor's Registration Ordinance was under review by the Village Attorney's office.

Issues

We received the attached memorandum from Attorney Diamond regarding the proposed registration ordinance. He advises that attempting to revoke a contractor's registration would likely invite litigation where the Village would be unsuccessful. Attorney Diamond further indicates that the proposed contractor registration ordinance, modified to exclude the revocation language, still offers protections to the Village's residents and property owners beyond what is currently available because it requires posting of security such as a \$20,000 surety bond and a certificate of insurance, that could be drawn upon by the Village or property owners if necessary. If the Village experiences problems with a particular contractor, Attorney Diamond suggests that the Village continue to use existing enforcement tools available such as the issuance of a citation requiring a contractor's appearance in court.

Through our standard code enforcement efforts, we have had recent successes working with contractors that were delinquent in finalizing building projects. However, if the Village Board was interested in tightening up the Village Code even further, we could pursue some of the

alternate enforcement suggestions included in the attached memorandum from Attorney Diamond dated September 23, 2008.

Recommendation

Since the proposed ordinance will offer enhanced protections for the community, we recommend proceeding with the proposed ordinance as recommended by Attorney Diamond.

Action Requested

Village Board direction regarding whether to proceed with the proposed Contractor's Registration Ordinance as modified.

Attachments

- February 16, 2010 Memorandum from Attorney Diamond re: Contractor's Registration
- September 23, 2008 Email from Attorney Diamond re: Problem Builders
- Revised Contractor's Registration Ordinance

C: Stewart Diamond, Village Attorney
 Joe Kvapil, Building and Zoning Official



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February 16, 2010

Ms. Staci Hulseberg
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Contractor's Registration

Dear Staci:

The Village would like to have an ordinance which would provide consumer protection for residents within the community regarding contractors who perform work on commercial or residential property and who build homes. The Village has had some bad experiences with one or two builders. The initial draft of the document that you sent to me, culled from other communities, would have allowed the Village to revoke a registration in the event that a contractor had been charged with any ordinance violation. Such an ordinance would have been an invitation to immediate and successful litigation against the Village.

This ordinance is not a licensing ordinance, which would allow the Village to test the ability and even the performance of licensed entities. The Village had no interest in spending the funds necessary to create a licensing system. Instead, I believe that the Village's interest was in seeing to it that we knew which contractors were working within the community and that they were required to have both liability insurance and a surety bond, which could be drawn down by the Village or harmed property owners in the event that work was not performed in accordance with our ordinances. An entity, which failed to register or to post and keep in force the adequate bonds, would lose its registration.

I continue to think that the effective way of dealing with contractor deficiencies is to use the existing system of ordinance prosecution. In such a situation, the contractor is required to hire a lawyer and appear in court and the Judge can be made aware of the ordinance deficiencies. The Village will collect fines and the contractor can be ordered to properly complete the work. What I have advised against is a situation where the Village independently tries to keep someone from working in the community who has registered and posted the required bonds. That should be adequate protection for citizens and consumers so long as the Village is also prepared to use the ordinance enforcement system to require contractors who do poor quality work to both make the repairs and to pay ordinance violation fines.

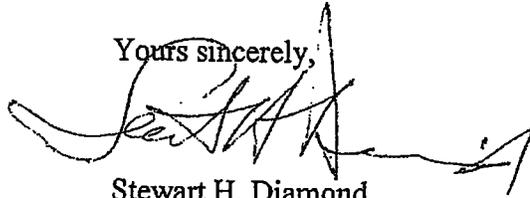
ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.

Ms. Staci Hulseberg
Glen Ellyn, Illinois 60137
February 16, 2010
Page 2

The ordinance, which I have received and revised adds a level of consumer protection without putting the Village in the middle of every consumer contract dispute. If a contractor fails to register, they can be enjoined from operating in the Village, and they can be fined. If they do poor work we can use our Building Code and other ordinances to force proper work to be done, and to also have fines assessed. What I am trying to avoid is a situation where the Village's legal fees increase because, either our Staff or several angry citizens decide that a contractor should be "driven out of town."

This ordinance will free us from that temptation, while providing a new level of consumer protection. If the Village is willing to use its prosecution system to enforce defects in its Code, it can also publicize the number of Building Code violations then pending against registered contractors. You can post that information on our website, as long as it is accurate. That type of information, rather than extended legal fights over registration should, I believe, provide the Village with an enhanced enforcement system.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Stewart H. Diamond", with a long horizontal flourish extending to the right.

Stewart H. Diamond

SHD:dar

cc Steve Jones
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Staci Hulseberg

From: Diamond, Stewart [SDiamond@ancelglink.com]
Sent: Tuesday, September 23, 2008 2:15 PM
To: Staci Hulseberg
Cc: Steve Jones
Subject: Problem Builders

We have done substantial research in Illinois and in other States with regard to the issue of dealing with builders who have pulled a significant number of permits and have a large number of projects half completed, improperly completed, or occupied, but without a final occupancy permit. You have asked us to research the ability of a municipality to take action against such a problem developer through means other than ordinance enforcement. We believe that most efforts to deal with this problem through administrative denials would likely not be successful and would result in lawsuits against the Village. We believe that the best means of dealing with such builders is to utilize the court system and an aggressive and continuous issuance of notices of ordinance violations. Our ordinances could be amended to, for example, establish a daily fine if the builder fails to allow an inspection for a final occupancy permit after a notification that final occupancy must be achieved by a certain date. Such an ordinance could apply to permits previously issued so long as a reasonable period of time was given to the builder to present the unit for final inspection after an initial occupancy permit had been given.

Once a unit has been occupied, the Village faces an additional challenge in that the owner may need to be an added party to the ordinance violation. In some cases, the builder will argue that the final occupancy inspection cannot take place because of a dispute between the builder and the owner. In most situations, we should be careful to keep the owner out of the dispute, since it is generally our belief that the "guilty party" is the builder who refuses to complete the job. In better economic times, we would have assumed that the builder was capable of doing the work but had simply had moved on to a more lucrative additional project. That situation presents the frustrating scenario for municipal officials, in that a builder may have procured multiple permits and is even seeking additional permits while not completing work which should have been finished. The owner in the house not yet completed is in the middle of the controversy because his or her house is out of compliance. Our Staff and the Prosecutor can, of course, exercise prosecutorial discretion since ordinances of this nature will be written so as to have a violation affecting both the owner and the applicant builder.

Another approach is to charge a 50% or 100% increased amount for a permit by a builder who, with regards to previously-issued permits, has failed to comply with a series of listed criteria. We would be happy to work with you in establishing these criteria. One criteria, which I do not think we can utilize, is the current pending issuance of a number of building violations. The reason that this concerns me is that until proven, the builder cannot be assumed to have committed the offense. We may be able to establish particular standards such as the length of time that permits have been pending, along with the number of visits required to make inspections. We can also consider ordinance violations where the builder has been found to have broken the law.

In administering such ordinances, we would need to make sure that they would apply to any permit in which the builder was either the applicant for the permit or the general contractor. Unless we wrote the ordinance this way, a builder that would be subject to higher payments might simply get the owner of the property to act as the applicant for the permit. If the applicant for the permit is the owner of the property rather than the general contractor, we probably would require a certificate from the general contractor indicating that it was indeed serving as general contractor on the job and perhaps listing subcontractors. The higher permit fee might apply wherever the general contractor or a subcontractor, performing more than 30% of the work, was

one of those that met the criteria for higher permit fees. We could even provide a list of those builders that fell into that category.

The last thing which the Village could do is to attempt to license general contractors, and, under extreme circumstances, suspend or revoke the license of that contractor. I would not suggest that the Village move in this direction, since, for contractors that anticipated doing a substantial amount of work within the Village, such a hearing process could, in effect, close down their business and a very strong fight with every legal technicality raised might be anticipated.

One of the reasons why Ancel Glink was employed to represent the Village was that, before we arrived, it was involved in four or five active lawsuits with property owners or builders. These lawsuits went on for many years and cost the community substantial amounts of money. Within the first year of our representation of the Village, we had won or settled all of these cases in a satisfactory manner. I have tried very hard not to move the Village in that direction again.

Where builders or developers violate municipal ordinances, a truly aggressive effort by the Village Prosecutor or by the Office of the Village Attorney can make it clear to the trial court that the case or cases filed are matters of major concerns to the community. Under those circumstances, we normally achieve a relatively quick hearing and, where the cases are properly prepared, significant fines for every day in which a violation occurs as a separate offense. Builders or developers who can no longer count on the court system allowing violations to drag on at minimal legal cost will find themselves paying more attention to standard municipal ordinances.

If I recall this matter correctly, one of the issues which you inherited, and has been attempting to correct, is a series of building permits which were allowed to continue on without final inspections. You have been quickly working through these problem cases. What I do not think that the Village should do is to react to situations like that with an expensive or administratively time consuming set of new regulations, which may end up harming relatively innocent people, including residents who may find themselves defending violations not of their own making. I think that if I come out early on one of the meeting dates, and we discuss this matter with the prosecutor and representatives of your office, we can come to a resolution of these problems without getting Glen Ellyn into the Appellate Court reports or even requiring us to note the historic day of that meeting in our memoirs.

Stewart H. Diamond
Partner
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DiCianni & Krafthefer, P.C.**
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ALERT: Ancel Glink's Lake County office has relocated. Our new contact information is: 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois, 60061. Our new phone number is 847-247-7400. Our new fax number is 847-247-7405. Please make a note of the change.

The information contained in this communication is confidential, may be attorney-client privileged, may constitute privileged information, and is intended only for the use of the addressee. It is the property of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please do not read it and

Village of Glen Ellyn

Ordinance No. _____-VC

**An Ordinance Amending the Village Code of the Village of
Glen Ellyn - Title 4, Chapter 1 – Building Code;
Contractor Registration Provisions**

**Adopted by the
President and Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
this _____ day of _____, 20 ____.**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this _____
day of _____, 20 ____.

**An Ordinance Amending the Village Code of the Village of
Glen Ellyn - Title 4, Chapter 1 – Building Code;
Contractor Registration Provisions**

Whereas, the Village of Glen Ellyn has determined that it would be in the best interest of the Village to register contractors working in the Village; and

Whereas, the establishment of contractor registration requirements would allow the Village to collect contact information on contractors working in the Village and also obtain copies of appropriate security bonds, licenses and certificates of insurance to provide the customers of the contractors and the Village additional information regarding contractors; and

Whereas, Planning and Development staff researched contractor registration requirements in other local municipalities to determine what requirements would be appropriate for the Village of Glen Ellyn; and

Whereas, the Planning and Development staff and legal counsel have reviewed these contractor registration requirements and the Village Board discussed the proposed contractor registration procedures and processes at a Village Board Workshop meeting on November 16, 2009; and

Whereas, the Planning and Development Department will manage the administration and enforcement of the contractor registration requirements; and

Whereas, the Planning and Development Department conducted a Builder's Forum meeting with local builders and contractors to obtain input on the proposed contractor registration requirements on December 17, 2009.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: That Title 4 of the Village Code of the Village of Glen Ellyn entitled “Building Code” is hereby amended by adding thereto a new Section 4-1-11 as set forth in Exhibit “A” attached hereto.

Section Two: That Title 4 of the Village Code of the Village of Glen Ellyn entitled “Building Code” is hereby amended by adding thereto a new subsection 4-1-4(A)19 as follows:

4-1-4(A)19

“19. Contractor Registration:

- | | | |
|-----|--|--------|
| (a) | Application and annual renewal fee for a general contractor | \$100 |
| (b) | Application and annual renewal fee for an independent contractor | \$50 |
| (c) | Two year application fee for a general contractor | \$190 |
| (d) | Two year application fee for an independent contractor | \$90 |
| (e) | Suspension reinstatement fee for a general contractor | \$125 |
| (f) | Suspension reinstatement fee for an independent contractor | \$75 |
| (g) | Revocation reinstatement fee | \$200 |
| (h) | Denial, suspension or revocation appeal fee | \$700” |

Section Three: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2010.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this ____ day of

_____, 20_____.

Village President of the
Village of Glen Ellyn, Illinois

Attest:

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the ____ day of _____).

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EXHIBIT A – Draft 1/20/10 revised per legal review

4-1-11 Contractor Registration Required

It shall be unlawful for any contractor, to perform construction or demolition work within the Village of Glen Ellyn that requires a building permit unless the contractor holds a current valid contractor registration.

(A) Application for Contractor Registration

Application for contractor registration shall be made to the Director of Planning and Development, on such forms that are provided including an application, documents that include all required information, applicants signature, submittal date and payment of applicable fees. The term of a contractor's registration shall be for either 12 or 24 months, at the discretion of the contractor, after which time it shall expire unless renewed.

(B) Contractor Classifications

A contractor is any person, partnership, corporation or other business entity engaged in the business of constructing, altering, repairing or demolishing buildings, structures, utilities, site improvements or topography. Contractor classifications are based on the work they perform and the contractual relationships established as follows:

1. A general contractor is a contractor who employs or manages the work of one or more independent contractors. A general contractor may also be the developer, builder, construction manager or property owner.
2. An independent contractor is a contractor who only manages his own work or the work of his own employees and performs one trade or craft. Independent contractors are generally contracted by a property owner, owner's agent or building occupant or subcontracted by a general contractor.
3. A public utility contractor is a contractor completing public improvement work in the rights of way under agreements and licenses with the Village of Glen Ellyn and managed by the Public Works Department.
4. A subcontractor is any contractor working under a contract agreement with a general contractor.

(C) Contractor Registration Exemptions

1. An independent contractor is exempt from the contractor registration requirements of this code section when all of the following conditions are met:
 - a. The independent contractor is not required to hold a professional license issued by the State of Illinois or Illinois municipality to perform their work.
 - b. The independent contractor is subcontracted by the general contractor to perform work under the same building permit for which the general contractor is the building permit applicant.
 - c. The independent contractor has been listed on the building permit application as a contractor working under subcontract to the general contractor.
2. A property owner who hires contractors to work or personally works on his own property is exempt from the contractor registration requirements of this code section, provided the property owner is not also a general contractor.
3. A public utility contractor is exempt from the contractor registration requirements of this code section for all work completed in the rights of way.

4. Any person providing design, engineering or testing services, furnishing materials and equipment, completing cleaning and maintenance work or performing any activity for which a building permit is not required is exempt from the contractor registration requirements.

(D) Application Documents

1. Contractors must possess and submit a copy of their current professional license issued by the State of Illinois, Illinois municipality or other entity authorized to issue such license. This includes contractors performing electrical, plumbing, irrigation, roofing, fire sprinkler, elevator/conveyance equipment work or other construction work that requires a State of Illinois license.
2. Contractors must possess and submit a surety bond issued by a company approved and authorized to issue bonds by the State of Illinois. The surety bond shall assure that the contractor's work will be completed in accordance with the requirements of the building permit and the Glen Ellyn Village Code. The surety bond shall be in the minimum amount of \$20,000 and list the Village of Glen Ellyn as the obligee. Contractors completing storm water work under a storm water permit are exempt from the requirement to provide a security bond under this code section.
3. Contractors must possess and submit a certificate of insurance issued by a company approved and authorized to issue insurance by the State of Illinois. The certificate of insurance shall list the Village of Glen Ellyn as an additional insured and include the following insurance in the minimum amounts:
 - a. General Contractor

General liability each occurrence	\$ 1,000,000
General liability each person	\$ 100,000
Property damage	\$ 10,000
Worker's compensation	as required by law
 - b. Independent Contractor

General liability each occurrence	\$ 500,000
General liability each person	\$ 100,000
Property damage	\$ 10,000
Worker's compensation	as required by law
4. Contractors must submit a notarized affidavit stating that they have no employees if the certificate of insurance excludes worker's compensation.

(E) Processing of Applications

Applications received by the Director of Planning and Development shall be examined for complete and accurate information. The Director shall have the authority to require the applicant to submit supplemental evidence to confirm the application information or respond to any objection to the issuance or renewal of the contractor's registration. Contractor registration applications shall be granted or denied by the Director by written notice within 30 days of receipt of all required application documents.

(F) Renewal of Contractor Registration

Contractor registration may be renewed by submittal of a new application if information has changed, submittal of current application documents and payment of the renewal fee if submitted prior to the expiration date of the registration term and the expiration date of any required license, surety bond or certificate of insurance.

(G) Denial of a Contractor Registration Application or Renewal

Contractor registration applications and renewals may be granted or denied by the Director by written notice within 30 days of the submittal date. Applications and renewals will be denied for failure to submit the required application documents, submitting false information or failure to pay the application/renewal fee.

(H) Suspension of Contractor Registration

Contractor registration is immediately suspended upon expiration of the 12 or 24 month registration term or upon expiration of any required license, surety bond or certificate of insurance without renewal. No prior notice of any pending expiration date shall be issued to the contractor. The contractor is prohibited from performing any work during the period in which the contractor's registration is suspended. The contractor shall be notified of suspension by written notice. A suspended registration may be reinstated by the Director upon resubmittal of a contractor registration application, application documents and payment of the renewal and suspension reinstatement fee.

(I) Appeal of a Denied Application or Renewal or a Suspended Contractor Registration

All appeals from the decisions of the Director of Planning and Development must be filed with the Planning and Development Department within 30 days after the contractor's receipt of the written notice. The appeal must include a petition submitted by the contractor describing the basis upon which the appeal is founded and payment of an administrative appeal fee. The Director of Planning and Development shall transmit the appeal to the Building Board of Appeals for a public hearing. The Board shall review evidence and hear testimony relevant to the appeal and reach a decision. The decision of the Board shall be the final administrative decision.

(J) Enforcement

No building permit shall be issued for any work if the permit applicant or the contractors listed on the permit application are not in compliance with this section. Contractors shall provide personal identification and identify their employers to the building inspector or other authorized village official on the work site to verify compliance with these contractor registration requirements. A contractor performing work in violation of this section may be served with a citation and a stop work order may be issued and the building permit may be suspended or revoked by the building official.

(K) Penalty

Any persons violating the provision of this code section shall be fined not less than twenty five dollars (\$ 25) nor more than seven hundred and fifty dollars (\$ 750) for each offense and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.



To: President & Village Board
From: Steve Jones, Village Manager 
Date: February 17, 2010
Re: Downtown Strategic Plan Implementation

Background

The Village Board has adopted a Downtown Strategic Plan that contains 20 years worth of goals, tasks and a vision for the future. Over the past several months, we have been devising a way to bring an implementation plan to the Village Board. Although several Downtown Strategic Plan initiatives are already being implemented, the development of an official implementation strategy will provide a tool to prioritize and measure our progress.

In an effort to find a means of breaking the plan down into its component parts, we have developed a visual document that will provide a starting point for the Village Board to establish the priorities of where we should be devoting our time, energy and financial resources. We would like to have the Village Board undertake a ranking process that will determine your policy wishes.

If we dissect the Downtown Strategic Plan, 54 separate goals can be found within the document. These goals are either directly stated or inferred within the body of the plan. Each has been identified on the attachment. While this list can be greatly expanded to identify the tasks associated with each goal, this is a simple presentation of the basic initiatives.

The attachment provides a means of organizing the plan as follows:

1. The vertical headings on the left side of the document represent ten categories. These were merely established to provide an identifier for similar or related goals from the plan. These labels are only associated with the thirty goals on the left side.
2. The thirty goals on the left side represent what we feel are the goals that may occur independently, or must occur prior to accomplishing the goals on the right side of the document. As an example, the establishment of a historic district (Marketing Downtown Glen Ellyn) does not depend upon any other element recommended in the plan. The construction of parking decks is dependent upon other things happening, so it has been placed on the right side.

3. As stated, the twenty-four goals on the right side are dependent upon the achievement of other goals. The relationship and dependence between goals has been identified with arrows.

Issues

There is no issue with the goals since the Village Board has adopted the Downtown Strategic Plan. The main issue is how we can now develop a method to identify, prioritize, illustrate and measure the goals to be achieved.

Action Requested

Please review the document and be prepared to discuss. An easy way for the Village Board to determine the priority for the plan's implementation would be to individually vote on your top five initiatives listed on the LEFT side of the document. You can cast a single vote for five separate goals, or you can use all five of your votes for a single initiative you feel is important. Once the votes are tallied, we will have a consensus of the Village Board as to what is most important to focus upon in the short-term.

You can cast your five votes before the meeting, or you can wait until after we discuss this at the workshop and cast your votes later. Once I have received the votes of the entire Village Board, I will provide you with the results.

Recommendation

This is clearly a policy issue for the Village Board's undertaking. As a means of demonstrating the team's feeling in the matter, the P&D team and I cast our five votes among the projects. Our ranking is noted and circled adjacent to the selected goals.

Attachments

Exhibit A - Supplemental Agenda Information.

Exhibit B - Downtown Strategic Plan Goals Exhibit

Supplemental Agenda Information Village of Glen Ellyn

Agenda Item Supplemented by Commentary

- Pros & Cons
- X Strategic Action Goal
- X Downtown Strategic Plan Goal
- Budget Impact/Return on Investment
- Process Improvement
- Green Initiative
- Communication Initiative
- Safety/Liability/Risk Assessment
- Comparable Community Info
- Other

Comments:

This agenda item is related to the Downtown Strategic Plan & the Village Strategic Plan.

Park
Regu

Shorter parking hours in core downtown area
Longer parking hours in non-downtown core

Economic
Development

Through economic development encourage increases in office space
Through economic development encourage increases in residential units
Through economic development encourage increases in outdoor seating

Traffic

Develop RFQ for two-way traffic/parking impact study
Retain engineering firm to conduct detailed two-way traffic/parking impact study

Process

Retain consultant to review building permit and commission review process
Expand administrative (versus legislative) approvals

Codes

Adopt commercial property maintenance code
Downtown parking standards
Comprehensive review of all standards within the CSA and CSB zoning districts
Evaluate if form-based code would be appropriate for Glen Eilyn
Evaluate if entertainment uses should be by right, administratively approved or by special use

COD

COD partnership enhancements
Partner with College of Du Page to encourage satellite campus possibilities downtown

Marketing
Downtown
Glen Eilyn

Establish a downtown historic district
Branding of downtown

Marketing
Downtown
Plan

Market the Plan to the Community at large
Market the Plan to the Development Community
Market the Plan to Downtown Property Owners
Market the Plan to potential new businesses

Analyze potential increase in parking availability
Construct north parking deck
Construct south parking deck

Create downtown gathering place
Multi-use path system - construct continuous Lake Eilyn 1.5 mile loop
Construct new train station
Evaluate the construction of a pedestrian underpass
Evaluate the construction of a vehicular overpass/underpass
Streetscape improvements - landscaping
Streetscape improvements - roadways
Streetscape improvements - sidewalks
Construct North Greenway
Construct greenway placemaking enhancements (i.e. sculpture, amphitheater)
Construct downtown plaza @ north parking deck area
Fire Company - Station One relocation
Evaluate Potential Police Department - Station relocation

Wayfinding & signage improvements @ Roosevelt Road and Stacy's Corner
Develop gateways at North & South Main Street

South Main Street - Mixed use development
Residential development - Village Main Street Lot/St. Pet's
Mixed-use development - Crescent/Glenwood neighborhood

