



June 18th 10:00 AM-12:00 PM

Sauk Village Municipal Center

21801 Torrence Ave.

Advisory Committee Meeting 1

1. Welcoming and Objectives, Mayor Burgess

Mayor Burgess welcomed the Advisory Committee by thanking everyone for giving their time for this effort. Undertaking a Comprehensive Plan was one of the key recommendations of the Plan for Progress that was released last year. "We have to have a plan." We need to show people who are interested in Sauk Village that we have a plan. That infrastructure is in place. That businesses are here. That residents are taking care of their homes. We thank the Chicago Metropolitan Agency for Planning (CMAP) for providing a grant to support this effort. You are our partner in this and we appreciate the support you are providing, both in the grant and your time.

2. Overview, Joseph Wiszowaty, Director of Economic Development, Sauk Village

Joe Wiszowaty thanked the Advisory Committee as well. It is important that we all work together. We need the school district, brokers, companies, churches, all of you working together. There are a lot of good things happening, we need to get the word out. The Plan will provide a way to get all of these projects together in one document.

3. CMAP Support, Stephen Ostrander, Chicago Metropolitan Agency for Planning (CMAP)

Stephen Ostrander explained that CMAP is a regional agency that provides information, transportation and land use planning. CMAP has had a Local Technical Assistance Program has helped communities throughout the region. The Teska team was selected through a competitive RFP program. Their team showed the knowledge of the community and has worked throughout the south suburban communities.

4. What is a Comprehensive Plan and Establishing a Vision for Plan, Scott Goldstein, Teska AssociatesA comprehensive plan is:

- *A guide to coordinated, long-range growth and development over the next 15-20 years.*
- *Focuses on Village's vision for the future through goals + policies*
- *A chance to REFLECT on history, CONNECT with community, and PROGRESS into the future*

A comprehensive plan provides a guide to coordinated growth and development, focusing on both land within the municipal boundary as well as unincorporated areas within 1.5 miles from the boundary of the Village. Topics of the comprehensive plan will include:

- Economic Development
- Housing
- Transportation
- Stormwater / open space / natural resources
- Community facilities
- Implementation

The first exercise was for each member of the Advisory Committee to describe the Village now versus in five years if the plan is successful.

How would you describe Sauk Village now? (In one word)

Evolving
Planning
Distressed
Lost
Disappointing
Transitioning
Heartbreaking
Problem-filled
Tough
Stages
Opportunity
Property values
Development
Hopeful

How would you describe success in 5 years?

Growing
Successful
Different
Work-in-progress
Destinations
Envious of Sauk
Done
Better
Productive
Proud
Transitioning
Stabilize
Just-do-it

A word cloud of the future vision for Sauk Village is shown below.



Based on this input, Scott asked the committee members to discuss what it would take to achieve this success? Comments included:

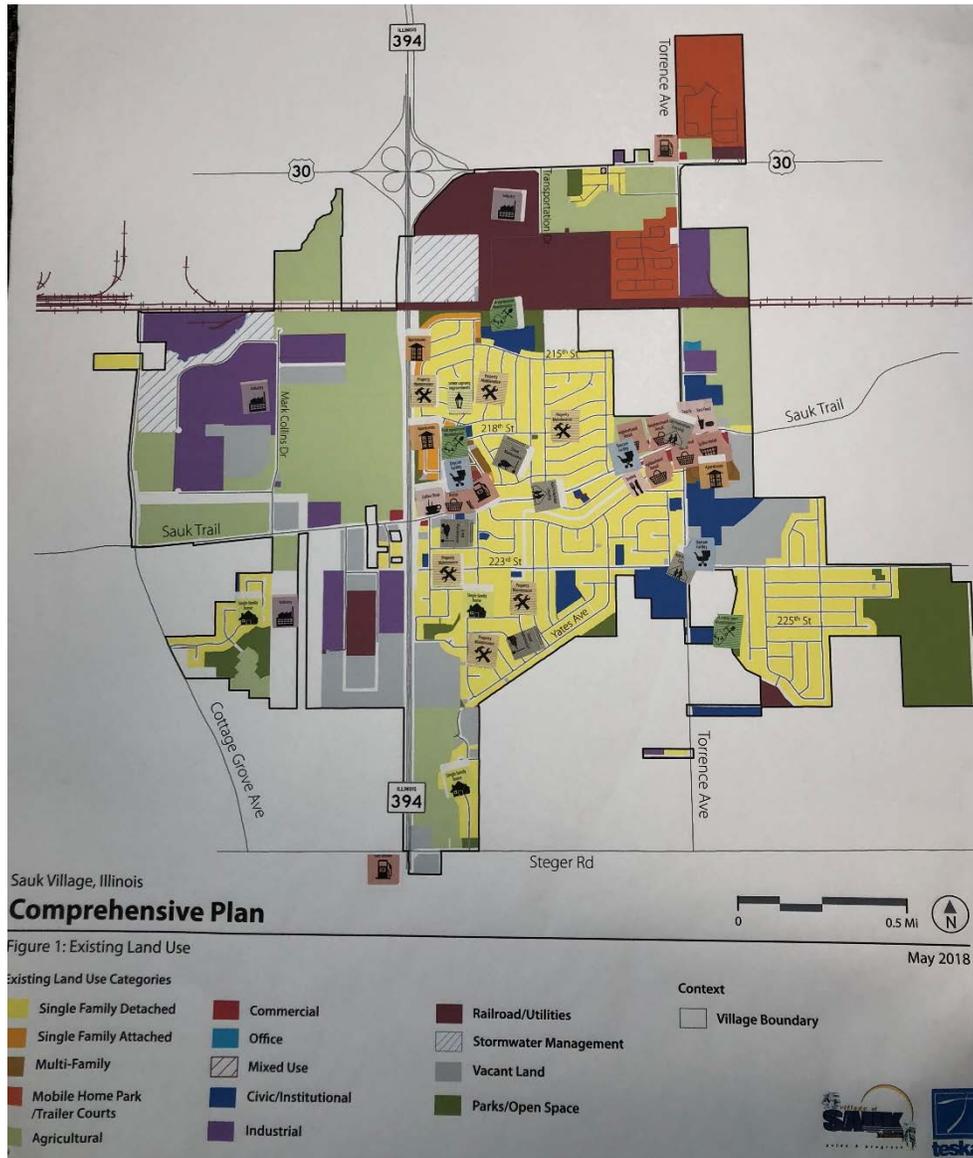
- Work hard
- We need to do this together
- Cooperation / no politics
- Bring businesses back
- Economic development
- Stick to it / motivation to the end.

Mayor Burgess focused on the importance of working as a team and “stick-to-it” mentality. There a lot of obstacles, but we can’t get distracted.

Gary Tsao, WINPAK, described why they first chose Sauk Village in 2011 and recently chose Sauk to expand. He stressed the importance of working with the Village and experience of responsive elected officials and staff, the location near I 80 that you can get to either coast in a day, and available land. In terms of overall cost, we looked at the whole package and this worked for us. We like the employees in this area. We were familiar with South Chicago Heights because of our existing facility. We wanted a showroom space that is state of the art and we could bring clients – Fortune 100 companies. This land, space, location and access to skilled labor within 5 to 10 miles makes the location right for us.

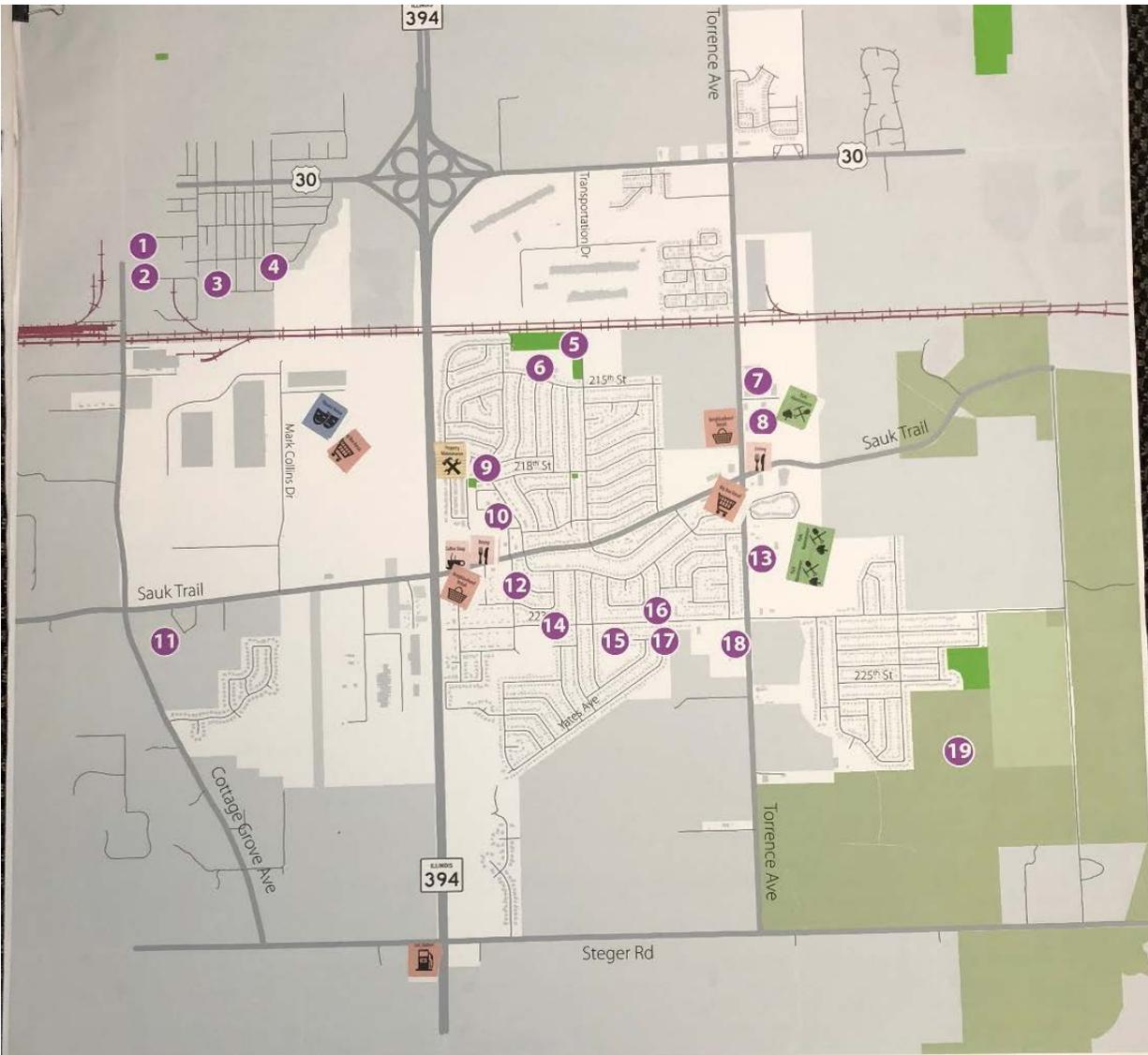
5. Group Exercise

Assets and Challenges Maps- The Advisory Committee assembled around two groups to map assets and challenges facing Sauk Village. Stickers were used to identify specific locations such as restaurants, the library, stores, parks, pedestrian crossings, areas that need property maintenance, etc. This information will be used to both identify existing assets in Sauk Village as well as to begin to set goals for the plan to address key challenges.



Icon Key:





Sauk Village, Illinois

Comprehensive Plan



Figure 4: Community Facilities

May 2018

Context

- Village Boundary
- Buildings
- Parks
- Forest Preserve

Facilities

- | | | | |
|--|--|------------------------------|-------------------------------|
| Cottage Grove Health Center | Wagoner Elementary School | Bloom Trail High School | Sauk Village Bible Church |
| East Chicago Heights Community Services Center | Sauk Village Municipal Center | Sauk Village Fire Department | Grace United Church of Christ |
| Peace Missionary Baptist Church | Community Consolidated School District 168 | Rickover Junior High School | St. James Catholic Church |
| Ford Heights Water Tower | McConathy Public Library | Sauk Village Baptist Church | Plum Creek Forest Preserve |
| Sauk Village Water Tower | United States Post Office | Strassburg Elementary School | |

6. Review and Comment on Existing Conditions

Land Use and Housing (Scott Goldstein, Teska)

Scott reviewed demographics and housing. Since 2010, population has been stable to a slight decline, although several nearby municipalities lost population. Will County is the fastest growing county in the area. The Comprehensive Planning process will establish goals for growth as we move forward. Income levels are just below the Cook County average. There was some discussion over home values with concern over recent sales prices. Housing prices have not recovered from pre-Recession. If homeowners can't get value back from replacing their windows or repairing their roof, they won't make the improvement. There was also concern about the number of cash offers with single-family homes going rental. Scott presented data showing that renters in Sauk Village face much higher housing cost burden than homeowners. Mayor Burgess said that this needs to be a major topic of the plan – how to stabilize our housing and help our families afford to buy and maintain their homes.

One of the positive elements of the data was the improvement in education levels among adults age 25 and over. The percent of adults with high school degrees or higher has increased. The percent of adults with college degrees has also increased.

Dr. Donne Leak of CCSD 168 discussed the efforts the District is taking to help families, particularly by offering parents groups and ESL for parents. What is good for the municipality is also good for the District particularly in helping families and providing education to children. Pre-school is the District's fastest growing levels.

Economic Development (Chris Brewer, AECOM)

Chris Brewer presented commercial and industrial supply and demand. He discussed the national decline in the need for space for retailers and showed a map of big box retailers' distressed properties within 10 miles. While none of those are in Sauk Village, it does show the excess inventory and the challenges in attracting retail to Sauk Village. On the industrial side, the market is very strong. Sauk Village is located in the I 80 / Will County corridor. Industry is growing steadily, including in Sauk Village. Employment has increased due to companies such as Win Pak and the availability of land in the LogistiCenter and other industrial land in Sauk Village.

Transportation (Aaron Patterson, Infrastructure Engineering, Inc.)

Aaron Patterson presented existing transportation conditions. In 2015 a study was done for the I 394 Corridor with specific recommendations for I 394 and Sauk Trail. We will be following up on those recommendations to make the intersection for all users – including pedestrians and bicyclists – and increasing capacity particularly trucks coming from west and want to turn north on I 394. We will also be looking at the Torrence Avenue / Sauk Trail intersection for safety and capacity, as well as missing sidewalks along Sauk Trail. We will also be looking at trails and connections to get to the Cook County Forest Preserve District. As was discussed during the Asset Mapping exercise, we will look at how to get around from one key destination to another as well as Sauk Village in the context of regional transportation improvements including Pace, Metra, freight and I 394.

7. Next Steps

The Web site is now up, please follow the web site and post comments at www.saukvilleplan.org.

Please let your friends and associates know that they can find out about the plan and “Submit an Idea” through the web site.

Upcoming meetings include:

July 16 th	7:00 PM - Village Board Committee of the Whole Meeting
July 23	6:00 PM – 7:30 PM – Advisory Committee 2
September 12 th	7:00 PM - 8:30 PM– Community Workshop Meeting 1
September 24 th	6:00 - 7:30 PM – Advisory Committee Meeting 3
November 14 th	7:00 PM – Community Workshop Meeting 2
January 14, 2019	6:00 PM – 7:30 PM - Advisory Committee Meeting 4

8. Adjourn

Meeting Attendees:

Advisory Committee

Marcus A. Atkins
Mayor Derrick Burgess
Juanita Burgess
Marva Campbell-Pruitt, Village Clerk
Alvina Casara
Emmet Farmer
Superintendent Dr. Donna Leak
Kathie Newton
Stephen Ostrander
Pastor John G. Pitt
Charles Pondexter
Clara Siedelmann
Gene Steinmarch
Gene Tsao
Joseph Wiszowaty

Consultant Team

Chris Brewer, AECOM
Scott Goldstein and Bobby Mordenti, Teska Associates, Inc.
Aaron Patterson, Infrastructure Engineering, Inc.