

Response to Request for Proposal
University & War Memorial TIF District
#30-20

Prepared and Submitted by Teska Associates, Inc.
627 Grove Street, Evanston, IL 60201

Principal in Charge: Lee M. Brown, FAICP,
President
847.563.9721
LBrown@TeskaAssociates.com

Submitted January 8, 2021



Chris Switzer, Purchasing Manager
City of Peoria
Room 108
419 Fulton Street,
Peoria, IL 61602

January 8, 2021

Re: Proposal for the Creation of the University & War Memorial TIF District

Mr. Switzer

Please accept the following proposal for services relating to the creation of a new Tax Increment Financing (TIF) District for the City of Peoria as our statement of interest in performing the required services. The proposed district will focus on properties located at the southeast corner of University Street and War Memorial Drive. A map of the proposed initial project Study Area is included on the following page.

The process for establishing a TIF district is established in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/Art. 11 Div. 74.4). Teska is prepared to provide the analysis and documentation necessary to present the plan to the City Council by March 2021, but the ACT's extensive and rigid notice and public meeting requirements require a minimum of 4 months between authorization to proceed and Council adoption of the District. Teska will initially conduct a field study of the highlighted Study Area. Teska will then prepare an eligibility report, detailing the eligibility of the proposed redevelopment area. If the proposed redevelopment area is shown to qualify under the criteria of the Act, and the City wishes to proceed with the TIF designation process, Teska will then prepare the required redevelopment plan, and coordinate the required meetings and public notices in order to approve the final TIF plan.

Teska has worked with the City in creating multiple TIF districts in the past, including the East Village Growth Cell TIF District (2011) and the South Village TIF District (2012). The proposed University and War Memorial TIF is much smaller than previous TIFs we worked on with the City, but the process is the same. Teska Associates and its team are committed to conforming to and complying with the City of Peoria's Equal Employment Opportunity requirements as presented in the RFP. The attached proposal outlines the anticipated steps required for the establishment of a TIF district, and the estimated cost to accomplish these tasks. Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lee M. Brown", with a long horizontal flourish extending to the right.

Lee M. Brown, FAICP
President

teska associates inc



Proposed University & War Memorial TIF Study Area

The Study Area includes six (6) buildings and fourteen (14) parcels, on roughly nine (9) acres, including rights-of-way.

SCOPE OF SERVICES

PROPOSED UNIVERSITY & WAR MEMORIAL TAX INCREMENT FINANCING DISTRICT

PHASE 1: INITIAL PROJECT REVIEW AND ELIGIBILITY REPORT

1.1 Kick-off Meeting.

The Consultant (TESKA) will meet with City staff to review and agree on an approach for the project. Discussions will likely include the proposed Study Area boundary, an overview of potential development opportunities within the Study Area, known obstacles to development, and proposed project approach and scheduling.

Deliverables:

TESKA will attend one kick-off meeting with City staff.

1.2 Eligibility Field Inventory.

TESKA will conduct an eligibility field survey of all parcels within the Study Area. The field survey will document the existing land uses, site conditions, above ground public infrastructure conditions, and the characteristics of any existing buildings in accordance with the eligibility criteria contained in the Act. A selective photographic inventory of the properties covered in the field survey of the Study Area will be prepared. In order to save on time and expense to the City, the field survey will likely be conducted on the same day as the kick-off meeting outlined in phase 1.1, if possible.

Deliverables:

TESKA will conduct a field survey of all properties within the Study Area and surrounding areas.

1.3 Background Data Collection and Analysis.

TESKA will work with the appropriate City Staff and Peoria County departments to obtain supplemental information from official records related to the eligibility of the Study Area. Supplemental information includes base maps with tax identifiers, age of structures, presence of illegal uses, documented code violations, occupancy and vacancy status of structures, infrastructure deficiencies, equalized assessed values and tax delinquencies. The information obtained through the eligibility field survey and through the review of pertinent documents will be tabulated and analyzed to ensure that the Study Area is eligible as a Redevelopment Project Area in accordance with the Act.

Deliverables:

TESKA will review/analyze field data and associated supporting documentation.

1.4 Eligibility Findings Report.

A draft Eligibility Findings Report will be prepared for the Study Area which will outline the eligibility status of the Study Area as a whole. The report will include maps to show the proposed TIF boundary, photographs to document conditions, and will highlight all relevant eligibility criteria.

Deliverables:

TESKA will prepare draft Eligibility Report.

1.5 Eligibility Review Meeting.

TESKA will meet with the City, either at a City Council meeting or at a more informal staff level meeting, to review the draft Eligibility Findings Report, and to discuss moving forward with the Redevelopment Plan to create a new TIF district incorporating parcels highlighted in the Eligibility Findings Report.

After reviewing the conclusions of the draft Eligibility Findings Report, the City may determine to proceed with Phase 2 – Preparation of Redevelopment Plan, adjust the proposed TIF boundary before proceeding to Phase 2, or end the process at this stage without incurring any additional costs to the City.

Deliverables:

TESKA will attend one meeting with City staff to review the Eligibility Report.

PHASE 2: PREPARATION OF REDEVELOPMENT PLAN

2.1 Plan Preparation.

TESKA will prepare a Redevelopment Plan for the Study Area that will include all required elements as outlined in the Tax Increment Allocation Redevelopment Act (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended. Highlights of the amended Redevelopment Plan elements include:

- Redevelopment Project Area boundary description, and corresponding maps;
- Redevelopment Plan and Program Goals & Objectives;
- Project Area existing and future land use plans, infrastructure, and public improvements; and
- Project Budget based on projected incremental revenue from the Redevelopment Project Area.

Deliverables:

TESKA will prepare draft Redevelopment Plan.

2.2 Identification of Public Notice of Meetings.

TESKA will work with City staff (and Peoria County) to identify the property owners of record and subsequent public notice list for all properties located within the TIF Redevelopment Project Area and all residential properties within 750 feet of the TIF Redevelopment Project Area as required per the Act. TESKA will prepare all required notices.

The City will execute all required mailed and published public notification of the Joint Review Board, public hearing, and other required notices as described in state statutes, and will keep complete records of these notices.

Deliverables:

TESKA will research and prepare required public notice list(s).

2.3 Report Submittal and Meeting with Staff.

A draft TIF Redevelopment Plan will be prepared and submitted for review by the City. TESKA will attend one meeting to discuss the draft TIF Redevelopment Plan with City staff and any recommended changes to the draft plan.

Deliverables:

TESKA will submit draft Redevelopment Plan and attend one meeting with City staff.

2.4 Revisions and Preparation of Final Plan.

TESKA will make one set of revisions to the draft Redevelopment Plan resulting from phase 2.3 (if necessary) and create a Final Draft. TESKA will submit a Final Draft of the Redevelopment Plan to the City to be used for during the TIF adoption process.

Deliverables:

TESKA will prepare Final Draft of the Redevelopment Plan.

Phase 3: ADOPTION

3.1 Confer with City Attorney.

TESKA will confer with the City Attorney and create a schedule/timeline for the adoption of the proposed TIF district.

Deliverables:

TESKA will coordinate schedule/timeline for approval of the TIF.

3.2 Joint Review Board Meeting.

The City will convene a Joint Review Board (JRB) as required by TIF statute for the project area. (In advance of this task, TESKA will have prepared and will provide to the City a contact list of the affected taxing districts within the Study Area). TESKA will attend one meeting of the JRB to present the findings of the Eligibility Study, Redevelopment Plan and Housing Impact Report to the affected taxing districts.

Deliverables:

TESKA will prepare presentation and attend meeting of the Joint Review Board.

3.3 Public Hearing.

The City will provide public notice of the required public hearing. (In advance of this task, TESKA will have prepared and will provide to the City a taxpayer of record list for each Property Identification Number (PIN) within the Study Area). TESKA will participate in one formal public hearing as required by Illinois Revised Statutes to discuss the proposed amendment to the TIF, summarize the discussion from the Joint Review Board meeting, and respond to questions.

Deliverables:

TESKA will prepare presentation and attend public hearing to present the proposed TIF.

3.4 Revisions.

TESKA will perform revisions to the Redevelopment Plan as needed based on feedback from the public hearing and public comment and City Council (and staff) recommendations. TESKA will submit to the City a Final approved Redevelopment Plan and associated Eligibility Study and Housing Impact Report in print as well as electronic format.

Deliverables:

TESKA will prepare final approved Redevelopment Plan suitable for filing with Cook County.

3.5 Filing of Required Documents.

TESKA will assist the City in submitting all required forms and data to the Peoria County Clerk/Recorder and the Illinois Department of Commerce and Economic Opportunity.

Deliverables:

TESKA will assist with filing of TIF documents.

**SCHEDULE AND COST OF SERVICES
PROPOSED UNIVERSITY & WAR MEMORIAL TAX INCREMENT FINANCING DISTRICT**

Project Schedule

TASK		JAN	FEB	MAR	APR	MAY
1.1	Kick-off Meeting					
1.2	Eligibility Field Inventory					
1.3	Data Collection and Analysis					
1.4	Eligibility Findings Report					
1.5	Eligibility Review Meeting					
2.1	Plan Preparation					
2.2	Identification of Public Notice of Meetings					
2.3	Report Submittal and Review					
2.4	Revision and Preparation of Final Plan					
3.1	Confer with City Attorney					
3.2	Joint Review Board Meeting					
3.3	Public Hearing					
3.4	Revisions					
3.5	Filing of Required Documents					

Note: Actual project schedule will be determined after consultation with the City and is primarily dependent on notification requirements of the Act. Proposed schedule may change based on actual start date, availability of data, holidays, and City meeting schedule.

Total Cost of Project

We propose a not-to-exceed budget of **\$24,450** for consulting services to create a new TIF district. This includes all services outlined above in the Scope of Services, as well as normal reimbursable expenses. Cost for required notices to the taxing bodies is included. The cost of newspaper publication notices for meetings and mailing costs for the required public meeting and public hearing are dependent upon the final number of PINs and residential addresses within 750 ft. of the final Project Area and are not included. Our fees are considered as a TIF reimbursable expense.

Phase 1: Initial Project Review and Eligibility Survey	\$5,700
Phase 2: Prepare Project Redevelopment Plan	\$8,550
Phase 3: Adoption of Redevelopment Project	\$5,500
Legal Description and Civil Engineering Support	\$4,300
Expenses	\$400
Total Fees and Expenses	\$24,450

2 | FIRM BACKGROUND AND QUALIFICATIONS



TESKA TIF CONSULTANT

- Project Management
- Planning
- Engagement
- Design
- Economics
- Zoning
- Placemaking

EVANSTON OFFICE
627 Grove St.
Evanston, IL 60621
847.869.2015

PLAINFIELD OFFICE
24103 Lockport St. #107
Plainfield, IL 60544
815.436.9485



TESKA ASSOCIATES, INC., founded in 1975, is a planning and landscape architecture firm with a twenty-one person professional staff based in Evanston and Plainfield, Illinois. The firm specializes in community planning, creative engagement, economic development, landscape architecture, and site design. Teska has completed hundreds of comprehensive plans, tax increment districts, corridor/sub-corridor plans, special area, neighborhood and downtown plans, and transit-oriented/urban redevelopment projects - all of which incorporate cutting edge designs, new media, outreach tools, and visualization graphics to enhance clarity and usability.

BUILDING RELATIONSHIPS

We cherish long-term client-consultant relationships built by listening intently to client needs, maintaining clear and frequent contact, providing timely and responsive service, and exceeding expectations.

CREATING LIVABLE COMMUNITIES

We are passionate about creating livable communities; places with a strong economy, walkable and safe streets, and great venues to play and interact with neighbors.

GOING THE EXTRA MILE

We know that our success is based on the quality of our service. At Teska, quality service is based on responsiveness, anticipation of needs, maintaining flexibility, and creative and efficient problem solving.

HONEST ANSWERS TO TOUGH QUESTIONS

We provide solutions that are creative and realistic. Based on our experience and analysis, we sometimes have to tell a client that in our opinion an idea won't work - but that rejection is quickly followed by a solution that works.

Teska Associates, Inc.
**CHICAGO METRO
 TIF CLIENTS**

LEGEND

- Teska Municipal Clients
- Teska TIF Communities



Tax Increment Financing with Teska Associates, Inc.

Teska sees each relationship as an opportunity to combine expert advice and assistance in order to provide the most complete service to our clients. We understand that TIF is not a basic concept understood by the general public. We also believe that as important as understanding and communicating the fiscal impact and financial structure of a TIF district, it is also a planning process that requires the building of public consensus around the future of the TIF district. As such, Teska is able to act on behalf of the City as TIF experts with the ability to articulate the benefit of TIF as an economic development tool.

In addition, as a full-service community planning and design firm we also offer a thorough understanding of community development and can present a well-rounded perspective of how TIF can be used as a planning tool to implement the policies and direction of the City's Comprehensive Plan. As a firm that represents the public sector, community organizations, and private sector developers, we understand all elements that are necessary to move a TIF Redevelopment Plan into implementation.

Teska Associates' staff has an established record of responsible participation in over 100 tax increment financing projects throughout the Midwest. As requested in the RFP, below are a list of communities in which Teska Associates has completed assignments to establish TIF Districts within the last 3 years:

- | | |
|----------------------------|-----------------|
| Beecher | Lake Villa |
| Bloomingtondale | Long Grove |
| Calumet City | Monee |
| Crestwood | Western Springs |
| Kankakee (3 TIF Districts) | Woodstock |
| Kenilworth | |

The RFP further requests information regarding "...progress, success or struggles of these areas since adoption." While each has begun to collect incremental revenue, it is uncommon for substantial private sector development projects to be initiated and completed in that early period. While Bloomingtondale, Lake Villa and Woodstock have seen early private sector development, that development was queued and contingent to an anticipated TIF district adoption. More significant increment and success has been the common theme of some of the more mature (5 to 10 year's old) TIF districts that Teska has facilitated in Chicago, Crystal Lake, Lake Forest, Galena, Hoffman Estates, Joliet, Quincy, Rockford, or Wheaton.





CRYSTAL LAKE MULTIPLE TIF REDEVELOPMENT PLANS & PROGRAMS

CRYSTAL LAKE, IL

TIF REDEVELOPMENT PLANS AND PROGRAMS

Teska prepared the eligibility report and redevelopment plan and program for Crystal Lake's first TIF district in 1985, focusing on the revitalization of its downtown with particular emphasis on a "Target Block." Teska was then retained to coordinate the redevelopment plan, assist in developer negotiations, design streetscapes and a public plaza, and work out the funding package. A developer was selected for the Target Block project, a 20,000 sq. ft. retail complex now called Brink Street Market, which is now occupied. The streetscape and plaza improvements were also completed.

With only two years remaining in the life of the TIF district, the district has delivered more than \$7 million of incremental assessed value to the downtown. Teska was also retained to prepare eligibility reports and redevelopment plans for three additional TIF districts: TIF 2 in 2004, TIF 3 in 2005, and TIF 4 in 2006. TIF 2 plans for the redevelopment of the Virginia Street Corridor. TIF 3 adjoins TIF 1 as the next phase of the redevelopment of Downtown Crystal Lake, and includes the redevelopment of a vacant lumber yard and industrial property. TIF 4 anticipates the redevelopment of 450 acres of abandoned gravel mine property for commercial, residential and recreational uses.



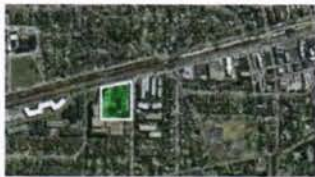
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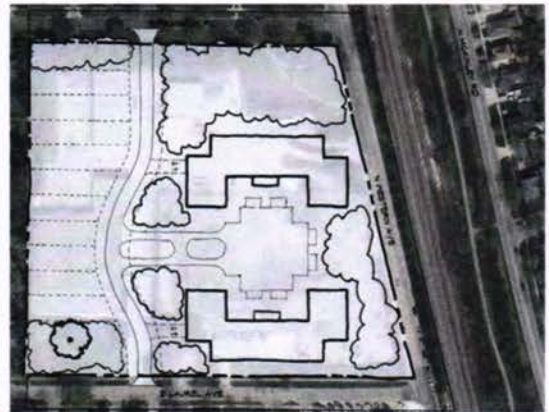


LAKE FOREST, IL

The City of Lake Forest had over a number of years acquired property and buildings on the northern edge of its historic downtown. The properties have been put to various public and private uses, all of which had become obsolete. The City had offered the property to private developers, but had found the proposals for development wanting. The City retained Teska Associates to prepare a strategic plan for redevelopment and to orchestrate the selection of a private developer to achieve the goal of redevelopment that fit its context and contributed to the strength and diversity of its Downtown and neighborhoods. Along the way, Teska prepared development guidelines, adopted by Plan Commission and City Council, which provided guidance for the selection of a development team most likely to achieve both City and developer goals. Teska also prepared and shepherded the adoption of a Tax Increment Financing (TIF) district which cleaned up site contamination and resulted in the successful recruitment and selection of Focus Development company, which has begun construction, sales, and leasing of a mixed residential redevelopment of 174 dwellings with a development pattern which leaves more than 60% of the 10 acre site in public open space. Occupancy of the first phase of development has begun and construction the balance of the site is in progress.



ECONOMIC DEVELOPMENT
Redevelopment of Property at
Laurel and Western Avenues, Lake Forest, IL



Teska Associates, Inc.
www.TeskaAssociates.com





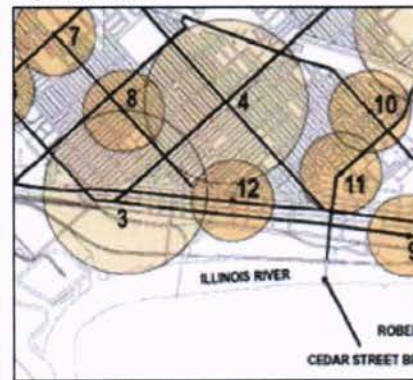
SOUTH VILLAGE TIF PEORIA, IL

TIF PROJECT

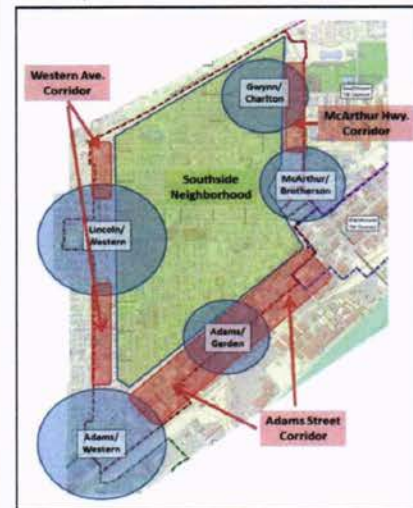
This TIF project included the South Side neighborhood located near downtown Peoria. This older residential neighborhood was in need of housing rehabilitation, infrastructure improvements, and commercial redevelopment. The Redevelopment Plan was created in conjunction with the existing Peoria Affordable Housing Plan and Heart of Peoria Plan, which focused on improving affordable housing quality and encouraging 'neighborhood centers.'

The goals of the Redevelopment Plan included creating a safe, walkable, affordable urban neighborhood, and capitalization of key commercial corridors including Western Avenue and Adams Street. The overall concept for the South Village TIF emphasized housing rehabilitation around parks, schools and community facilities, providing opportunities for local and sub-regional shopping and employment, and a focus on neighborhood centers providing a mix of housing, shopping, restaurants and services.

Neighborhood Centers



TIF Concept Plan



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EAST VILLAGE GROWTH CELL TIF PEORIA, IL

TIF PROJECT

This TIF project included the Near Northside neighborhood and adjacent properties, located north and east of downtown Peoria. The area had been in decline for many years and included a large number of vacant and deteriorated structures. The area is primarily residential, including portions of the Northside Historic District, a prime commercial corridor (Knox Avenue), and the OSF Saint Francis Medical Center.

The goals of the Redevelopment Plan included reinvestment in one of the City's oldest residential neighborhoods, focus on urban infill development, reduction in transportation costs, investment in infrastructure, growth of employment and jobs, enhancement of the Glen Oak Impact Zone, and reduction in crime. The Redevelopment Plan provides opportunities for the City to partner with the OSF Saint Francis Medical Center and other area employers to continue to invest in the neighborhood.

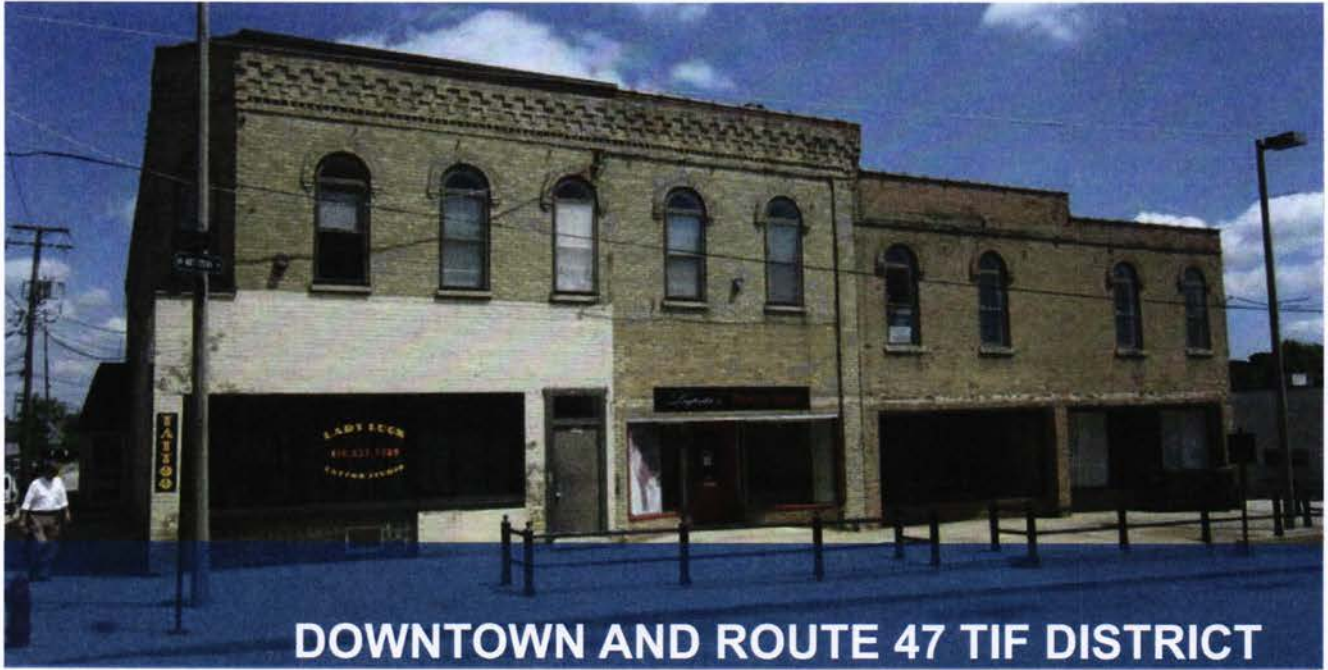


Existing Conditions



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DOWNTOWN AND ROUTE 47 TIF DISTRICT Woodstock, IL

Prior to the recession of 2008, Woodstock had 13 development projects ready to break ground, which were all stalled due to the economic downturn. No new building permits were issued for almost a decade. In 2019, Teska helped the City to establish the Downtown and Route 47 TIF District, in order to help spur development in the historic downtown and along Illinois Route 47. TIF funds have already been put to good use to preserve the historic brick streets, the Old Courthouse, and facade improvements throughout downtown. Other recent projects include the restoration of a historic 1930's gas station, restoration of an 1840's residence (one of the oldest structures in Woodstock), development of a new four-story, multi-family residential building, and redevelopment of the largest vacant building in town into a brand new Harley-Davidson dealership. The new residents and businesses attracted through the TIF District will provide much-needed income and sales tax dollars to the City into the foreseeable future.

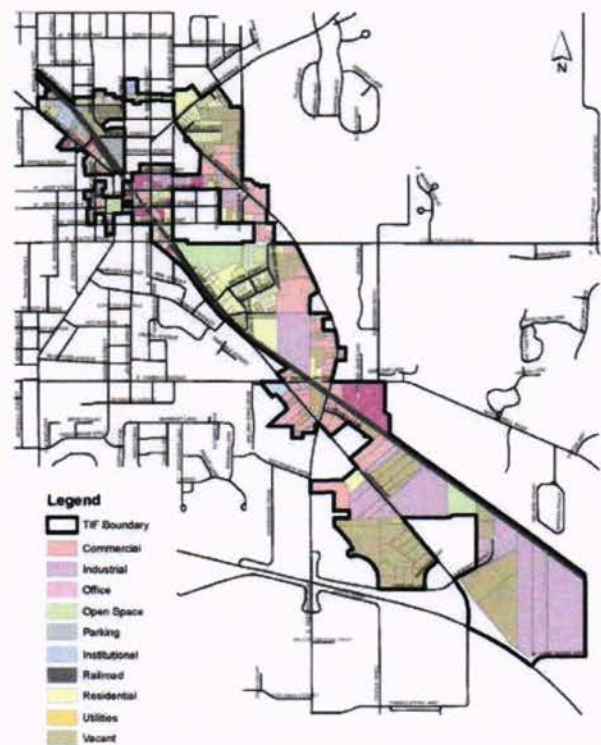


Figure B – Existing Land Use

4 | Project Organization

Resumes of key team members are provided in the following section. Below is a short summary of each Member's experience and the role they will perform.

Lee M. Brown, FAICP, President. Lee has over 35 years of planning experience and will serve as Principal-in-Charge for the project. In addition to project oversight and quality control, Lee will lead in the preparation of TIF increment projections, project budgeting, and evaluation of alternative means of leveraging private investment. Lee brings expertise in tax increment financing (TIF), master planning, revitalization, and facilitating public/private partnerships. As a consulting planner to municipalities, he is frequently called upon to provide professional counsel in the evaluation of current planning applications and project plans. He has led the adoption of dozens of TIF districts for municipal clients, including in Chicago, Crystal Lake, Bartlett, Bloomingdale, Galena, Kenilworth, Lake Forest and Quincy and Woodstock.

Pete Iosue, AICP, Senior Planner. Pete will serve as the project manager for this assignment and will attend and present the study at all public meetings. He has worked on numerous TIF Districts and will be available to quickly and efficiently analyze the TIF area for eligibility and collect the required data and documentation. Pete has worked on TIFs in Arthur, Bedford Park, Berkeley, Broadview, Diamond, Fox River Grove, Hodgkins, Lake Villa, Monee, Montgomery, North Aurora, Oak Lawn, Olympia Fields, Peoria, Rochelle, Schaumburg, Sugar Grove, Western Springs and Woodstock.

Carol Brobeck, Associate. Carol has been directly involved in the project eligibility surveys and redevelopment plan preparation in Bloomingdale, Kenilworth and Woodstock, and has contributed to the preparation of plans leading to the adoption of special service areas, comprehensive plans and corridor land use plans. Carol is a fluent Spanish language speaker and has provided translation for the Rolling Meadows Comprehensive Plan, Spanish Language version adopted in 2019. If requested, Carol would prepare project website pages for the Lindenhurst TIF project.

Sub-Consultants: Included within this proposal for services, Teska will utilize the engineering and surveying services available through **The Farnsworth Group** whose offices are located within Peoria at 100 Walnut Street, Suite 200 / Peoria, IL 61602. As described below, the nearly 500 person team at Farnsworth Group is a multi-disciplinary engineering services consultancy that would prepare a legal description necessary for legal notices and the boundary of the redevelopment area. In addition, The Sub-Consultant would provide an analysis of current infrastructure condition and capacity, and recommendations for infrastructure improvements necessary to support redevelopment of the study area. It is anticipated that this support will not exceed twenty percent of the overall consulting services costs.

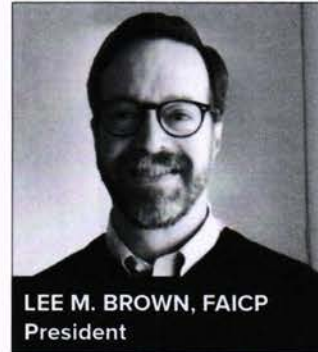
SELECTED EXPERIENCE

Lee Brown has more than 40 years of experience as an urban planner, working for municipalities in the Chicago metro area and a variety of communities throughout the country. As President of Teska Associates, Inc., Mr. Brown leads a diverse team of skilled professionals to identify and solve the complex problems that accompany community growth and change. In the Midwest, he has led planning efforts in small towns, mature suburbs, and urban neighborhoods building partnerships and forging consensus for change. With support from Teska's team of urban designers, Mr. Brown has been innovative in his application of technology to community participation in the planning, design, and implementation processes.

In addition to strategic, long range, comprehensive planning for neighborhoods and communities, Mr. Brown's primary focus has been on business district revitalization, including the preparation and implementation of target economic development strategies, site specific private developer recruitment, tax increment financing, and public-private partnerships.

Mr. Brown has been a leader in developing strategies for community development in small, mid-sized, and large cities and regions. His work in Greensboro, North Carolina has led to award-winning community development projects, including the conversion of a former brownfield site in a disinvested area near downtown into a vibrant, mixed use neighborhood now known as Southside. He has led sustainable and strategic planning efforts which include the reuse of aging shopping centers, has crafted a strategy that addresses development and planning issues for community-based organizations, and has prepared corridor plans that have sparked redevelopment and reinvestment around the University of North Carolina Greensboro campus.

He is a certified planner and a Fellow of the American Institute of Certified Planners (FAICP). He served on the Board of Directors of the American Planning Association, and as President of the American Institute of Certified Planners from 2013-2015. He previously served as the APA Illinois Chapter president, and helped establish APA's Planning Officials Development Officers program. Mr. Brown is a member of the Board of Director of Landmarks Illinois, the nonprofit organization dedicated to protecting the great architectural heritage of the State of Illinois.



EDUCATION

B.U.P. Urban Planning
University of Illinois (Urbana)

M.S. Urban Planning
University of Wisconsin
Madison, Wisconsin

PROFESSIONAL AWARDS + AFFILIATIONS

- 2016 AICP President's Award for Achievements in Advancing the Art and Science of Planning
- Member, Board of Directors of Landmarks Illinois
- Former President, American Institute of Certified Planners (2013-2015)
- College of Fellows of the American Institute of Certified Planners
- American Planning Association
- Former President of the Illinois Chapter of the American Planning Association
- Lamda Alpha International, Honorary Land Economics Society
- Co-recipient of the 1999 Distinguished Contribution Award of the American Planning Association
- Co-recipient of the 2003 Outstanding Planning Award for Implementation of the American Planning Association
- 2 time recipient of the Distinguished Service Recognition from the Illinois Chapter of the American Planning Association



REPRESENTATIVE PROJECTS

Comprehensive Plans

Algonquin, Barrington Hills, Bartlett, Cicero, Mettawa, Park Ridge, Pontiac, Richton Park, River Forest, Wheaton, Will County, DeKalb County IL, and Elkhorn WI; City of Brooklyn Park MN; City of Chesapeake VA. Comprehensive Park and Recreation plans in Monona WI and Batavia IL.

Strategic Plans and Master Plans

Elgin City Center, City of Jacksonville Urban Enterprise Zone, Highland Park Hospital, City of West Chicago, and Downtown Waukegan IL; Madison IN; DeForest WI; South Bend, IN., Greensboro, NC.

Zoning and Land Use Testimony

Arlington Heights, Bloomingdale, Bensenville, Evanston, Glendale, Highland Park, Hoffman Estates, Joliet, Lake Forest, Lincolnshire, Niles, Oak Brook Terrace, Park Ridge, Riverwoods, Rockford, Roselle and Schaumburg IL.

Market and Fiscal Impact Analysis

Two-million square feet of office for Homart Development Company; 3.7 million square foot corporate office center for Ameritech Services, Inc.; village-wide fiscal impact models for Bartlett and Hoffman Estates IL, and Elkhorn and Mequon WI.; 6 square mile mixed use development area for the Village of Lake Bluff IL; 900 acre mixed use development near Aurora IL; 40 acre mixed use redevelopment in Glenview, IL., hotel and conference center feasibilities for Brookfield Zoo, Brookfield IL; public and private development projects throughout metropolitan Chicago.

Tax Increment Finance District Development

Arlington Heights, Aurora, Bartlett, Bedford Park, Bensenville, Bridgeview, Chicago, Crystal Lake, Galena, Hoffman Estates, La Grange, Lake Forest, Lansing, Libertyville, North Aurora, Quincy, River Forest, Rockford, Waukegan, Wheaton and Wheeling; Woodstock, IL; Monona, WI.

Residential Development Design

900 acre Waterfront Development in Portage IN; 140 acre Villa Olivia golf course/residential PUD.

Site Planning

Melvin Simon and Associates; Pathway Financial Corporation; McDonald's Corporation; North Shore Gas Company; The Goldman Companies; The Taubman Company; Illinois Department of Transportation.

Computer Modeling

Financial/Econometric Tax Increment Finance models; shared parking optimization; real estate and project feasibility studies; capital improvement scheduling; life cycle costing; debt and fiscal impact forecasting; FAR and density models, 3D interactive business district models; and geographic data base systems.

Development Regulation

Traditional Neighborhood Design District Regulations and Pedestrian Overlay District Regulations in Greensboro, NC, City of Kenosha WI, Unified Appearance and Design Ordinance; City of Monona WI Performance Zoning Ordinance; City of DeForest, WI, Zoning and Subdivision Codes; City of Braidwood IL Zoning Ordinance; City of Chesapeake VA Zoning Ordinance; Loudoun County VA Zoning Ordinance; City of Elkhorn, WI Zoning Update; City of Evanston IL Signs and Graphic Control Ordinance; City of Brooklyn Park MN Building Maintenance Code; River Forest IL Zoning and Subdivision Ordinances; Park Ridge IL Urban Design Guidelines; Bartlett IL Landscape Standards and Tree Preservation Ordinance; Traverse City MI, Master Planned Unit Development Ordinance.

Continuing and Current Planning

Review of private development projects including annexations, site plans, subdivisions, rezonings, variations, special use permits, fiscal impacts, and signs for the municipalities of Algonquin, Bloomingdale, Barrington, Bartlett, Barrington Hills, Bensenville, Galena, Gilberts, Glencoe, Highland Park, Kenilworth, Mettawa, Park Ridge, River Forest, Riverwoods, and Winfield IL.

Neighborhood and Community Planning

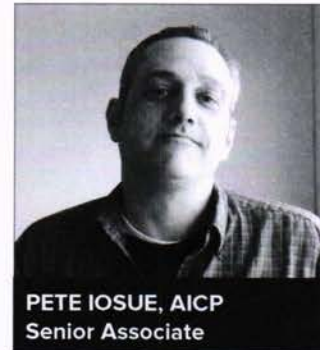
Strategic plans for neighborhood revitalization in Aurora, IL, Chicago, IL, South Bend, IN, Greensboro, NC, and Rockford, IL.



SELECTED EXPERIENCE

Mr. Iosue's focus has been on helping small to medium sized communities with review of current development proposals, development of appropriate zoning regulations, development of comprehensive plans, and the creation and maintenance of Tax Increment Financing (TIF) districts. Mr. Iosue is currently working on a wide variety of projects including: Tax Increment Financing projects for the City of Calumet City, Village of Crestwood, Village of Hillside, and Village of Lyons, as well as developer recruitment for the Village of River Grove, a comprehensive plan for the Village of Bedford Park, and a review of the City of Rochelle's zoning ordinance.

Prior to joining Teska Associates, Inc., Mr. Iosue spent over four years serving as the Assistant City Planner for the City of Hammond, IN. He provided staff support for the Hammond City Plan Commission, Board of Zoning Appeals and Historic Preservation Commission, and was responsible for compiling and maintaining census information for the City.



EDUCATION

B.A. Urban and Regional Planning
University of Illinois (Urbana-Champaign)

PROFESSIONAL AWARDS + AFFILIATIONS

American Institute of Certified Planners (AICP)
American Planning Association (APA)

Tax Increment Financing

- Village of Arthur
- Village of Bedford Park
- Village of Beecher
- Village of Berkeley
- Village of Broadview
- City of Crystal Lake
- Village of Diamond
- Village of Fox River Grove
- Village of Hodgkins
- Village of Lake Villa
- Village of Monee
- Village of North Aurora
- Village of Oak Lawn
- Village of Olympia Fields
- City of Peoria
- City of Rochelle
- Village of Schaumburg
- City of Warrenville
- Village of Western Springs
- City of Woodstock

Comprehensive Plan Updates

- Village of Beecher
- Village of Broadview
- Village of Braceville
- City of Coal City (mapping)
- DeWitt County
- Village of Matteson (mapping)
- City of Morris
- Village of North Aurora
- City of Palos Heights

Zoning Regulations

- Village of Itasca (historic downtown)
- Village of North Aurora (sign ordinance, lighting ordinance, etc.)
- Village of Elburn (sign ordinance)

Continuing Services/Development Review

- Village of Bedford Park
- Village of Beecher
- Village of Broadview
- City of Kankakee
- Kendall County
- City of Morris
- Village of North Aurora
- Village of Olympia Fields



SELECTED EXPERIENCE

Carol Brobeck works on a range of community planning and economic development projects. Her experience in community engagement, bilingual outreach in Spanish and English, and focus on community needs assessments provides a broad framework for community planning projects. With a lifelong passion for languages and promoting cross-cultural understanding, Carol aims to facilitate hard conversations focused around improving quality of life and economic advancement. She brings demographic and economic analysis skills as well as Adobe Design Suite, ArcGIS and land use expertise.

Since joining Teska in 2018, Carol has worked on a variety of projects, including comprehensive plans, feasibility analyses, tax increment financing districts, and corridor plans and she has conducted community outreach in Spanish. Carol has been dabbling in graphic design since she was a teenager and she loves the continual challenge of creating outreach materials, maps, and plans that are both visually pleasing and meaningful.

Before coming to Teska, she compiled research for an economic development manual for small and rural communities for the University of Illinois Extension's Community and Economic Development Department. Prior to that she served as a Community Development Intern for the Village of Mount Prospect, acting as a first point of contact for Business Licensing applicants, coordinating intake, processing, and tracking approval with Building, Police, Fire and Health Departments. Carol competed in the 2018 ULI Hines Competition, completed a certificate within the University of Illinois' iMBA program, and holds a certificate to teach English as a second language.



CAROL BROBECK
Associate

EDUCATION

M.U.P. University of Illinois
Urbana-Champaign (UIUC)
Community Economic
Development

iMBA Innovation: From Creativity
to Entrepreneurship Certificate

B.A. Berea College
Spanish and Sociology

PROFESSIONAL AFFILIATIONS

Member, American Planning Association
Member, APA-IL Pro Bono Committee

REPRESENTATIVE PROJECTS

Comprehensive Plans

Village of Beecher, IL
Comprehensive Plan Update, CMAP LTA grant
City of Palos Heights, IL
Comprehensive Plan Update

Tax Increment Financing District

Village of Bloomingdale, IL
Stratford Square TIF
Village of Kenilworth, IL
Green Bay Road TIF

Corridor Plans

DuPage County, IL
Route 83 Corridor Plan, CMAP Local Technical Assistance grant

Feasibility Analyses

City of Freeport, IL
Land Bank Feasibility Analysis
City of Evanston, IL
Special Service Area (SSA)
Feasibility Analysis



TIF REFERENCES

1. City of Lake Forest
Cathy Czerniak, Director
800 Field Drive
Lake Forest, IL 60045
(847) 810-3504
CzerniaC@cityoflakeforest.com

Lee M. Brown, FAICP, Teska Project Manager

2. Garrett Anderson
Economic Development Director
City of Woodstock
121 W. Calhoun Street
Woodstock, IL 60098
(815) 338-3176
ganderson@woodstockil.gov

Pete Iosue, AICP, Teska Project Manager

3. Village of Lake Villa
Karl Warwick, Village Administrator
65 Cedar Avenue
Lake Villa, Illinois 60046
(847) 356-6100
kwarwick@lake-villa.org

Pete Iosue, AICP, Teska Project Manager

Farnsworth Group

Firm Profile

PROFESSIONAL HISTORY

Farnsworth Group traces its origins back to the 1890s, when its predecessor firms provided land surveying and drainage services throughout central Illinois. Now, with offices in 24 cities across the country and nearly 500 employees, we have entered the 21st century as a multi-discipline leader in all facets of design and technical consulting.

Our talented and dedicated staff of engineers, architects, surveyors, scientists, technicians, and support personnel provides the full range of services in civil, environmental, transportation, mechanical, electrical, structural, and municipal engineering; architecture; landscape architecture; and surveying. Registrations are held throughout the continental United States.

STRUCTURE OF THE FIRM

Farnsworth Group is an employee-owned S-Corporation that was incorporated in the State of Illinois in 1983. There are 68 employee shareholders and 12 board members.

PROFESSIONAL SERVICE CAPABILITIES INCLUDE, BUT ARE NOT LIMITED TO:

- Architecture
- Landscape Architecture
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Structural Engineering
- Municipal Engineering
- Interior Design
- Transportation Engineering
- Civil/Site Planning
- Land Development
- Commissioning
- LEED® Consulting
- Land Surveying
- Pipeline Engineering
- Water System Engineering
- Wastewater System Engineering
- Stormwater Management
- Railroad Services
- Energy Services
- GIS/Mapping
- Referendum Services
- Grant Assistance
- Administrative Services



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At the heart of what we do are our people, passion, and performance.



Kenneth J. Silverthorn, PLS | Professional Land Surveyor

Date Started at Farnsworth Group, Inc: July 24, 2006
Years with other firms - 20

Mr. Silverthorn has over 30 years of land surveying experience and heads up the survey section in the Peoria office. His duties have included preparing project cost estimates and proposals, monitoring survey field crew operations, researching deeds and plans of record, conducting progress meetings with clients, writing land conveyance descriptions, performing required calculations, preparing final plats/plans and reviewing company-produced surveying plans (quality control). Ken is in charge of developing the use of GPS within the company, keeping abreast of technological advancements, training the survey crews in GPS usage and applications and developing a survey department within the Peoria office.



EDUCATION

Architectural Drafting, Illinois Central College 1987

REGISTRATIONS

Professional Land Surveyor, Illinois – 2001
Professional Surveyor, West Virginia-2015
Professional Land Surveyor, North Carolina-2017
Professional Land Surveyor, Wisconsin-2018

CERTIFICATIONS

OHSA 10-hour safety course certified fall of 2018
2013 – 2020 Pipeline Damage Prevention Training Program
2014 – 2020 Pipeline Contractor Safety
2013 Electro-Magnetic Locator Training
CPR, AED, and First Aid Certified 2019
E-RailSafe certified -2019

PROFESSIONAL ORGANIZATIONS

Illinois Professional Land Surveyors Association
Delegate to the State Board of Directions for Illinois Professional Land Surveyors Association
National Society of Professional Surveyors

Professional Organizations

Delegate to the Illinois Prof Land Surveyors Board

Governmental Organizations

Fire Trustee Eureka-Goodfield Fire Department



Laura M. Tobben, PE | Engineering Manager

Date started at Farnsworth Group, Inc: June 1, 1999

Mrs. Tobben has over 20 years of civil engineering experience in both municipal and private projects, including residential and commercial subdivisions, educational and religious facilities, municipal infrastructure, transportation projects and commercial site plans. Project Manager and Project Engineer duties include all aspects of site development and municipal and public utility coordination. The scope of her work includes zoning and entitlement services, site planning and due diligence, infrastructure design and construction documents.

EDUCATION

B.S., Civil Engineering - 1999
University of Missouri - Rolla

REGISTRATIONS/CERTIFICATIONS

Professional Engineer, Fall 2004

Leadership School/Training

Peoria Community Leadership School - 2011

Awards

40 Under 40 - 2012

