

# MEMO

**TO:** Charles Witherington-Perkins, Director of Planning and Community Development  
**FROM:** Derek Mach, Landscape Planner  
**SUBJECT:** Corridor Beautification  
**DATE:** November 17, 2014

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## BACKGROUND

The purpose of this memo is to provide an update on the Rand Road corridor beautification. As part of the 2013/14 budget, money was budgeted for a corridor study for the TIF 3 and TIF 5 area which includes parts of Rand Road, Palatine Road and Arlington Heights Road. This area represents a significant retail sales tax generating area. The goal of the consultant study is to create an identity for the area established through streetscape, gateway opportunities and to unify the area, as well as create a sense of entry and presence to distinguish between other retail areas.

The Department of Planning and Community Development issued a request for proposals and on April 7, 2014, the Village Board awarded the project to Teska Associates. The study will be part of a long range plan and help guide future planning for the corridor, resource allocation with future CIP items, and act as a tool to help create both private and public partnerships. In addition, the plan will assist with pursuing future grants as well as utilization of TIF funds to enhance the shopping corridor. The consultant is proposing improvements that include gateway features, intersection identity elements, median elements, light pole identity features, and landscaping.

## PROCESS

Teska has provided a draft of the corridor plan which Staff has reviewed. Meetings have been held with IDOT, the Chamber of Commerce, the Design Commission, and the property owners.

### **Department Review**

The plan has been reviewed by the Department of Engineering, Public Works and the Department of Planning and Community Development.

### **IDOT**

On October 9, 2014, Staff and Teska shared the conceptual plan with IDOT to obtain any preliminary comments. IDOT had a few minor comments which will be addressed as part of the next revision.

### **Chamber of Commerce**

On October 21, 2014, Staff met with representatives from the Chamber of Commerce. The Chamber was supportive of the plan.



**Design Commission**

The plan was also presented to the Design Commission on October 28, 2014. Overall the Design Commission was supportive of the proposed improvements; however, the Commission felt that the gateway monuments that Teska is proposing need additional refinements.

**Property Owners**

On October 29, 2014, a meeting was held with the property owners or representatives of the study area. All property owners along the corridor study area were invited and six representatives attended the meeting. The representatives had questions regarding IDOT's long term plan for Palatine Road and Rand Road, pedestrian access and landscaping. Overall, the representatives were supportive of the conceptual plan and were enthused to learn that improvements to the area were being considered.

The consultant will review the comments from IDOT, the Design Commission, Staff and the property owners/representatives and revise the plan. It is anticipated that the plan will be forwarded to the Village Board in the first part of next year.

Please let me know if you have any questions.

C: Bill Enright, Deputy Director of Planning and Community Development

R. Recklaw  
11 / 19 / 14