

Village of Robbins 2007
**Comprehensive
Development Plan**
(20 Years)



Adopted
October 9, 2007



Prepared by:
Town Builder Studios and
the Village of Robbins.

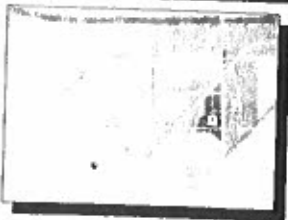
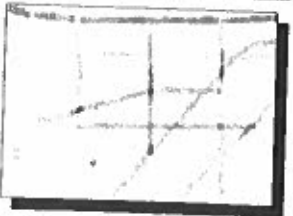
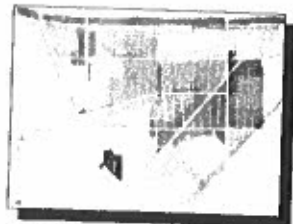
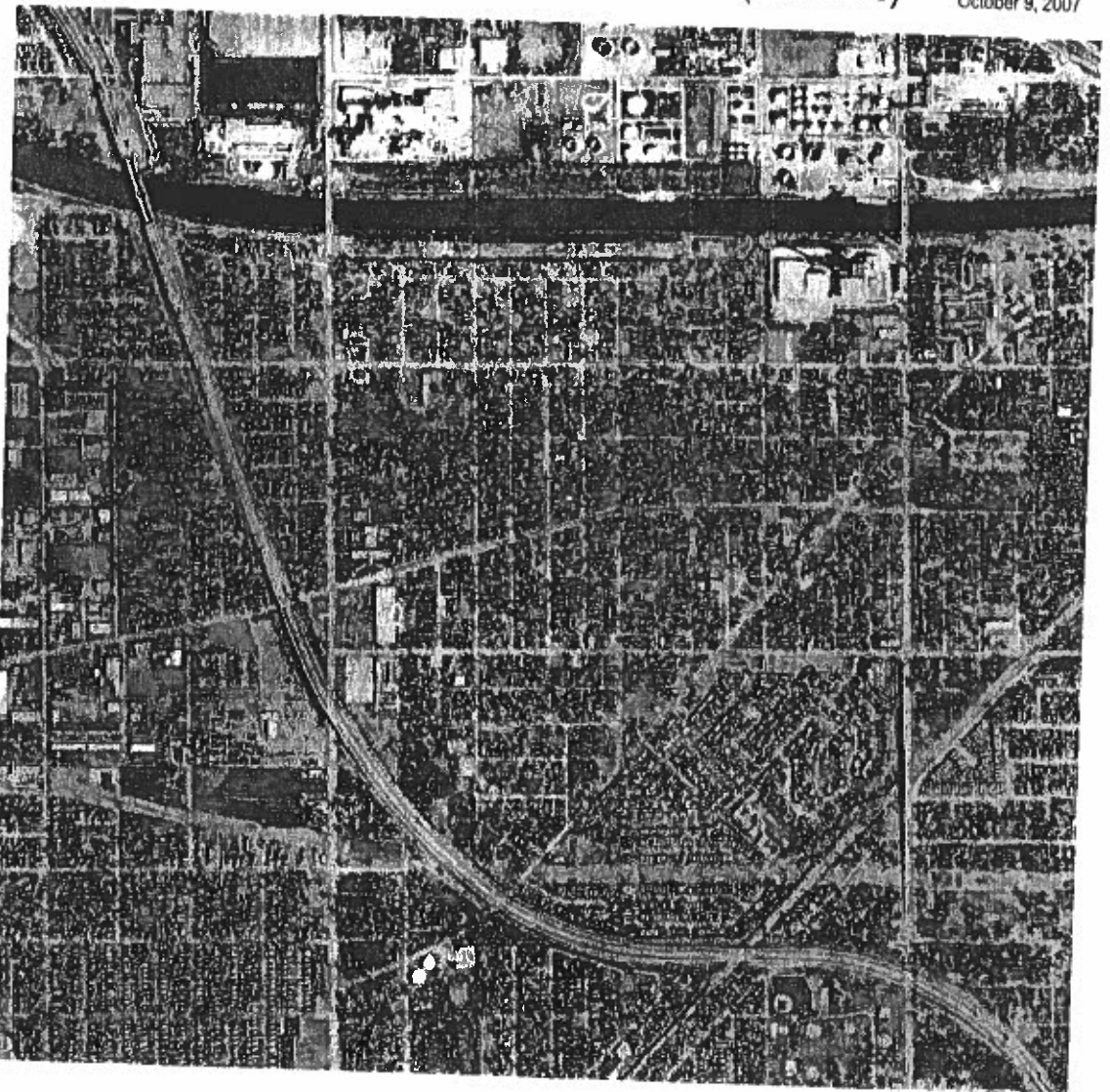


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Thank You

A special thank you goes out to the Illinois Department of Commerce and Economic Opportunity (DCEO) for providing the grant funding to make the *Village of Robbins Comprehensive Plan* possible.

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Executive Summary

The Village of Robbins Comprehensive Plan document is a compilation of the vision, goals, objectives, plans, and implementation strategies for the Village of Robbins.

Vision Statement

The Village of Robbins has ambition for growth and renewal in order to achieve high standards and an outstanding quality of life. In 20 years, the Village of Robbins will have: a safe, clean, energy-efficient, and stable community; state-of-the-art facilities and services; functional infrastructure; thriving mixed-use, commercial and industrial employment centers; an enhanced tax base provided by economic development opportunities; aesthetically-pleasing buildings; thriving new development on vacant lands; an excellent education system; enhanced and rehabilitated environmental and natural resources; memorable parks and open spaces and historical places; ample activities for all generations – especially children and youths; beautiful tree-lined and well-lit streets; strong, light-lit, attractive, and well-maintained residential neighborhoods; a variety of high-quality residential housing options; and an improved and interconnected network of sidewalks, bicycle paths, streets, and railways.

The comprehensive plan has been the Village's reference guide for community leaders to achieve the vision of its residents, business owners, friends, and institutions over the past 20 years. The result is a revitalization showcase for the Chicago metropolitan area.

Illinois – a community approximately 20 miles southwest of Downtown Chicago. The Comprehensive Plan is a blueprint of what the community would like to be in 20

Land Use and Community Facilities Plan



Retail uses are located along the Village's busiest corridors – Kedzie Avenue and Pulaski Road. Mixed-use areas (retail, office and residential) are located in the Robbins Metra Station area and along Claire boulevard between 137th and 139th Streets. A civic center is located at 137th Street and Claire Boulevard. Medium density residential uses surround the retail and mixed-use areas, while the low density residential uses are generally located along the Interstate 294 corridor. Boomerang facilities and supporting research and development uses are located in the northeastern portion of the community. A large community park is located in the eastern portion of the community, while neighborhood parks are centrally-located and a short walk from most homes and businesses. Landscape buffers are provided along major corridors, including Interstate 294 and the railroad tracks.

years in regards to land use, community facilities and services, transportation and economic development issues.

Transportation Plan



The Village of Robbins has a balanced circulation system that includes the accommodation of pedestrians, bicyclists, and automobiles. Sidewalks are connected, on-street bicycle lanes, off-street bicycle paths, and bicycle parking (racks) are provided throughout the community; streets are reconstructed and well-maintained; and boulevards are maturing to become places for future generators to enjoy.

Other transportation concepts – such as the Segway – are given consideration during the planning processes for neighborhood plans, corridor plans, and site development plans.

Pulaski Road and Kedzie Avenue are major corridors ("arterials") in the community that have daily traffic volumes that retailers look for when they look for sites for new stores. While these corridors will accommodate automobile traffic, consideration to pedestrian and bicycle facilities is also necessary. The 139th Street corridor is an important connection between the two (2) commercial corridors. Minor corridors ("collectors") do not carry as much traffic as arterials; however, they do provide connections to major destinations such as the Metra Rail Station, and the Villages' downtown and landmark civic center area. The rail corridor, sidewalks, bicycle paths and local roads round out the interconnected circulation system.

Please review the full Comprehensive Plan document for more information.

Implementation Priorities Plan



The adoption of a comprehensive plan is the start of a 20-year implementation process. Some issues affect specific neighborhoods while others affect the community as a whole. The following list represents the first steps the Village of Robbins will take in implementing its newest Comprehensive Plan:

- Floodplain, Delineation and Mitigation
- Zoning Code Revision or Replacement
- Sub-Area Planning Commencement
- Development Incentives

Nine (9) sub-area districts allow for more neighborhood- and site-specific planning. The first priority – the Transit-Oriented Development Study – was adopted in 2002, and the implementation process has commenced. Community support is necessary to keep the reinvestment momentum going.

1. Transit-Oriented Development Study: A Neighborhood Redevelopment Strategy (Metra Station Area)
2. Downtown and Landmark Civic Center Master Plan
3. Kedzie Commercial Neighborhood Plan
4. Springfield to Central Park and Claire Residential Neighborhood Plan
5. 139th Street and Pulaski Road Neighborhood Plan and the Cal-Sag Corridor West Plan
6. 139th Street and Kedzie Avenue Neighborhood Plan and the Cal-Sag Corridor East Plan
7. Central Park Residential Neighborhood Plan
8. Pulaski to Keeler Neighborhood Plan
9. Claire to Kedzie Residential Neighborhood Plan

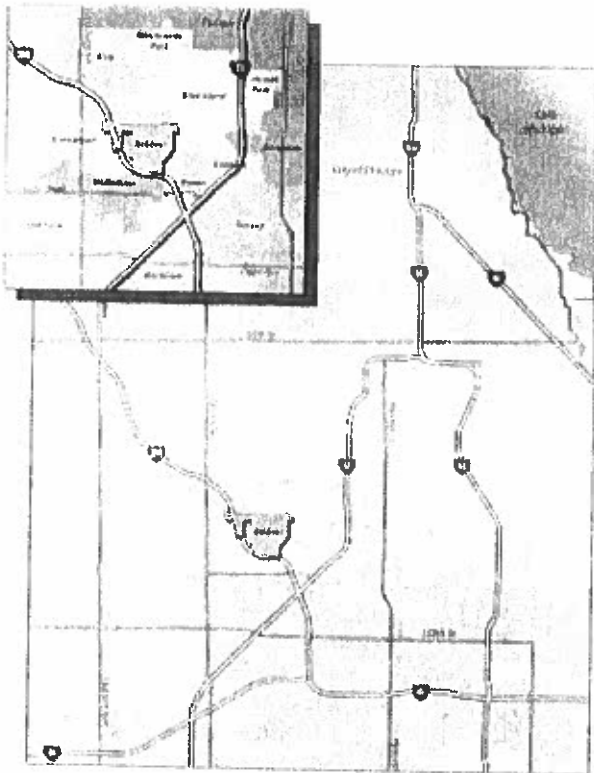


Comprehensive Plan – October 9, 2007
Prepared by Town Builders Studios and the Village of Robbins, Illinois

Section 1: Introduction

The *Village of Robbins Comprehensive Plan* documents the Village's long-range plan for its renaissance, including redevelopment, improvement, and other positive changes within the community.

This document is a compilation of the vision, goals, objectives, plans, and implementation strategies for the Village of Robbins, Illinois – a community approximately 20 miles southwest of Downtown Chicago. It is a general framework for the community to follow to begin the momentum for its renaissance and identify the elements of what the community would like to be in 20 years in the future in regards to land use, community facilities and services, transportation and economic development concepts.



Location Map

Source: NFL Grassroots Program: Robbins Community Park Football Field RFP (August 2004)

Purpose

The purpose of a comprehensive plan is to create a blueprint from which to build a community, similar to needing a set of blueprints to build a house. This blueprint will help the Village's decision-makers determine what development proposals, community programs, etc. are appropriate – or inappropriate – for the community. A comprehensive plan also allows the Village to be proactive (i.e. recruit the right people and resources to improve the community) and not be reactive (i.e. being pressured into making a decision about the community's future without being able to fully weigh the pros and cons of a proposed item or issue).

Planning Process

The process includes eight (8) steps. The first seven (7) are completed during the initial comprehensive planning process, while the eighth step occurs during the fifth, tenth, and fifteenth years after the comprehensive plan is adopted.

1. Purpose of the Plan
2. Research and Data Analysis
3. Visioning
4. Preliminary Plan Alternatives
5. Refined Plan Alternatives
6. Implementation Strategies
7. Plan Adoption and Implementation
8. Plan Review

Organization of the Plan Report

This report is broken down into the following sections:

Section 2: Community Outreach and Involvement

Community outreach and involvement includes citizens, business owners and other individuals, serving roles on various committees and boards, or participating in general public meetings. Reports, applications, proposals and other resources, involved – or identify future tasks that will involve – members of the community.

Section 3: Demographic Overview

Demographic overview includes reviewing U.S. Census and other sources of population-related data.

Section 4: The Village's Vision

The Village's vision is the statement from which the remainder of the Comprehensive Plan's goals, objectives, plans, and implementation strategies are based upon.

Section 5: Focus Statements

Identifying items and issues to concentrate on in regards to land use, community elements, and economic development, during the goals and objectives stage of the planning process.

Section 6: Goals and Objectives

Establishing goals and objectives is the first step taken to help make The Village's Vision a reality.

Section 7: Community-Wide Plans

Adopting community-wide plans is the second step in making The Village's Vision a reality. The plans illustrate the desired land use, community facilities and services, transportation, and economic development goals and objectives.

Section 8: Implementation and Action Agenda

Identifying an implementation strategy and action agenda is the third step in making The Village's Vision a reality. This section outlines the steps for getting started on executing the land use, community facilities and services, transportation and economic development plans.

Appendices

This section includes the background information that led to the creation of the Comprehensive Plan.

Section 2: Community Outreach and Involvement

The Village of Robbins has planned for its future, and it is now synthesizing previous plans with current ideas to create its newest Comprehensive Plan.

Planning Advisory Committee

The Comprehensive Planning Advisory Committee (PAC) was made up of various representatives of the community who spoke on behalf of their respective areas of expertise. The 15-person committee included the following:

- Citizens
- Business Community Representatives
- Park District Representatives
- Public Library Representatives
- Plan Commissioners
- Trustees
- Staff

The PAC held four (4) meetings over the course of the planning process:

1. Meeting #1 (May 30, 2007). This kick-off meeting allowed the members to introduce themselves, get acquainted with the planning process, and learn about the data that was collected and analyzed.
2. Meeting #2 (July 11, 2007). This meeting included a Visioning Workshop review and preliminary alternatives discussion.
3. Meeting #3 (July 25, 2007). This meeting covered topics such as floodplain, stormwater, The Vision Statement, goals and objectives, and a continuation of the preliminary alternatives discussion from the July 11th meeting.
4. Meeting #4 (August 29, 2007). This meeting was held jointly with the Plan Commission, and included the adoption of the Comprehensive Plan document.

Community-Wide Meetings

The general public was invited to two (2) meetings over the course of the planning process:

1. Visioning Workshop (June 13, 2007). This meeting included a presentation by the consultant and feedback from the community via a "Visioning Questionnaire".
2. Public Information Meeting (August 8, 2007). This meeting included a presentation by the consultant and feedback from the community via a "Comment Sheet".

Previous Reports, Applications and Proposals, and Other Resources

The following studies, plans and reports provide a solid foundation in understanding the existing conditions within the Village of Robbins and the surrounding area. The proposals, articles and other documentation should be considered during the comprehensive planning process to make the Village a better place to live, work and play.

Reports:

Allen Kracower and Associates Plans (1976)

The work performed by Allen Kracower and Associates, Inc., included the following four (4) documents:

- Land Use and Community Facilities Plan
- Transportation Plan
- Preliminary Inventory and Analysis of Flood Control and Storm Drainage, Water Supply and Distribution System, and Sanitary Sewer System
- Capital Improvements Program

The *Land Use and Community Facilities* document is an inventory and analysis of the Village circa 1976. In general, the residential density throughout the community is eight (8) dwelling units per net residential acre.

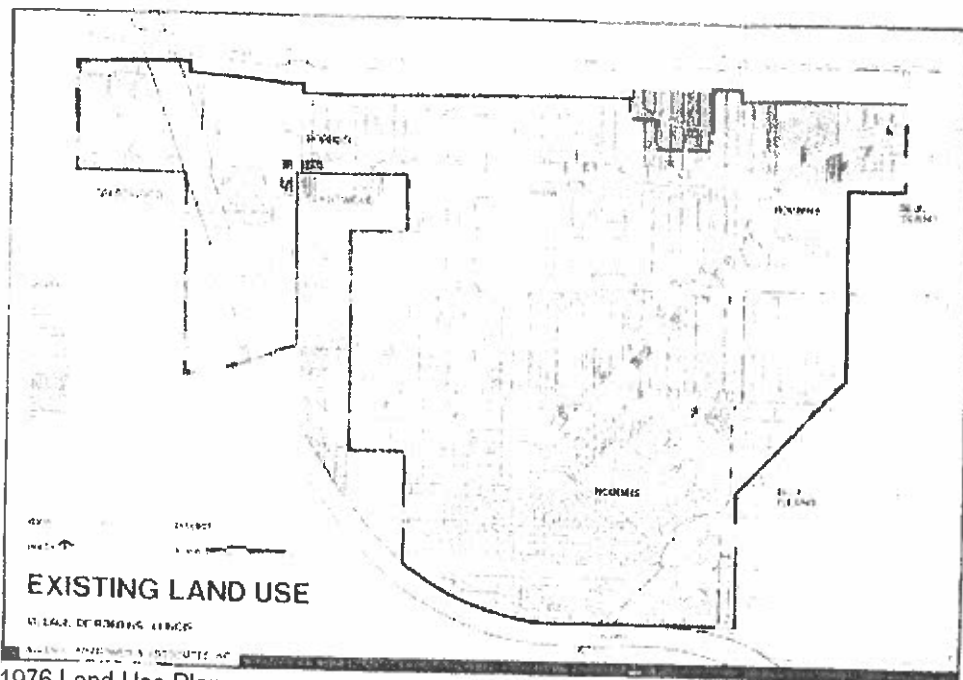
Most of the Village was platted in lots ranging in size of 3,000 to 4,000 square feet in area.

In 1976, housing abandonment had recently become a problem for the Village, including the two (2) federally-subsidized apartment complexes, which had been repossessed by the U.S. Department of Housing and Urban Development (HUD).

Approximately 16 acres of the Village area contained commercial land uses. Most of the commercial properties lacked the sufficient depth to accommodate modern store layouts and parking lots, resulting in lack of interest by chain stores and missed opportunities for employment, income and sales tax revenues for the community.

Industrial land use occupied approximately one (1) acre of land area in the Village, and the uses were generally of the undesirable, scrap yard types. Even in 1976, the industrial land use was deemed not conducive to modern industrial practices.

Other issues discussed in the plan included declining enrollment in the schools, the need to develop two (2) major parks in the community (one east of Kedzie Avenue between 137th and 139th Streets, and one in the southwestern corner of the Village), and the need for 197,000 linear feet of new (or replacement) sidewalks to complete the pedestrian circulation system.

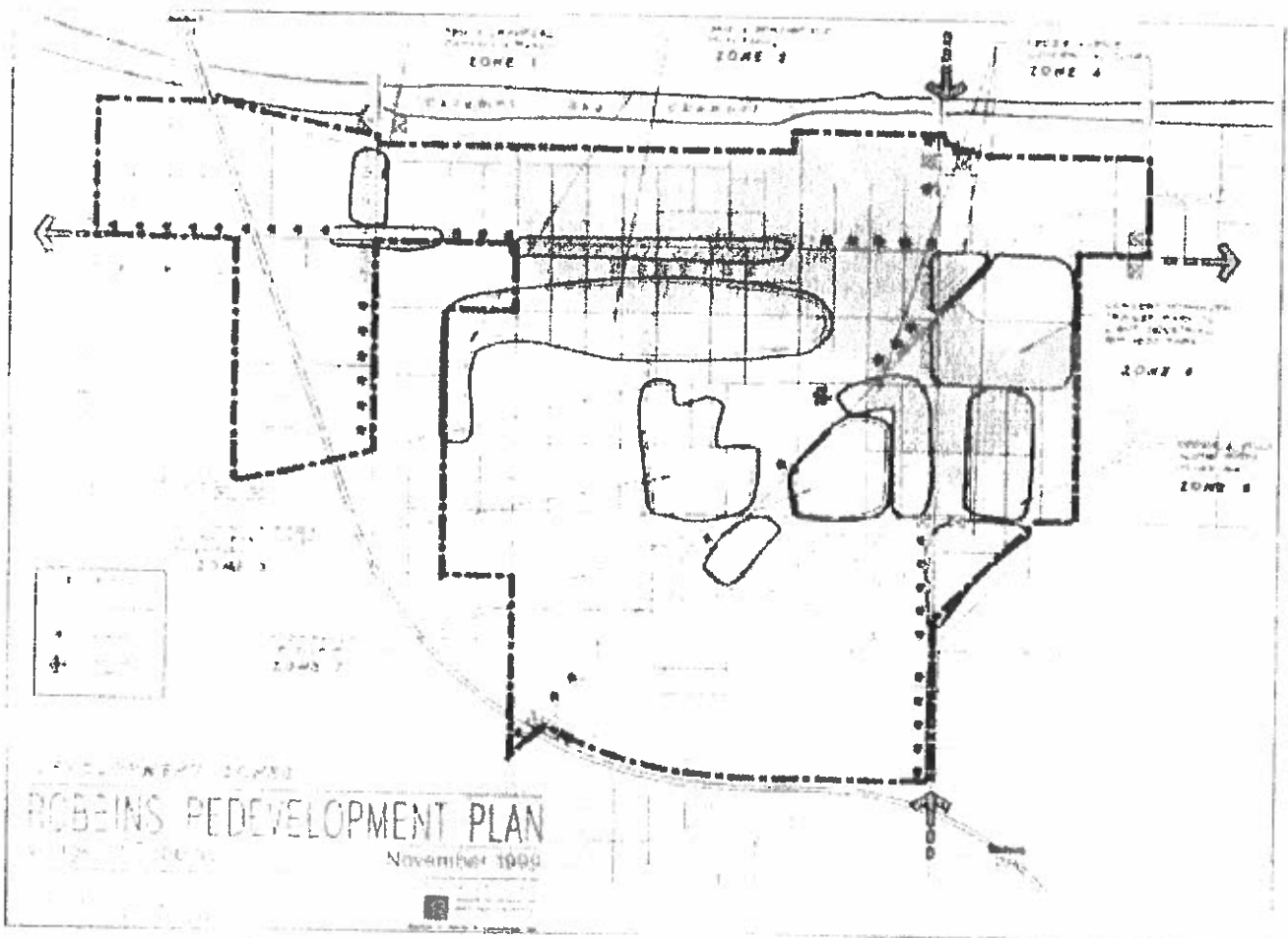


1976 Land Use Plan

Source: *Land Use and Community Facilities Plan*, Prepared by: Allen Kracower and Associates (1976)

Campbell Land Use Plan (1999)

A copy of the report has not yet been found; however, several images have been found, including the land use plan illustrated below. The floodplain takes up a large portion of the northern portion of the community and separates the northeast corner from the rest of the Village. Six (6) gateway opportunities and pockets of different land use areas are identified on the map. Main thoroughfares of 135th Street, Kedzie Avenue, Claire Boulevard, and Pulaski Avenue, are highlighted.



Campbell Tiu Campbell Land Use Plan

Source: *Transit-Oriented Development Study: A Neighborhood Redevelopment Strategy (June 2002)* and Prepared by: Campbell Tiu Campbell, Inc.

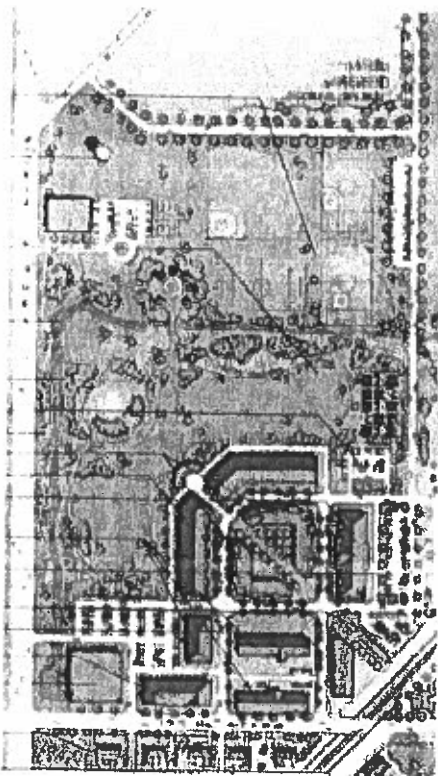
Transit-Oriented Development Study: A Neighborhood Redevelopment Strategy (June 2002)

This redevelopment strategy studied an area generally bound by the 135th Street to the north, railroad tracks to the south, Kedzie Avenue to the west, and the municipal boundary (Sacramento Avenue) to the east. A Transit-Oriented Development (TOD) Advisory Board was involved with the study, in addition to Village of Robbins' officials and citizens.

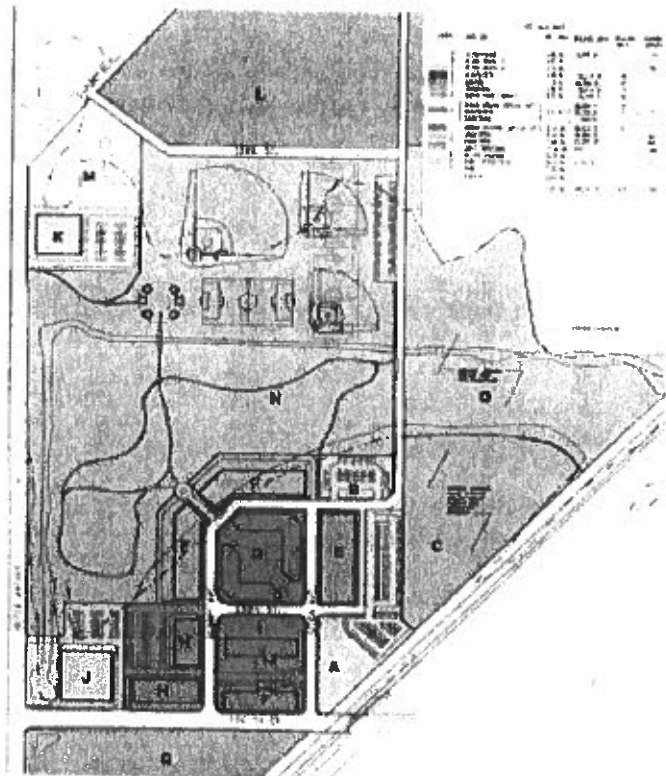
Since the report was adopted, a climate-controlled station on the east (in-bound) side of the tracks has been constructed, the platforms are nearing completion, and an assisted living center has been constructed – all along 139th Street. In addition, grants have been received to provide funding for the purchase of tax-delinquent parcels in the TOD area.

The goal is to concentrate the new, mixed-use development around the area of the Metra Station, provide park and recreational facilities in the area of the Midlothian Creek and floodplain areas north of the mixed-use development, and provide commercial development north of the park area along Claire Boulevard.

Buildings with commercial and residential uses are expected along 139th Street. Commercial-only buildings are expected to border the north and south ends of the park area along Kedzie Avenue. Residential buildings – including apartments, condominiums and senior housing – will complete the TOD area with densities ranging from nine (9) dwelling units per acre (south of 139th Street) to 25-35 dwelling units per acre (north of 139th Street).



Transit-Oriented Development (TOD) Plan
Source: Transit-Oriented Development Study:
A Neighborhood Redevelopment Strategy (June 2002)



TOD Land Use Plan
Source: Transit-Oriented Development Study:
A Neighborhood Redevelopment Strategy (June 2002)

New housing and Metra ridership will provide additional retail support for businesses such as a grocery store. Once constructed, the 90-acre TOD site will contain 350 dwelling units, (single family, townhouse, condominiums, apartments and senior housing), 68,000 square feet of retail (including a grocery store), and 35-40 acres of open space and park greenway areas. The northeast corner of 139th Street and Utica Avenue is planned to initially be a civic green; however, it could be redeveloped into a transit-oriented retail area in later phases.

The report identified the three (3) principles of "sustainable development":

1. Social Equity
2. Environmental Enhancement
3. Economic Return

Also, the report identified three (3) principles for Transit-Oriented Development (TOD):

1. Compact and efficient land uses
2. Diversity and a mix of land uses
3. Pedestrian-friendly physical design

The recommended TOD concept plan included a:

1. Land Use Plan
2. Transit Amenity Plan
3. Stormwater and Open Space Plan

Village of Robbins Environmental Vision: A Green Communities Demonstration Program (June 8, 2004)

The Village of Robbins is one of 16 demonstration communities in the State of Illinois to receive a grant. The grant provides the Village the opportunity to create a community-wide environmental vision. Since it has been developed, the community has priority notification and priority access to programs that assist with the implementation of the vision.

Vision Statement

The vision statement was written as a retrospective, looking back from the year 2014. "Since Robbins' Environmental vision was completed 10 years ago, considerable change has occurred. The town has achieved a healthy balance of residential growth and commercial redevelopment and has greatly improved the Village's overall identity and appearance. Park and recreation amenities have been added and Robbins has come to be regarded as an ecological treasure in the Chicagoland area." Concepts discussed in the 2014 Robbins' story include:

- Increased population.
- New retail, office, restaurants, and service uses along Claire Boulevard and Kedzie Avenue.
- Quaint and attractive retail district with an ideal pedestrian environment.
- Relief from flooding and flood insurance.
- Conversion of floodplain into open space.
- Midlothian Creek is an "ecological asset".
- Floodplain area has baseball and soccer fields, playgrounds, and community gardens.
- The first community park (in the southwestern portion of the Village) is a success.
- Pocket parks are located around the Village.
- Bike path along the Cal-Sag Channel, connecting to Calumet Woods and the Cook County Forest Preserve.
- Reinvestment, rehabilitation, and additions to existing structures have increased property values and stabilized neighborhoods.
- Design and development guidelines ensure attractive development with quality materials, and designs reflecting the community's desired character and image.
- "Annual Spring Cleanup Day" brings residents together and maintains all the enhancements to-date.
- Vacant lots have been cleared of debris.
- A neighborhood watch program has helped with the near-elimination of "fly dumping".
- School gardens and natural green spaces allow for hands-on environmental education.
- A Capital Improvement Plan identifies street and sidewalk maintenance, curb and gutter repair, and sewer replacement schedules, that retain existing – and attract – new businesses, and better serve the residents of Robbins.

Priorities and Objectives

1. Clean land, air and water.
 - Identify the precise location of the floodplain.
 - Remove all structures within the floodplain. [Note: According to the Village, in 2004 there were 415 residential structures in the floodplain.]
 - Identify a use for the floodplain that can be used as an economic development tool by the Village.
 - Improve the flow, water quality, banks, and overall condition of the Midlothian Creek.
 - Extend the walking path along the creek throughout the entire Village.
2. Land use and development management.
 - Develop a park for community recreation.
 - Identify more greenspace and pocket park locations (after the development of the community park).
 - Incorporate Robbins' open space into the regional greenway system.

3. Environmental Education

- Create an Environmental Education Task Force.
- Develop educational materials and programs for Robbins' schools.
- Create activities that will reinforce the education received at school.
- Engage the citizens in the "greening" of their community.
- Organize a community-wide clean-up day.
- Develop an anti-litter and anti-fly dumping campaign.
- Develop an "adopt a spot" program (e.g. planting and maintaining flower beds in the public right-of-way).

4. Open Space Development

- Provide for more landscaping through a review and revision of the Village's landscape ordinance.
- Accommodate new development and redevelopment by reviewing and revising the Village's zoning ordinance.
- Engage in best management practices for stormwater and landscape design and maintenance.
- Encourage conservation design and development through development regulation revisions.
- Require developers to contribute parkland for – or cash-in-lieu-of – all new developments.

The Remaining Five (5) Concepts not Chosen as Priorities

- Waste Management and Recycling
- Floodplain and Stormwater Management
- Energy Efficiency and Renewable Energy
- Natural Areas Protection and Restoration
- Neighboring Communities

Village-Owned Properties

The report identified the properties the Village of Robbins owns, the properties acquired by the Robbins Park District, and their relation to the approximate floodplain boundary.

Other

The appendices include a "funding toolkit" and land use and development management considerations (the current Village of Robbins zoning ordinance is not reflected on Pages 39-41). The zoning ordinance should be reviewed to identify any potential amendments that will allow for desirable development characteristics such as: land use types, densities, building location, building design, site amenities, etc.



Village Owned Properties Map

Source: *Village of Robbins Environmental Vision: A Green Communities Demonstration Program (June 8, 2004)*

Opportunities Analysis and Brownfields Site Identification and Prioritization: Village of Robbins, Illinois (October 2004)
 Vandewalle and Associates (Madison, Wisconsin) prepared an analysis looking at the potentials of an eight-community area in regards to brownfield redevelopment opportunities. Strengths, weaknesses and opportunities for the Village of Robbins include:

Strengths

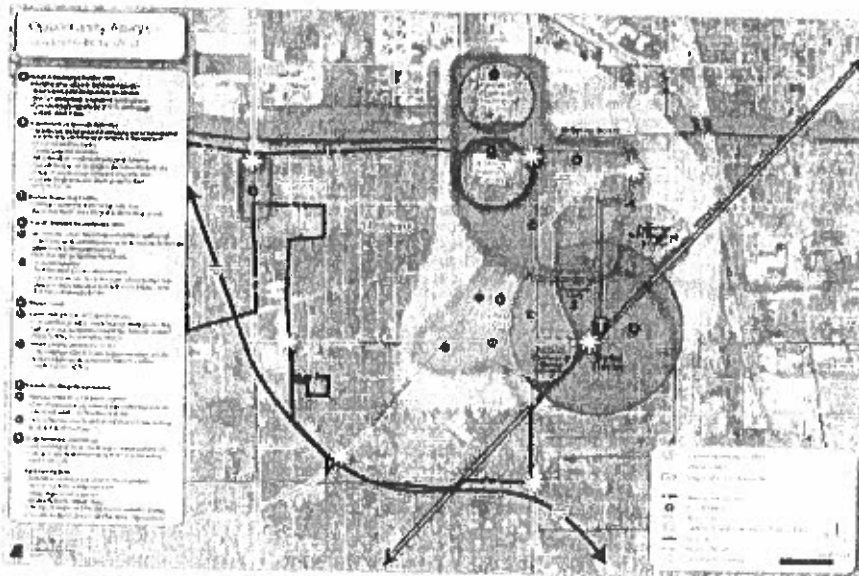
- "Industrial Strength" Infrastructure
- The Cal-Sag Channel providing a connection to the Calumet Harbor, one of the busiest harbors on the great lakes.

Weaknesses

- Existing commercial does not meet the needs of the residents.
- High unemployment and crime.
- Lack of starter housing and family-oriented development.

Opportunities

- Leadership (e.g. a "cheerleader") to take a vision and turn it into reality.
- Infill along 139th, Claire and Kedzie.
- Robbins Energy Facility at 135th and Kedzie.
- Landmark architecture at 139th and Claire.
- Sub-Areas
 - Robbins Bioenergy Facility (RBF)
 - Greenhouses and Spin-Off Activities ("Growing Power" building sustainable food systems)
 - Biofuel Processing Facility (Blue Island)
 - Transit-Oriented Development (TOD)
 - Village Center (government services and small-scale community retail)
 - Robbins Heritage Development (museum, etc.)
 - Neighborhood Commercial at 135th and Pulaski
- A potential northbound on, southbound off ramp at 147th Street in neighboring Posen.
- Vacant lots converted into neighborhood gardens for a short or long period of time.
- Crime prevention through environmental design.
- Economics
 - Growing Robbins: Community Supported Agriculture
 - Creating Jobs: Production Agriculture
 - Positioning for the New Economy: Biotechnology

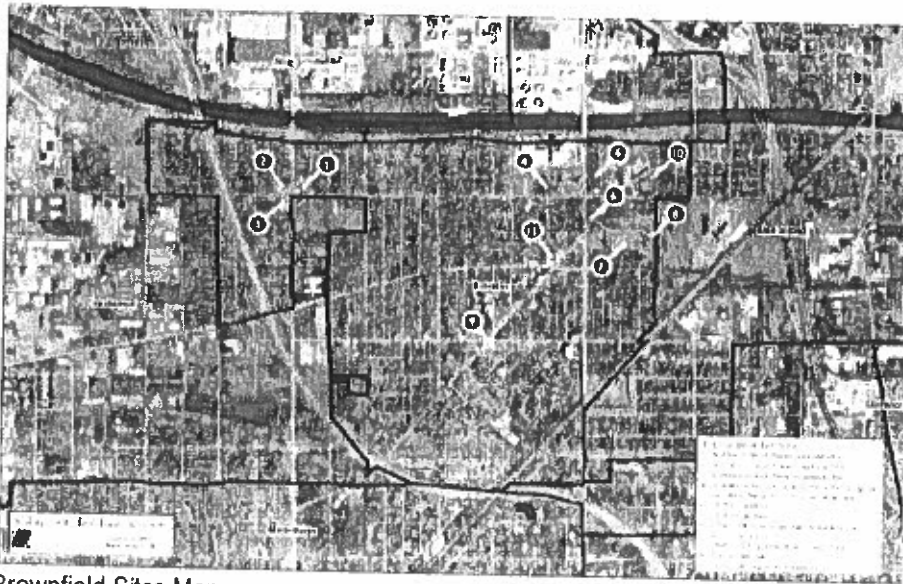


Opportunities Analysis Map
 Source: Opportunities Analysis and Brownfields Site Identification and Prioritization: Village of Robbins, Illinois (October 2004)

Brownfield Site Redevelopment Prioritization

Based on Vandewalle and Associates' evaluation, the following brownfield sites were identified to conduct Phase I and Phase II Environmental Site Assessment activities, and were thought to have the most potential to address the community's priorities and be absorbed into the market:

- Site #4: Northwest corner of 135th Street and Kedzie Avenue
- Site #6: 13529 Claire Boulevard
- Site #11: 13629 South Spaulding Avenue and 3300 West 137th Street



Brownfield Sites Map

Source: *Opportunities Analysis and Brownfields Site Identification and Prioritization: Village of Robbins, Illinois (October 2004)*

Recommended Implementation Strategies

1. Secure rights to thermal energy produced at the RBF.
2. Identify politicians and local stakeholders to champion the vision.
3. Begin to develop vacant Village-owned lots as community garden space.
4. Develop partnerships with supporting institutions, organizations, and agencies (see Appendix A of the report).
5. Pursue funding opportunities from foundations and state and federal agencies (see Appendix A of the report).
6. Put necessary zoning in place for development of the TOD and areas surrounding the RBF.
7. Establish a Tax Increment Financing (TIF) district for the TOD.
8. Work with local housing authority and Housing and Urban Development (HUD) to eliminate the Northern Public Housing development.
9. Continue acquisition of tax delinquent properties within and surrounding the RBF and the TOD.

2040 Regional Framework Plan (September 28, 2005)

The Northeastern Illinois Planning Commission created a vision for the Chicago metropolitan area titled the *2040 Regional Framework Plan*. It received the American Planning Association's (APA's) "National Plan of the Year Award" in 2006. The plan defines "specific strategies to guide future growth in northeastern Illinois. The plan provides a vision for meeting land-use challenges in the most efficient, coordinated and sustainable manner. **Applying local action** to this regional framework is key to realizing the vision." [Emphasis added.] (<http://www.nipc.org/2040/>) Excerpts from the online summary include:

Growing Pains

"Planners and developers must follow a coordinated plan that best accommodates growth while preserving our natural environment."

- Housing 2 million more people and 1.2 million more jobs.
- Mitigating traffic congestion.
- Dealing with a potential shortage of water.
- Avoiding premature consumption of land by pursuing infill and redevelopment.
- Protecting open space and natural resources.
- Shaping a sustainable future and not reacting to development trends.

Themes

"A shared set of values that cut across geography and other traditional boundaries."

- Livable Communities
- Diversity of its People
- Healthy Natural Environment
- Global Competitiveness
- Governed Collaboratively

Framework

- Centers (metropolitan areas to hamlets)
- Corridors (system of transportation corridors and supportive land uses)
- Green Areas (agricultural land, open space, water, and greenways)

Implementation Strategies

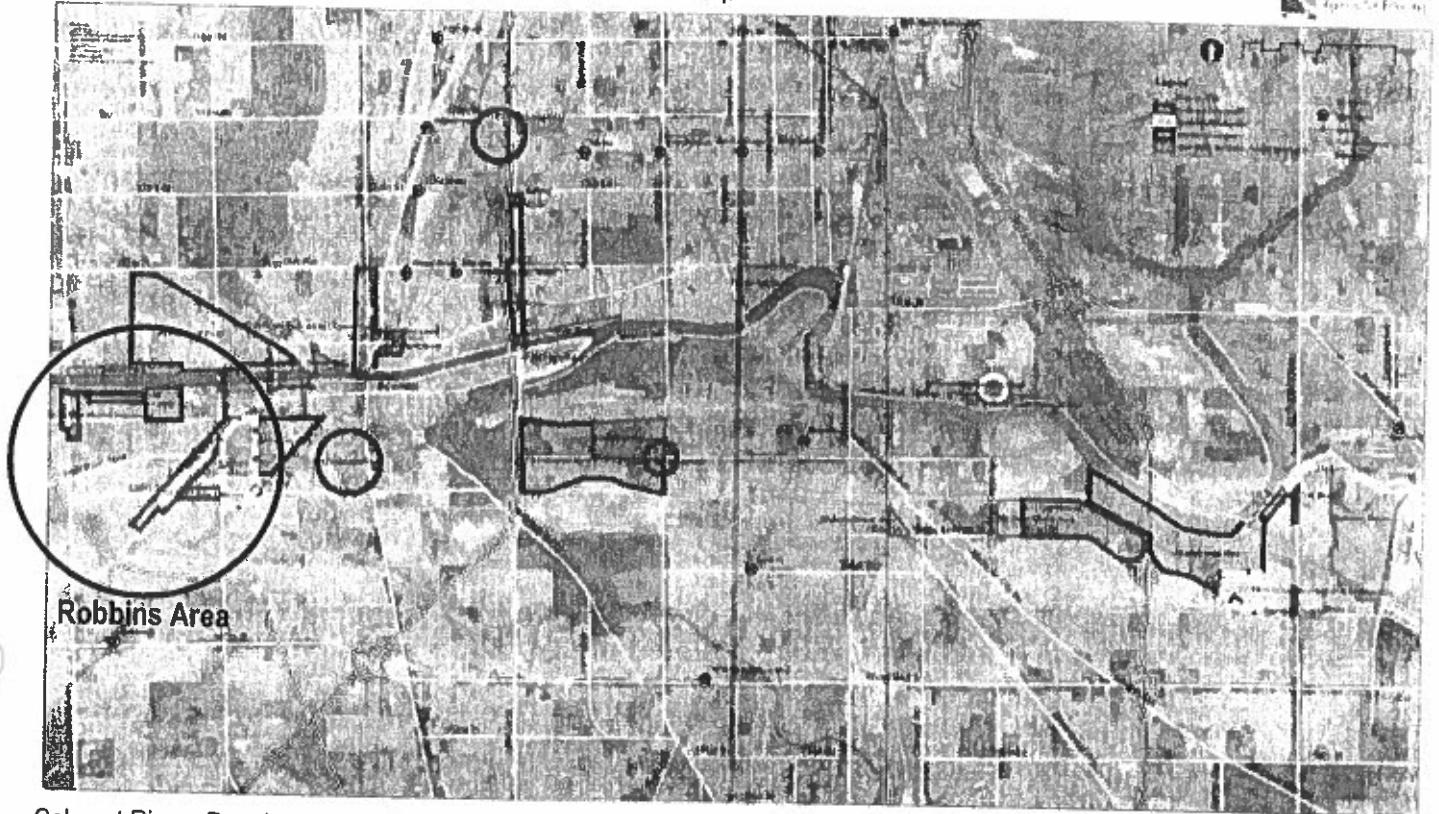
*"By **collaborating regionally** to apply the plan's strategies, in 2040 northeastern Illinois will boast **centers** that are more vital, compact and diverse; **corridors** that are multi-modal and supportive of the transportation needs of all residents; and **green areas** that are protected, enhanced and expanded." [Emphasis added.]*

1. Encourage Redevelopment, Reuse and Infill
2. Achieve a Balance Between Jobs and Housing
3. Provide Affordable Housing Opportunities
4. Promote Livable Communities
5. Promote Economic Vitality
6. Promote Diversity and Inclusiveness
7. Promote Compact, Mixed-use Development
8. Promote Telecommunications Infrastructure and Technology
9. Promote Walking and Bicycling as Alternative Modes of Travel
10. Ensure that Transportation Facilities are Context-sensitive with Natural Resources, Historic Resources and Community Values
11. Coordinate Land Use and Transportation
12. Maximize Use of Existing Infrastructure
13. Protect Water Resources
14. Plan for Sustainable Water Supply from Ground, Surface and Lake Michigan Sources
15. Protect and Enhance Biodiversity
16. Enhance and Connect Green Areas
17. Preserve Farmland

Calumet Rivers Development Project: Workshop Report (June 29, 2006)

More than 60 residents, government officials, business owners, and other individuals, participated in a three-hour workshop to discuss the future for the Calumet Rivers Corridor. Seven (7) communities (from west to east: Robbins, Blue Island, Calumet Park, Riverdale, Dolton, Calumet City and Burnham) and individuals from other areas were represented at the workshop. Activities included responding to questions and ideas by voting via "keypad polling devices" in a large group setting, and breaking down into table discussions in smaller group settings.

Calumet Rivers Development Project: Ideas from June 29 Workshop



Calumet Rivers Development Project Map

Source: Chicago Metropolitan Agency for Planning (CMAP)

Focus areas in the Village of Robbins are:

- Mixed Use. Transit-oriented development (TOD) at and near the Robbins Metra station.
- Commercial. Claire Boulevard, 139th Street, Pulaski Road, and "riverfront" commercial along Lincoln Lane.
- Industrial. An industrial park along 135th Street west of the energy facility.

Focus areas in adjacent communities are:

- Industrial. North of the Calumet-Sag Channel at Kedzie, east of Robbins' TOD, and near the Dixie Highway at 139th Street.
- Park. Linear parks along the north and south sides of the Calumet-Sag Channel.

A "Five-Pronged Approach" to economic development was presented and discussed:

1. Industrial Development

Retain, modernize and attract industries that:

- Build on strengths in the corridor and surrounding area (e.g. primary and fabricated metals, industrial machinery and equipment, printing, chemicals, wood products and TWL).
- Are in emerging market areas related to the base (e.g. alternative fuels and recycling).
- Use water, rail and multi-modal transport.
- Serve markets in Chicago, northern Indiana, and the Midwest.

2. Residential Development

Develop and improve housing that:

- Increases the quality of life for residents.
- Expands consumer expenditures, labor market skills, and the tax base.
- Responds to the housing and community needs of current residents.
- Attracts people from outside the area who are looking for attractive alternatives convenient to employment hubs and public transportation.

3. Retail and Commercial Development

Expand retail and commercial development that:

- Serves the needs of residents and businesses in the area and attracts external markets.
- Takes advantage of opportunities in transit-oriented districts.
- Strengthens activities to improve existing malls and commercial strips with good market potential.
- Encourages small business development.
- Attracts national and regional investment.
- Contributes to the quality of corridor communities.

4. Open Space, Recreation, Tourism, and Culture

Develop open space, recreational, tourism, and cultural facilities/amenities that:

- Improve the quality of life.
- Create a positive image for residents, public and private investors, and regional visitors.
- Protect and enhance natural resources.
- Connect bike and walking trails to regional trails and other tourism/cultural sites.
- Expand and improve multi-purpose marinas, cultural and historic sites.
- Coordinate and expand festivals and events.

5. Economic Development Capacity

Build capacity to lead and support development by:

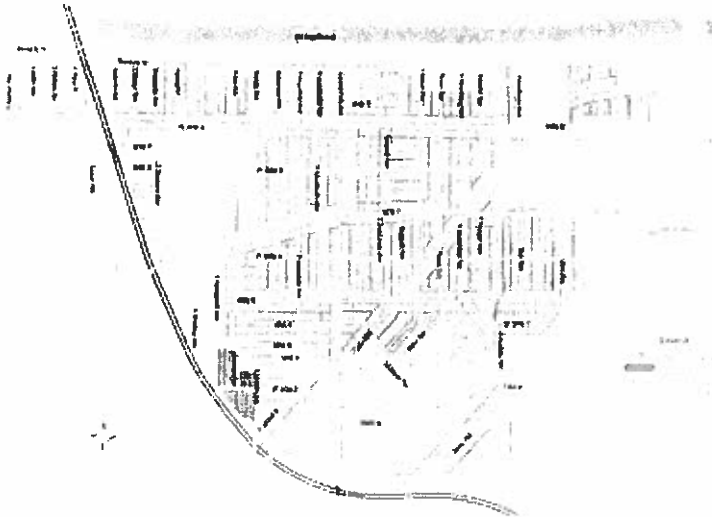
- Strengthening expertise and tools to manage and support public and private economic development.
- Providing a regional vehicle for coordinating, leading, and supporting economic development and marketing.

Applications and Proposals:

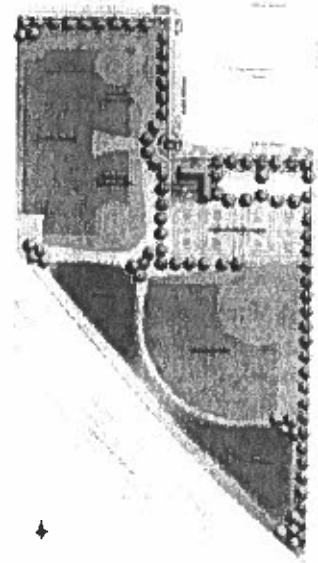
NFL Grassroots Program: Robbins Community Park Football Field Request for Proposal (August 2004)

This request was prepared and submitted by the West Crawford Neighborhood Block Club, a non-profit organization. An 11-acre park is proposed to be located in the southwest corner of the community, adjacent to Interstate 294. The park program includes a football field, three (3) ball diamonds, four (4) basketball courts, a playground, and a field house. Wetlands also border the park along the interstate.

All of Robbins' bordering communities (Alsip, Blue Island, Crestwood and Midlothian) have more than one (>1) recreational facility; the Village of Robbins has no (0) recreational facilities.



NFL Grassroots Program Location Map
Source: NFL Grassroots Program (August 2004)



NFL Grassroots Park Plan
Source: NFL Grassroots Program (August 2004)

Chicago White Sox Charities: Robbins Community Park Baseball Field Request for Proposal (September 2004)

See "NFL Grassroots Program" above.

Robbins/Midlothian Comprehensive Floodplain Restoration and Hydraulic Alternatives Analysis: Proposal (October 11, 2005)

This project has not yet commenced. Once begun, the Village of Robbins and the Village of Midlothian would coordinate their efforts in determining appropriate solutions to floodplain and floodway improvements that would have a regional benefit. The main purpose of this effort is to "determine the level of floodplain mitigation that is economically feasible" for Robbins and Midlothian.

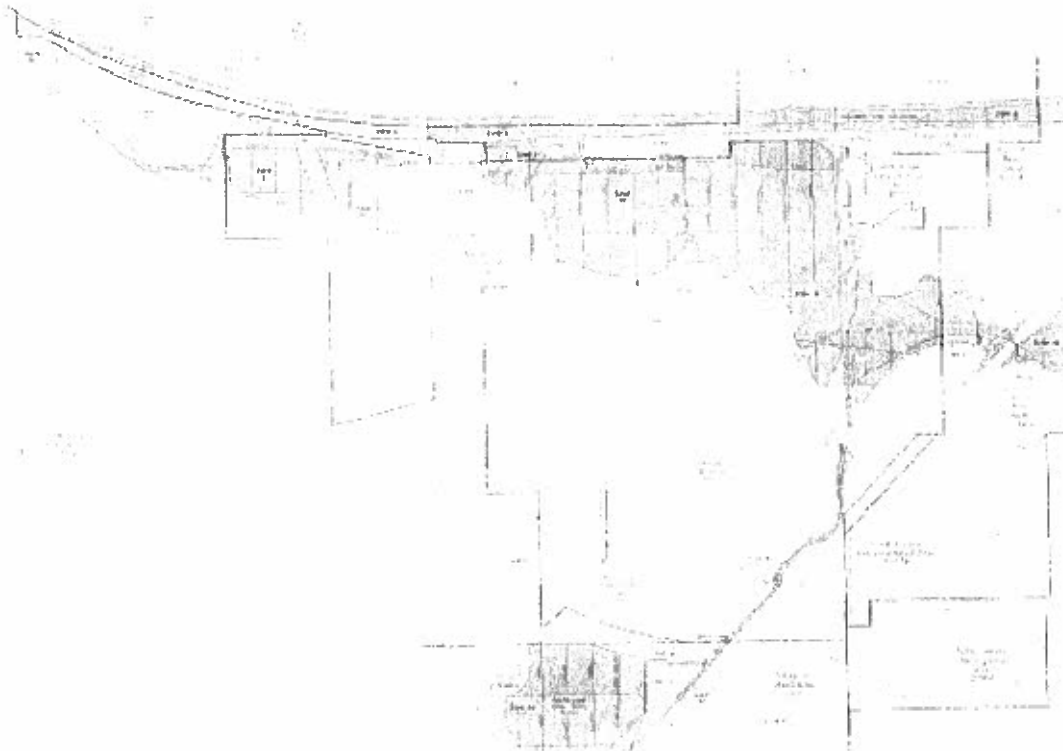
Other Resources:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (November 6, 2000)

Flooding is an issue in the Village of Robbins. Approximately 20% of the Village could be flooded during a large storm event as illustrated by the shaded area of the Flood Insurance Rate Map (FIRM) information produced by the Federal Emergency Management Agency (FEMA).

The cross-hatched areas along Midlothian Creek and east of Kedzie Avenue (between 136th and 138th Streets) are considered areas of "floodway". This area is intended to carry fast-moving water that is usually – if not always – dangerous. The floodway area cannot be filled in for any reason.

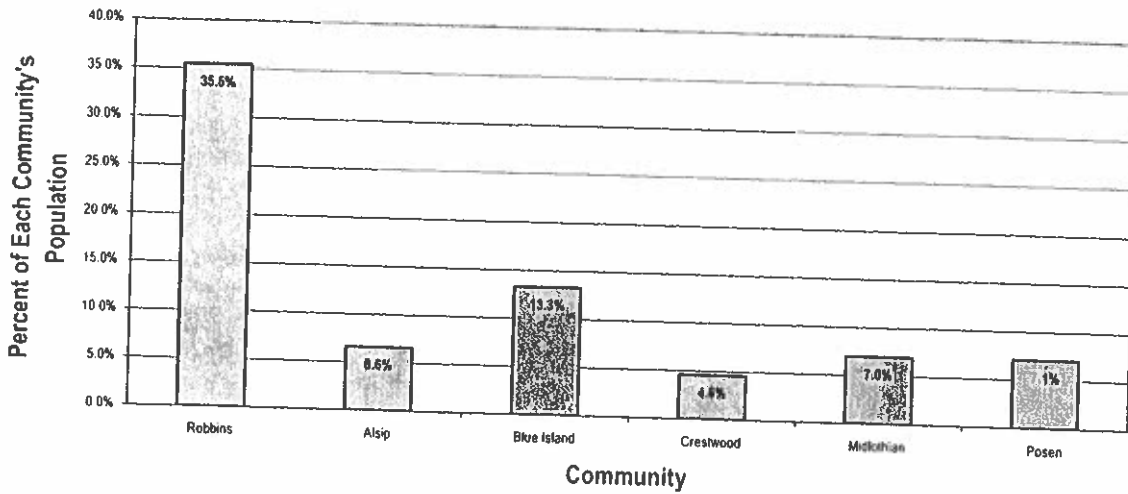
The remaining shaded areas are considered "flood fringe". These areas are expected to fill with water; however, the water should be generally calm and not contain the fast-moving water that the floodway carries. The flood fringe could be filled in to accommodate new development; however, it is a lengthy process to obtain approval and the volume of water displaced by filling must be accommodated elsewhere within the flood district.



Flood Insurance Rate Map (FIRM) Illustration

Source: Federal Emergency Management Agency (FEMA)

Population Below Poverty Level for Robbins and Neighboring Communities 2000 Census



Source: US Census Bureau

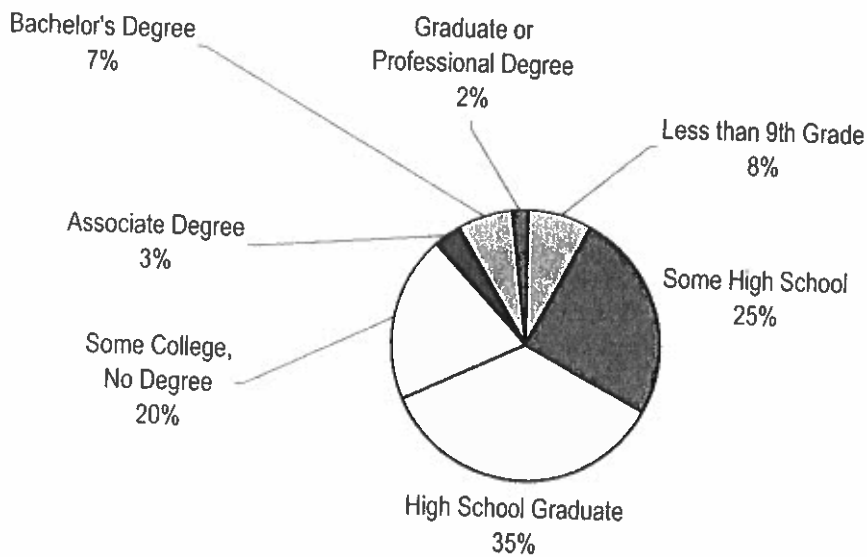
Education

Approximately one-third of the population over the age of 25 years has not earned a high school diploma or GED. In 2004, the individuals 25 years of age or older attained the following levels of education:

High School Diploma or GED	67.2%
Bachelor Degree or Higher	8.5%
Masters Degree or Higher	2.0%

Educational Attainment

Village of Robbins



Employment



The occupations of employed persons 16 years of age or older are represented in the above chart. No individuals with a farming occupation live within the Village boundaries.

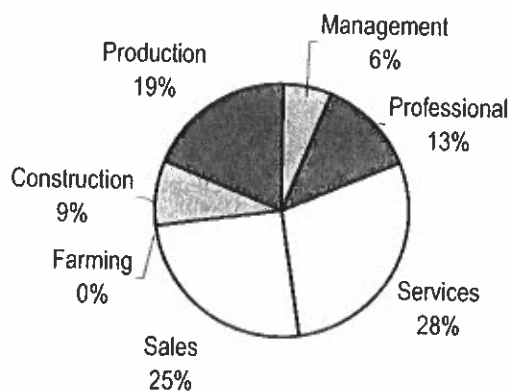
The following modes of transportation are used for commuting:

Car	85.5%
Public Transportation	4.1%
Walk	4.9%
Other Means	3.2%
Work from Home	2.3%

According to the 2000 Census, approximately 40% of the population 16 years of age and older are unemployed, and 22% of the Robbins' labor force (16 years of age and older) is unemployed. Twenty-two percent (22%) unemployment is a large percentage of the population, especially when compared to the surrounding communities where the unemployed labor force for Alsip, Blue Island, Crestwood, Midlothian, and Posen, are all less than nine percent (9%) each.

The Lydia Health Care Nursing Home employs more than 100 people.

Occupation Profiles of Illinois (2006)

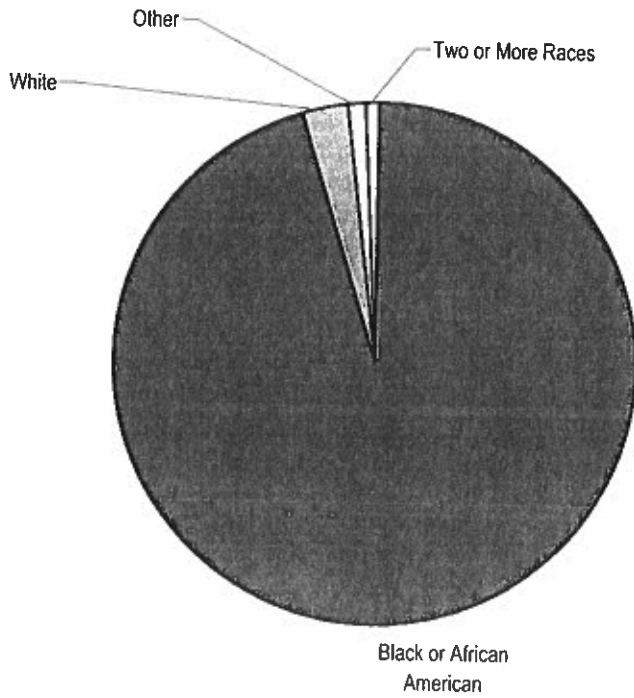


Source: Profiles of Illinois (2006)

Racial/Ethnic Composition

Many of the Village's early residents were black or African-American, and the majority of the population to this day continues to be black or African-American.

Race Distribution Village of Robbins



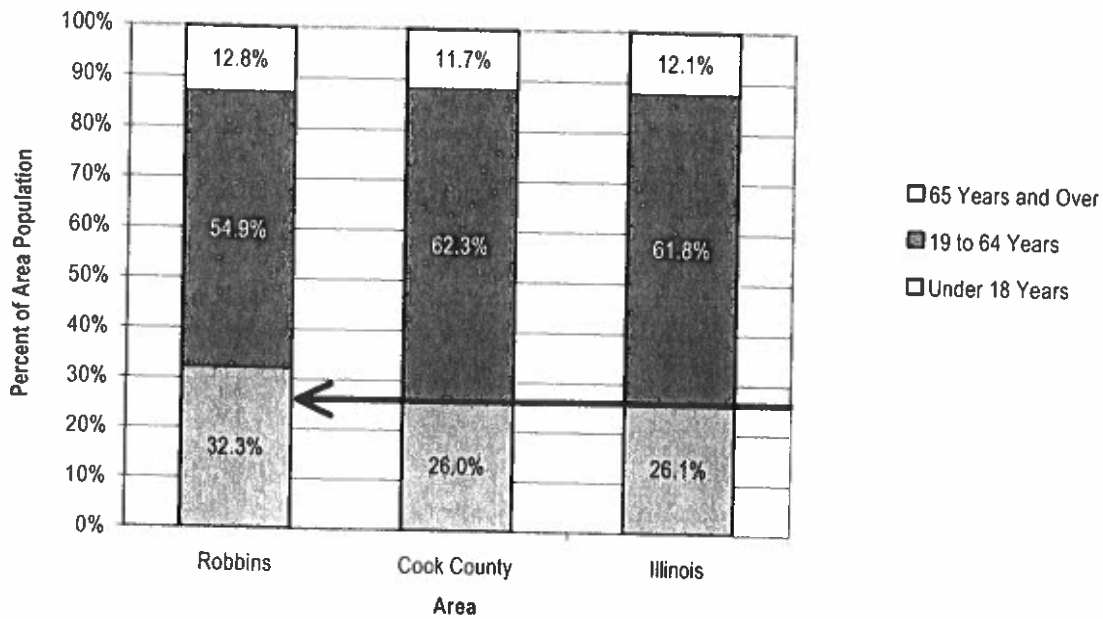
Source: US Census Bureau

Age Distribution

The Village's older population is on-par with the Cook County and State of Illinois' older populations; however, the younger population (under 18 years of age) comprises a greater proportion of the Village's population than Cook County and State of Illinois' populations.

In 2004, the median age of the Village of Robbins population was 32.7 years. In 1980, the median age was 24.0, an increase at a rate faster than Cook County and the State of Illinois.

Age Distribution 2000 Census



Source: US Census Bureau

Summary

The Village of Robbins' appears to be on the verge of an upswing to an increase in population. The needs of the younger (under 18 years of age) population and the female-headed households need to be addressed. There is an opportunity to plan for dwelling unit replacement and/or maintenance. The Robbins Metra Station area should become more "multi-modal" (where the transition of different modes of transportation – train, bus, car, bike and walking – occurs within a localized area). The community should consider how it can take advantage of its cultural roots. Employment and educational opportunities need to be created within the community to reduce the poverty level and increase the household and per capita incomes for the community.

Section 4: Vision Statement

The Village of Robbins has ambition for growth and renewal in order to achieve high standards and an outstanding quality of life. **In 20 years, the Village of Robbins will have:** a safe, clean, energy-efficient, and stable community; state-of-the-art facilities and services; functional infrastructure; thriving mixed-use, commercial and industrial employment centers; an enhanced tax base provided by economic development opportunities; aesthetically-pleasing buildings; intriguing new development on vacant lands; an excellent education system; enhanced and rehabilitated environmental and natural resources; memorable parks and open spaces and historical places; ample activities for all generations – especially children and youths; beautiful tree-lined and well-lit streets; strong, tight-knit, attractive, and well-maintained residential neighborhoods; a variety of high-quality residential housing options; and an improved and interconnected network of sidewalks, bicycle paths, streets, and railways.

The comprehensive plan has been the Village's reference guide for community leaders to achieve the vision of its residents, business owners, friends, and institutions over the past 20 years. The result is a revitalization showcase for the Chicago metropolitan area.

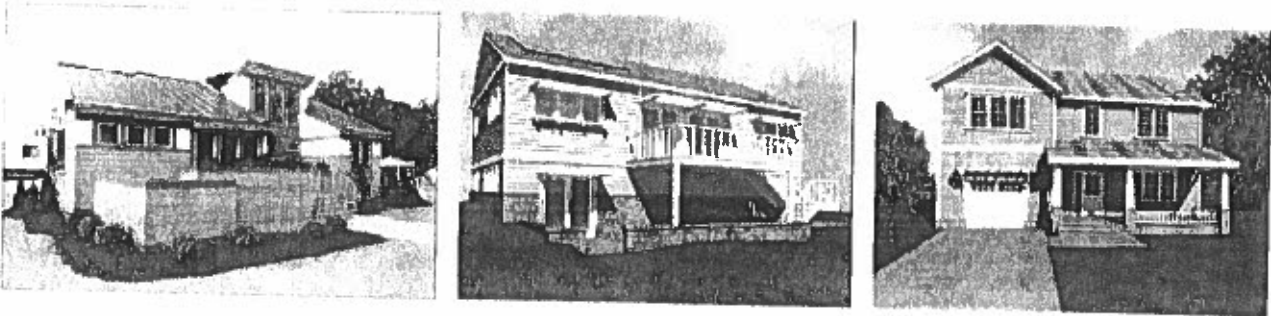
Section 5: Focus Statements

This section highlights ideas considered during the June 13, 2007, Visioning Workshop. The concepts were well-received, and are addressed in the remaining sections of the Comprehensive Plan.

Land Use

Housing. According to the 2000 US Census, only 3% of the Village's housing stock has been built since 1980.

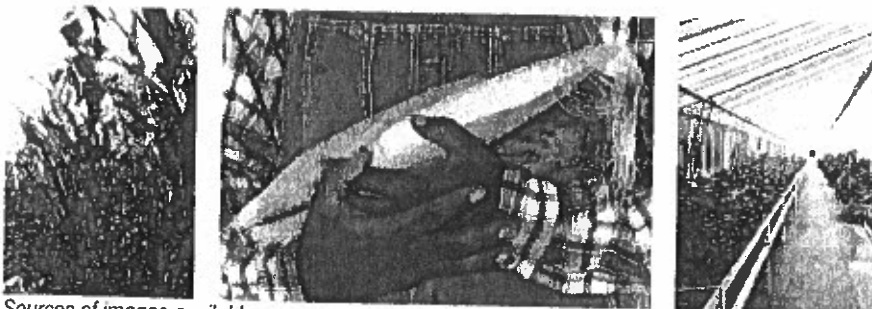
A key focus for the Village should be on housing replacement, repair, and/or renovation.



Sources of images available upon request.

Non-Residential Facilities. A recommendation within the October 2004 *Opportunities Analysis and Brownfields Site Identification and Prioritization* study identified potential bioenergy, greenhouse, and biofuel processing facilities in the area of Kedzie Avenue and 135th Street (and just north of the Cal-Sag Channel in the City of Blue Island).

A key focus for the Village should be to pursue bio-based and other environmentally-friendly opportunities, and coordinate some of these efforts with the City of Blue Island.

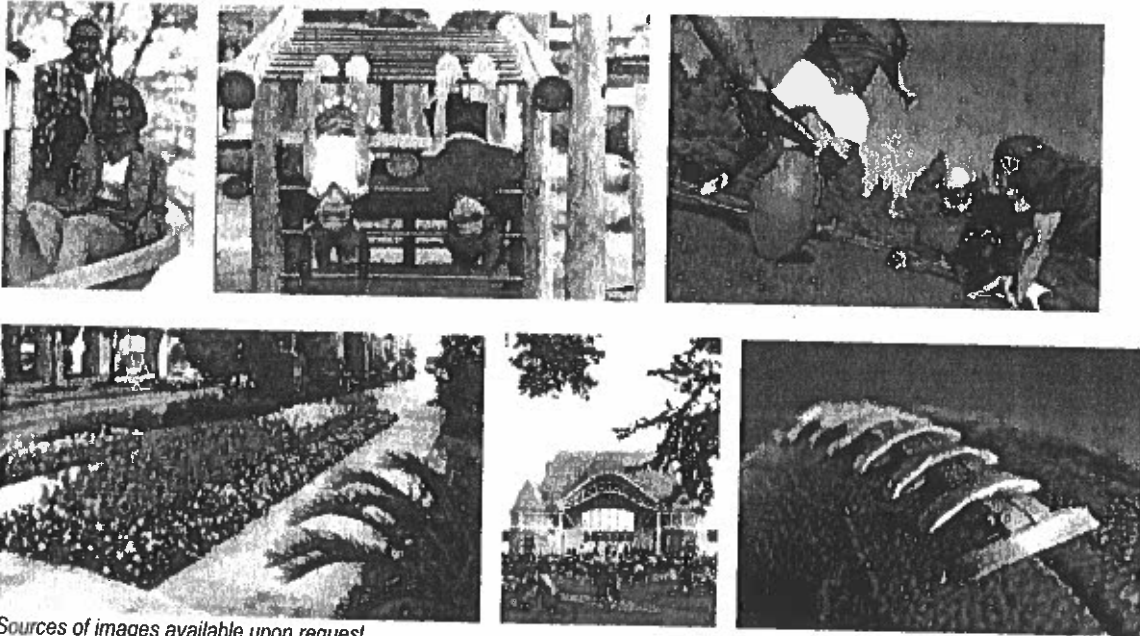


Sources of images available upon request.

Community Elements

Community Facilities. According to the National Recreation and Parks Association (NRPA), 10 acres of parkland is recommended per 1,000 people in a community. Currently, the Village has less than one (1) acre of parkland, while the recommended minimum parkland area for the Village of Robbins is approximately 65 acres.

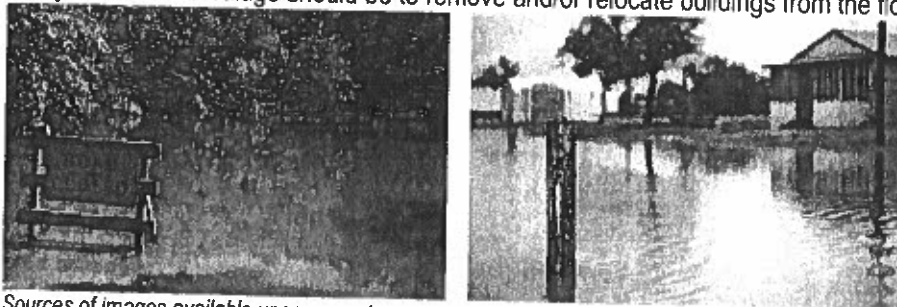
A key focus for the Village should be to create park, open space and recreational opportunities for the residents of Robbins.



Sources of images available upon request.

Environment. More than 20% of the Village's land area (188 acres) is in the floodplain.

A key focus of the Village should be to remove and/or relocate buildings from the floodplain.



Sources of images available upon request.

Economic Development

Education. According to the *Profiles of Illinois*, as of 2004, approximately one-third of the Village's population 25 years of age or older had not earned a high school diploma or obtained a GED (general educational development) credential. In addition, more than one-third of the population lives below the poverty level.

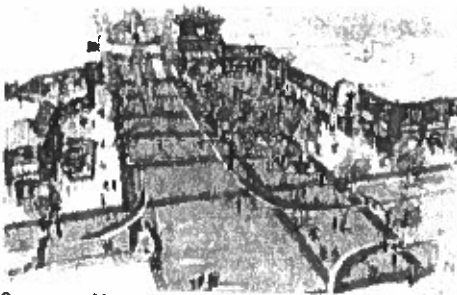
A key focus for the Village should be to retain the younger population through high school graduation, and attract the population of 25 years of age or older back to new educational opportunities in and around the Village.



Sources of images available upon request.

Building Design Standards. The market analysis contained within the June 2002 *Transit-Oriented Development (TOD) Study* identified the need for first-time homebuyer, family, and senior housing; transit-supported retail; and (in the northeastern portion of the community) industrial-related uses.

A key focus for the Village should be to establish standards and guidelines to ensure new developments and renovations are well-designed.



Sources of images available upon request.

Section 6: Goals and Objectives

Goals and objectives are statements as to how to implement the Village's 20-year vision. A goal describes a desired situation and an objective describes an action that should be taken to meet the goal.

Guiding Principal Goals

These goals are the overall goals for the community and the Comprehensive Plan. These should be kept in mind when reviewing the Functional Area Goals contained in the following pages and when making future decisions regarding land use, community facilities and services, transportation, and economic development.

1. Achieve a balanced development pattern in the community that provides for well-designed, compatible, and economically sustainable business, employment, and residential areas.
2. Create a physically distinctive and high-quality community environment through efforts that improve the existing quality of life of the Village, while anticipating moderate growth and change in the future.
3. Forge strong public-private partnerships to coordinate the resources and assets the community has to offer in carrying out plans, policies, and programs.
4. Create a condition that reduces the burden of the daily activities on the residents' financial resources and the environment's natural resources.
5. Establish a process for the regular review and update of the Comprehensive Plan.

Functional Area Goals

These goals are broken down into four functions: land use, community facilities and services, transportation, and economic development. The four functions are further broken down into a total of twelve specific issues.

Land Use

1. **Residential.** Establish safe and attractive neighborhoods.

Objectives

- Repair, replace, relocate and/or remodel existing homes.
- Establish standards for building styles and materials.
- Educate the residents regarding safe design ideas for buildings and yards.

2. **Commercial and Mixed-Use.** Create safe and inviting commercial and mixed-use areas.

Objectives

- Establish a branding program to attract new businesses to the community.
- Develop pedestrian-friendly storefronts.
- Educate the business owners regarding safe design ideas for buildings and site design.

3. **Floodplain.** Ensure no net loss of floodwater storage capacity.

Objectives

- Survey the Village's existing topography and delineate the existing floodplain boundaries.
- Minimize the encroachment of new and existing development into the existing floodplain boundaries.
- Follow the procedures established by the Federal Emergency Management Agency (FEMA) and other entities if the existing floodplain is altered to accommodate new development.

Community Facilities and Services

4. Health and Safety. Establish a safe and healthy environment for all residents, business owners and visitors.

Objectives

- Help residents and business owners establish new – and enhance existing – neighborhood block watch programs.
- Hire ample safety personnel, and purchase and maintain safety equipment to serve the needs of the Village.
- Provide well-lit streets and sidewalks.

5. Parks, Open Space and Recreation. Create and maintain a minimum of 75 acres of park and open space area, and provide recreational programs.

Objectives

- Develop a large community park in the Transit-Oriented Development (TOD) area near the Robbins Metra Station.
- Establish neighborhood park zones and help each neighborhood identify an appropriate location and program for the park.
- Enlist the help of local schools and churches to create and run recreational programs for people of all ages, but especially children and youth.
- Create a community cultural center with programs for residents to learn about the history of Robbins.
- Coordinate activities with the Robbins Community Center.

6. Schools and Education. Retain children through high school graduation and educate adults to provide them with new opportunities.

Objectives

- Continue and add activities to the after school programs.
- Continue the breakfast and lunch assistance programs.
- Provide evening continuing education programs for adults.

7. Library. Improve and enlarge the facility to retain and expand existing resources.

Objectives

- Identify funding resources to ensure the library has the ability to remain open at times that are convenient for the community.
- Provide new technology and new rooms to be used by the community.
- Conduct fundraisers to obtain additional funding to improve and expand the library.

8. Utilities. Repair, replace and maintain the Village's infrastructure.

Objectives

- Upgrade existing water, sanitary and storm sewer systems to accommodate more intensive development, where necessary.
- Utilize a geographic information system (GIS) to inventory the existing water, sanitary and storm sewer systems, and to identify a community-wide maintenance and replacement schedule.
- Accommodate advancements in technology for other utilities such as the energy and telecommunications industries.

Transportation

9. Streets. Repair, replace and maintain the Village's corridors.

Objectives

- Build tree-lined boulevards along Claire Boulevard and Central Park Avenue.
- Establish an "urban" (curb and gutter) street cross-section standard for all Village streets.
- Adopt an ordinance requiring developers to construct new streets and provide street trees as part of their development.

10. Sidewalks and Paths. Construct convenient and interconnected systems of pedestrian and bicycle facilities.

Objectives

- Build a new, interconnected sidewalk system to and within the TOD and commercial areas, including a pedestrian tunnel under the railroad tracks.
- Connect existing sidewalk segments in the residential neighborhoods.
- Provide clearly-marked and aesthetically-pleasing crosswalks along major roads.
- Provide clearly-marked bicycle lanes along major roads.
- Construct off-road bicycle paths through park areas.
- Ensure creative bicycle parking solutions are provided throughout the community.

11. Mass Transit. Establish efficient, effective, convenient and coordinated rail and bus schedules.

Objectives

- Change the Metra train service schedule to discontinue flag stops.
- Adjust the Pace bus routes so they stop adjacent to the Metra station.
- Build a pedestrian underpass to allow access to both sides of the tracks when a train is stopped at the station and/or passing through the community.

Economic Development

12. Development Standards. Establish standards for the built environment that reflect the Village's values.

- Conduct a Visual Preference Survey with residents, business owners and friends of the Village, to establish the community's preferences of how development should look.
- Write and adopt design guidelines for the community.
- Establish themes that can be repeated throughout the community, such as identifying a "Village Flower" and/or a certain street light fixture style.



Mixed-Use Development Examples

Source: <http://www.cnu.org>

Section 7: Community-Wide Plans

This section discusses and illustrates the plans for the Village of Robbins as a whole. Concepts such as Land Use and Community Facilities, Transportation, and Implementation Priorities for the entire Village are represented here. The plans lay the foundation for *Section 8: Implementation and Action Agenda*.

Land Use and Community Facilities and Services

The Village of Robbins will make a transition from a bedroom community to a more self-sustaining community.

Land Use

Retail, office, and residential ("mixed-use") land uses are focused around the Robbins Metra Station and along Claire Boulevard between 137th Street and 139th Street. Commercial land uses that can accommodate chain stores and more automobile-accommodating development patterns (yet still be pedestrian- and bicycle-friendly) are focused along Kedzie Avenue and Pulaski Road. A landmark civic center is located at the intersection of 137th Street and Claire Boulevard. Medium density residential areas generally surround the commercial and mixed-use land uses, while the low density residential areas are generally located along the Interstate 294 corridor. A "research and development" land use district is located near the intersection of 135th Street and Kedzie Avenue.

Approximately 20% of the Village has been designated floodplain area. All adopted land uses are subject to the verification of the floodplain boundary. Any filling of the floodplain requires the storage of the displaced flood water elsewhere within the floodplain drainage basin, with a minimum of a 1-to-1 ratio of water volume displaced-to-relocated.

The official municipal boundary is unclear at this time. Further research into the unincorporated areas in and surrounding the Village should be performed to identify the Village's boundaries before identifying potential areas of annexation. The annexation process should be pursued if there are pockets of unincorporated areas that were thought to be a part of the Village, but actually aren't. Other potential areas of annexation should be discussed during the 135th Street and Pulaski Road Neighborhood and the Cal-Sag Corridor planning processes.

Community Facilities

Green community facilities include larger community parks (east of Kedzie Avenue at 137th Street and in the southwestern corner of the community), smaller neighborhood parks (generally within a two-minute walk of most homes in the neighborhood), boulevards (Claire Boulevard and Central Park Avenue), and greenspace along the Cal-Sag corridor.

Other green features include landscape buffers along the Interstate 294 corridor and the Illinois Central Railroad corridor.

The community parks are greater than 10 acres each, and are destinations for the entire community and serve as hosts to teams from surrounding communities for games and tournaments.

The neighborhood parks are less than one (1) acre in size and are generally located in residential settings. They are intended to serve a neighborhood, not the community as a whole. The location of each park will be determined after a brief planning process with the neighborhood and negotiations with current property owners; however, the goal is to have a park as centrally-located as possible within the neighborhood, providing convenient access for the majority of the residents.

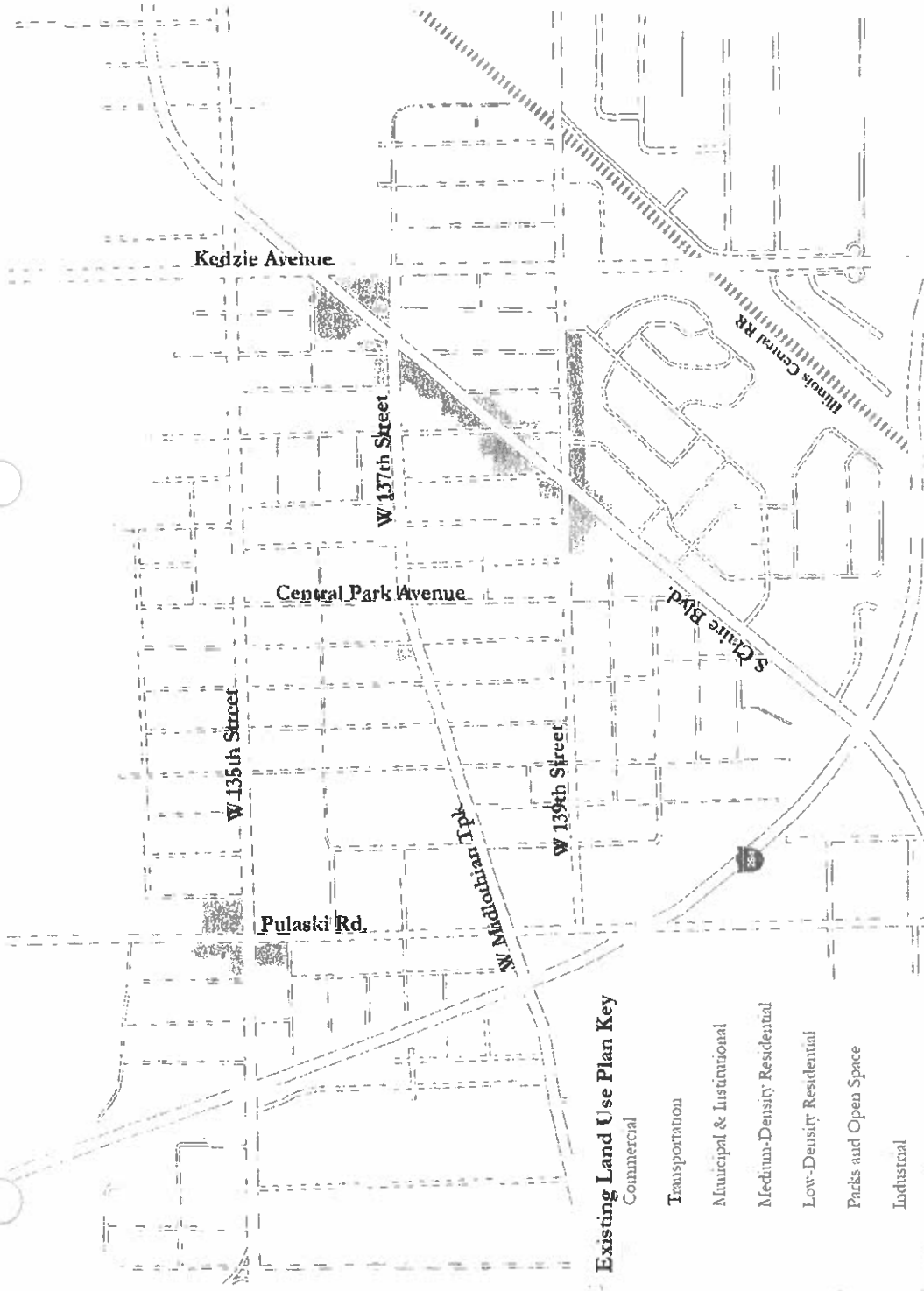
The boulevards serve as green thoroughfares through the community. The Village's downtown area is along Claire Boulevard, and the combination of a "Main Street U.S.A" feel and a green corridor creates a unique district for residents of the Village and visitors. Central Park Avenue accommodates three (3) Pace Bus routes and provides a centrally-located link to the Cal-Sag corridor.

Community Services

Recreational programs for residents of all ages are necessary to improve the quality of life for the residents of Robbins. Daycare services for young children are needed to allow their parents to work while starting out life in the right direction. Necessary recreational programs include: after school programs for children and youth to give them organized activities with adult supervision; adult programs to keep them fit, active, and healthy, and to provide continuing education to advance their careers; and senior programs to keep them fit, active, and healthy after retirement.

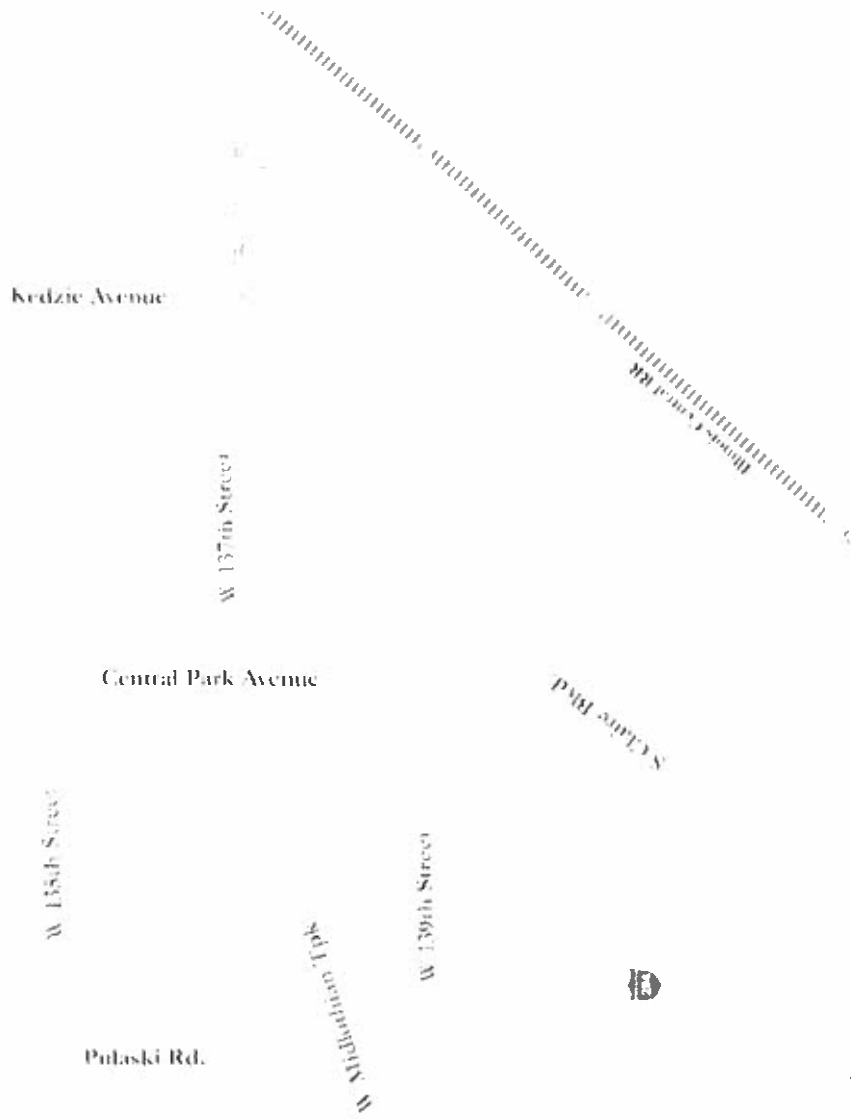
Utilities such as water supply, sanitary sewer, and stormwater management, need routine maintenance, potential upgrades (to accommodate an increase in demand for these services as a result of redevelopment), and potential replacement (such as replacing the Kedzie Avenue and Claire Boulevard water tower with a new tower in the western portion of the community).

Figure 1 Existing Land Use Map



Comprehensive Plan - October 9, 2007
Prepared by Town Builder Studios and the Village of Robbins, Illinois

Figure 2: Existing Floodplain Map



Floodplain Key
 Floodway
 Floodplain

Source: FEMA Map Services Center (www.msc.fema.gov)



Comprehensive Plan – October 9, 2007
 Prepared by Town Builder Studios and the Village of Robbins, Illinois

Figure 3: Land Use and Community Facilities Plan



Comprehensive Plan - October 9, 2007
Prepared by Town Builders Studios and the Village of Robbins, Illinois

Transportation

The Village of Robbins has a balanced circulation system that includes the accommodation of pedestrians, bicyclists, and automobiles. Sidewalks are connected; on-street bicycle lanes, off-street bicycle paths, and bicycle parking (racks) are provided throughout the community; streets are reconstructed and well-maintained; and boulevards are maturing to become places for future generations to enjoy.

Other transportation concepts – such as the Segway – are given consideration during the planning processes for both neighborhood plans, corridor plans, and site development plans.

Arterials

Pulaski Road and Kedzie Avenue are major corridors (“arterials”) in the community that have daily traffic volumes that retailers look for when they look for sites for new stores. While these corridors will accommodate automobile traffic, consideration to pedestrian and bicycle facilities is also necessary. The 135th Street corridor is an important connection between the two (2) commercial corridors.

Collectors

Minor corridors (“collectors”) do not carry as much traffic as arterials; however, they do provide connections to major destinations such as the Metra Rail Station, and the Villages’ downtown and landmark civic center area.

Roads

Local roads provide connections to major streets that could accommodate traffic controls such as four-way stops in the future.

Rail Corridor

Since the Robbins Metra Station is located in a mixed-use neighborhood, the non-peak commuter rail “flag” stops should be removed from the schedule and be replaced with planned stops.

A pedestrian tunnel should be constructed under the tracks to allow for pedestrians to access the other side of the train while the railroad crossing gates are down.

Sidewalks

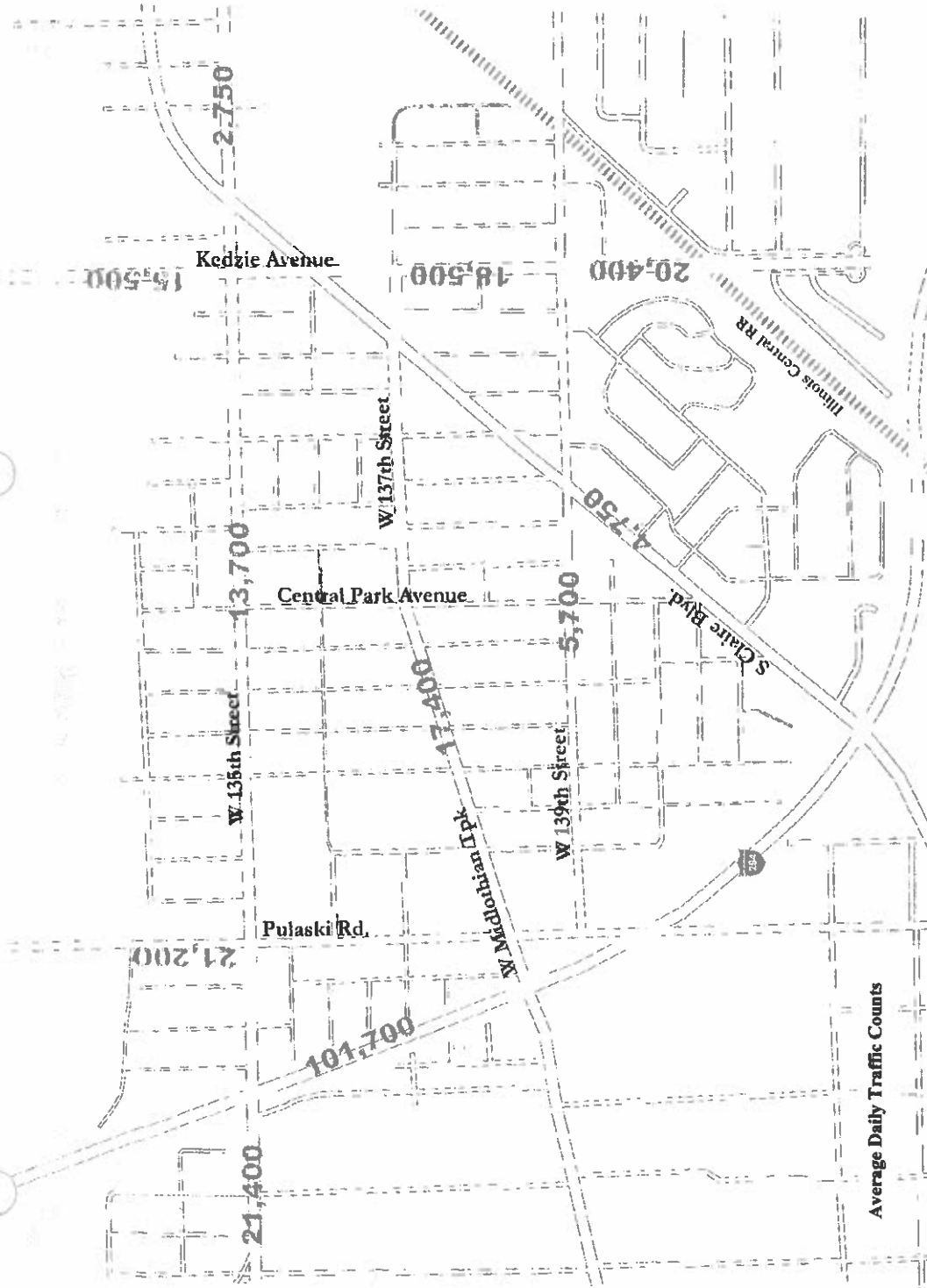
New sidewalks and connections between existing sidewalk segments allow pedestrian access to all areas of the community.

Bicycle Facilities

Every roadway will accommodate bicycles. Arterials, collectors, and boulevards will accommodate off-road paths and/or on-road bicycle lanes. Roads and neighborhood streets will accommodate bicycles, which may or may not include marked lanes.

The Cal-Sag bicycle path will be part of a regional initiative; however, the Village may choose to lead – or merely participate – during the planning process for the Cal-Sag Corridor pathway.

Figure 4: Existing Traffic Counts Map



Source: Illinois Department of Transportation Average Annual Daily Traffic Counts (<http://www.gettingaroundillinois.com/default.aspx?qt=eadt>)



Comprehensive Plan - October 9, 2007
Prepared by Town Builder Studios and the Village of Robbins, Illinois

Implementation Priorities

The community's investment in time, money, and infrastructure, should be focused on nine (9) sub-areas of the community:

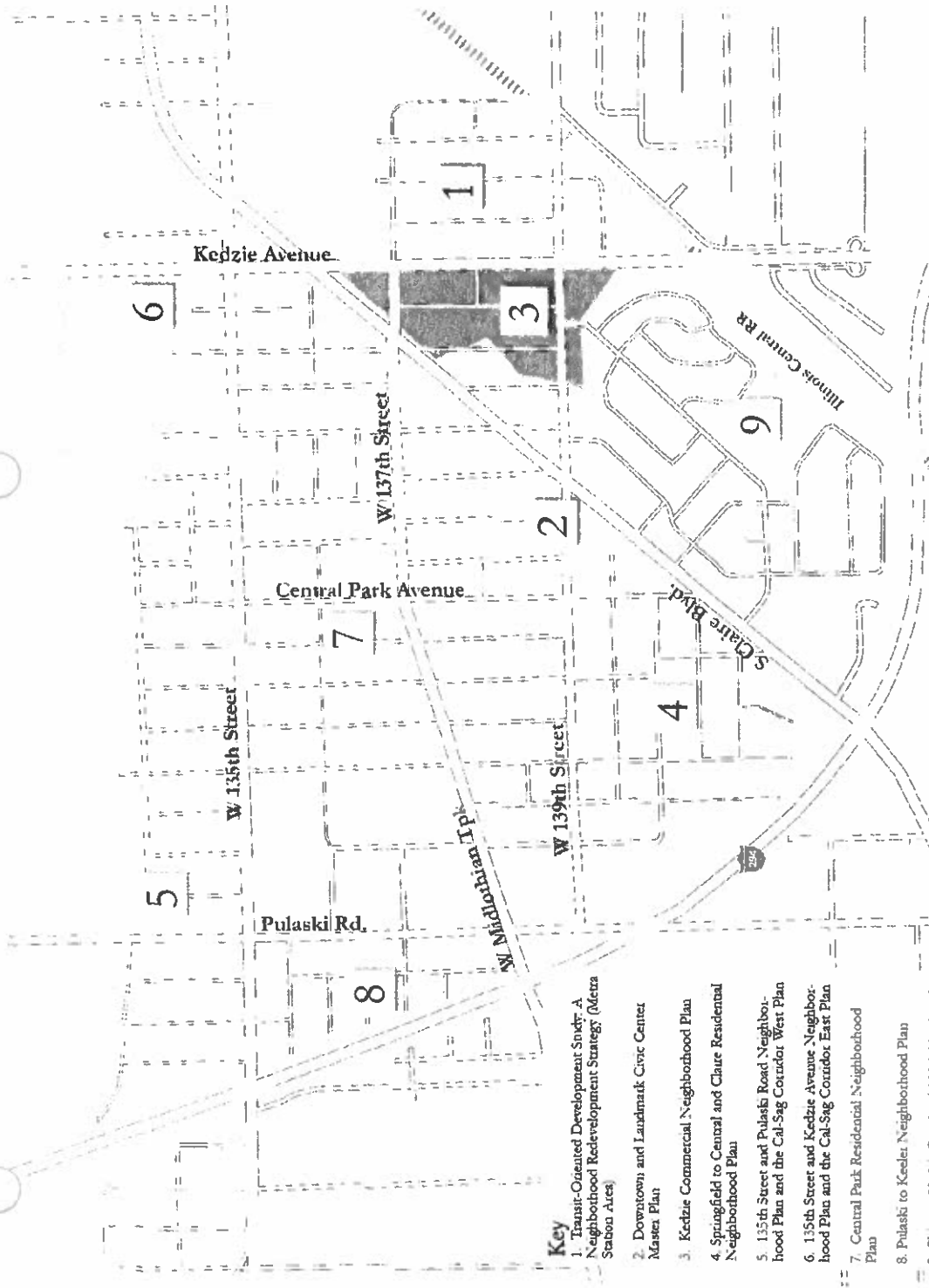
1. Transit-Oriented Development Study: A Neighborhood Redevelopment Strategy (Metra Station Area)
2. Downtown and Landmark Civic Center Master Plan (Claire Boulevard between 139th and 137th Streets)
3. Kedzie Commercial Neighborhood Plan
4. Springfield to Central Park and Claire Residential Neighborhood Plan
5. 135th Street and Pulaski Road Neighborhood Plan and the Cal-Sag Corridor West Plan
6. 135th Street and Kedzie Avenue Neighborhood Plan and the Cal-Sag Corridor East Plan
7. Central Park Residential Neighborhood Plan
8. Pulaski to Keeler Neighborhood Plan
9. Claire to Kedzie Residential Neighborhood Plan

There are issues for the community as a whole that also need consideration:

1. Floodplain
2. Transportation Coordination
3. Employment
4. Education
5. Health
6. Community Marketing and Branding

Economic development improves the quality of life by creating employment and wealth for the community. Investing resources into the aforementioned sub-areas and issues will improve the quality of life for the residents and businesses of the Village of Robbins. New commercial and mixed-use development will bring employment opportunities for the residents of the community.

Figure 6: Implementation Priorities Plan



Key

1. Transit-Oriented Development Study: A Neighborhood Redevelopment Strategy (Metra Station Area)
2. Downtown and Landmark Civic Center Master Plan
3. Kedzie Commercial Neighborhood Plan
4. Springfield to Central and Claire Residential Neighborhood Plan
5. 135th Street and Pulaski Road Neighborhood Plan and the Cal-Sag Corridor West Plan
6. 135th Street and Kedzie Avenue Neighborhood Plan and the Cal-Sag Corridor East Plan
7. Central Park Residential Neighborhood Plan
8. Pulaski to Keeler Neighborhood Plan
9. Claire to Kedzie Residential Neighborhood Plan



Comprehensive Plan - October 9, 2007
Prepared by Town Builder Studios and the Village of Robbins, Illinois

Section 8: Implementation and Action Agenda

The Village of Robbins needs to be proactive and take steps to keep the momentum of the plan moving forward, making sure that the Comprehensive Plan does not sit on a shelf collecting dust. The adoption of a comprehensive plan is the start of a 20-year implementation process, not the end of a planning process.

Implementation

The *Comprehensive Plan* lays the ground work from which the Village will make its decisions for the next 20 years. It is a blueprint the community will build itself from. This plan is the product the efforts of many individuals, including the Comprehensive Planning Advisory Committee, the Plan Commission, the Village Board, citizens, business owners, and friends of the Village of Robbins.

This plan should be introduced to as many individuals and entities as possible, including Cook County, neighboring communities, community organizations, and lending institutions. Educating others and getting them excited about the Village's vision will provide the motivation needed to begin the implementation process.

Effective plan implementation requires the active involvement of the elected and appointed officials of the Village of Robbins in the following processes:

- **Rules and Regulations.** Create policies that align with the recommendations of the *Comprehensive Plan*. Updating the Municipal Code (i.e. the zoning ordinance) and establishing design guidelines are examples of such policies.
- **Public Improvements.** Establish a Capital Improvement Program (CIP) schedule that helps implement the ideas contained within the *Comprehensive Plan*. Scheduling the replacement and/or maintenance of public utilities (water, sanitary, storm, etc.) and public tools (civic buildings, computers, etc.) are examples of such improvements.
- **Funding Resources.** Identify and utilize financial support mechanisms to make plan implementation a reality. Examples of sources include property and sales taxes, Business Improvement Districts, Tax Increment Financing, municipal bonds, grants, etc.
- **Reviews and Updates.** Review the *Comprehensive Plan* every five (5) years, and update the plan with the adoption of Sub-Area Plans and Community-Wide Issue Studies over the course of the next 20 years.

Action Agenda

Some issues affect specific neighborhoods while other issues affect the community as a whole. The following narratives highlight the steps the Village of Robbins should take in implementing its newest Comprehensive Plan.

Regulatory Development Controls

The following instruments are intended to identify parameters and help implement the *Comprehensive Plan*:

• **Zoning Code and Map**

A zoning code is a legal document that helps ensure the Village's land use plan is implemented the way it is envisioned. It is a legal document that is broken down into different districts based on different land use categories, (e.g. residential, office, retail, mixed-use, park and open space, etc.), describing the desired characteristics within each district (e.g. minimum building setback distance, maximum building height, single-family or multiple-family in the residential category, a "mom and pop shop" or a big chain store in the retail category, etc.)

The existing zoning code is outdated, and regulations for new concepts (such as a mixed-use district) need to be incorporated into the Village of Robbins' regulations.

Next steps after the Comprehensive Plan adoption:

1. Review the existing zoning code.
2. Identify the different zoning district categories necessary to implement the land use and community facilities component of the Comprehensive Plan.
3. Decide to write a brand new zoning code from scratch, make changes to the existing zoning code, or make a hybrid zoning code that could include regulations such as building aesthetics.
4. Write a new code (including the public at different stages in the writing process) and make a zoning map.
5. Adopt the new code and zoning map.
6. Enforce the new code and zoning map during the development review process.

• **Subdivision Regulations**

Subdivision regulations are documents that apply to residential neighborhoods, and may vary between different subdivisions in a community. They can control concepts such as the appearance of the homes (e.g. style of house design, building materials, color options, etc.) and where items can be stored on the property (e.g. all cars must be parked inside the garage overnight, all garbage cans must be stored indoors, no camping trailers may be parked in the yard, etc.)

There are no known subdivision regulations in the Village; however, they might be a desirable option to ensure uniform residential building quality and appropriate property maintenance.

Next steps after the Comprehensive Plan adoption:

1. Conduct neighborhood plans in the Village per the priorities listed in the subsection "Sub-Area Plans".
2. Work with the residents of each neighborhood to establish the regulations they would like to utilize to ensure quality buildings and proper maintenance.
3. Help each neighborhood establish the enforcement procedures for their regulations.

• **Impact Fees**

Impact fees are payments made by the developer that help offset the costs of the additional services needed for the development the developer is creating. Depending on the magnitude of the development, the fees could include the costs to upgrade utilities, build parks, build an addition on to a school, etc.

The Village does not have any existing impact fee regulations.

Next steps after the Comprehensive Plan adoption:

1. Review State and other regulations as to how impact fees may be created by the community.
2. Identify the potential impacts new uses and developments could impose on to the Village's existing infrastructure.

3. Study and verify the costs of these impacts and break them down into a cost per dwelling unit, cost per bedroom, cost per square foot of commercial building space, etc.
4. Establish ordinances that enable the Village to enforce the fees during the development review and approval process.

- **Building Codes**

Building codes are rules that must be followed when designing and constructing a building or structure. Examples of building code regulations are a maximum slope for an American with Disabilities Act (ADA) wheelchair ramp, minimum and maximum heights for steps on a set of stairs, whether fire sprinklers are needed in a building, etc.

The Village of Robbins utilizes the Building Officials and Code Administrators International, Inc. (BOCA) building code.

Next steps after the Comprehensive Plan adoption:

1. Review the building code currently used by the Village and what the State of Illinois requires for building regulations.
2. If the existing building code is deemed appropriate, continue to enforce it. If the existing building code is deemed inappropriate, identify and adopt a new building code allowable by the State of Illinois.

- **Design Guidelines**

Design guidelines are rules that control items that are not generally found in a zoning or building code. Examples of these rules include encouraging unity in building design; identifying how much glass a retail façade should have to create a "Main Street U.S.A." atmosphere; stating the minimum sidewalk width between the building and the street to ensure enough room for pedestrians, street trees, and window shoppers; etc.

There is no current design guideline documentation for the Village.

Next steps after the Comprehensive Plan adoption:

1. Conduct the Downtown and Landmark Civic Center Master Plan process.
2. Establish preferred design characteristics in the final plan by adopting the plan.
3. Create and adopt a design guideline document that identifies parameters from which to design the buildings and the streetscape (street trees, street lights, general seating, etc.)

- **Reviews and Approvals**

The review and approval process for development includes a project developer, Village staff, the Plan Commission, and the Village Board.

Currently, the Plan Commission usually reviews development proposals after the Village Board has approved them.

Next Steps after the Comprehensive Plan adoption:

1. Examine the existing development review and approval process and compare it to the requirements outlined in the Illinois State Statutes.
2. Make any necessary modifications to the Village's review and approval process, including establishing formal policies to ensure proper procedures are followed.

Capital Improvements

The following capital expenditures are intended to improve the services to – and the quality of life for – the community:

- **Village Hall**



The Village Hall needs to be upgraded or replaced. Making a statement by building a new Village Hall at a prominent location in the community (the "landmark civic center"¹ at the intersection of 137th Street and Claire Boulevard) will instill a sense of community pride and provide services to the citizens and business owners of Robbins in a more efficient and effective manner.

- **Fire Stations**



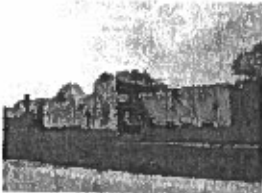
A new fire station is needed in the 135th Street and Pulaski Road area, to ensure fire stations in the greater Robbins area are no more than two miles apart from each other. The existing fire station needs to be upgraded or replaced. The preference is to construct a new fire station in the landmark civic center area. Other improvements include the continuation of regular equipment upgrades, increased staffing, and public education and safety training.

- **Police Station**



The police station needs to be upgraded or replaced. The preference is to construct a new fire station in the landmark civic center area. Other improvements include increased staffing, transition from part-time to full-time shifts, and more training on a regular basis.

- **Public Library**



The William Leonard Public Library needs to be remodeled and expanded to accommodate more resources for the community. New computers and resources (books, magazines, and other reference materials) must be regularly replaced, maintained and/or purchased.

- **Robbins Community Center**



The Robbins Community Center is currently being renovated. Future projects include new electrical wiring, a new fire alarm system, and window and door replacements. Planned future expansions include a banquet facility, an outdoor walking path, and an indoor community swimming pool. Since some activities require a lot of space, not all recreational activities can be deemed appropriate for a compact, landmark civic center; therefore, the Community Center should remain in its current location with its current and anticipated programming.

¹ A "landmark civic center" includes a new Village Hall with supporting civic services such as a fire station, a police station, a public library, and a park district building. The Village Hall building will include memorable design characteristics (such as a tower that is visible from several blocks away), and its location is in a prominent area of the Village (at or near 137th Street and Claire Boulevard, along the path to the large community park on the east side of Kedzie Avenue).

- **Robbins Park District**



The Robbins Park District building needs to be remodeled and expanded (or replaced) to accommodate the services and events it hosts throughout the year. It is already located in the landmark civic center area.

- **Parks, Open Space, Recreation, and Trails**

Construct and maintain approximately 75 acres of parks and open space to meet the needs of the future Village population. Active (e.g. organized sports) and passive (e.g. social gatherings) recreation programs must be established and maintained. Trails to accommodate non-programmed activities (e.g. a leisurely walk) must be constructed and maintained.

- **Cultural Center**

A cultural center that includes uses such as historical exhibits and community programming should be constructed for the community in the landmark civic center area near 137th Street and Claire Boulevard.

- **Water Towers and Distribution**

Complete the water meter installation process. Repair and replace water main valves and broken fire hydrants to provide better water service and fire protection. The 12-inch water main loop in the Village needs to be completed, if not done so already. Consider replacing the water tower at Claire Boulevard and Kedzie Avenue with a new water tower on the west side of the Village to provide better water pressure on the west side of town. If the choice is not to relocate the tower, then the underground controls should be moved to a location above ground. New, larger water mains will be needed to accommodate areas of increased water demand.

- **Sanitary Sewers**

Maintain and upgrade the system as needed. The Village has a \$4.5 million loan from the United States Department of Agriculture (USDA) for the repair and replacement of the sanitary sewer system.

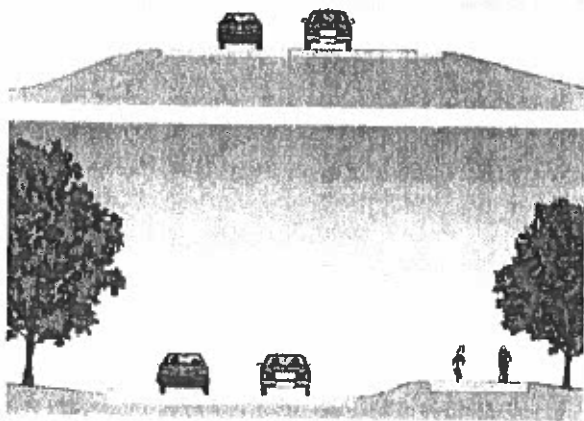
- **Stormwater Management**

Maintain and upgrade the system as needed, utilizing stormwater management "best practices".

- **Roads and Streetscapes**

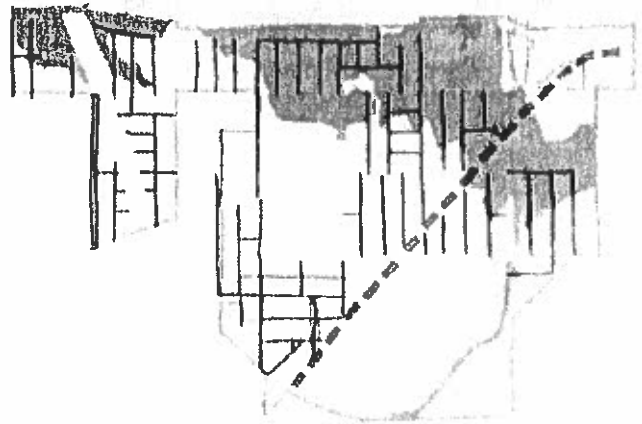
Upgrade all streets from "rural" (no curb and gutter) cross-sections to "urban" (with curb and gutter) cross-sections. If these streets are in redevelopment areas, ensure the developer contributes to the road reconstruction efforts. Maintain or replace existing urban streets as needed. All streets must include bicycle and pedestrian facilities.

Establish standardized streetscape elements such as street light fixture designs and street tree and landscaping schedules, for both commercial and residential applications.



"Rural" street cross-section (top). "Urban" street cross-section (bottom).

Source: Town Builder Studios' reference.



Streets with rural cross-sections (thin black line). Claire Boulevard with a combination of rural and urban street cross sections (dashed line). Keeler Avenue is a street currently being reconstructed (vertical thick line west of Interstate 294).

Source: Town Builder Studios

- **Bicycle and Pedestrian Facilities**

Provide clearly-marked bicycle lanes along major roads; construct bicycle and pedestrian path connections through park and open space areas; install bicycle parking commercial, mixed-use, and park areas; complete the sidewalk system throughout the community; and provide clearly-marked crosswalks and crossing signals at major street intersections.

- **Geographic Information System**

Conduct a Geographic Information System (GIS) needs analysis to create a database that could include information to guide future planning efforts, track and plan for utility and street maintenance, and maintain land use and zoning map information.

- **Gateways**

Conduct a planning study to identify the locations and designs of gateway features at the major entrances into the Village of Robbins.

- **Schools**

Maintain and upgrade the schools within the Village, including technology improvements. Other improvements should include expanded programs for the children including art, drama, dance, music, band, soccer, and parental involvement.

- **Private Sector Contributions**

Include developers in the capital improvement process, including the potential for the developer to install the infrastructure as part of the construction schedule or providing fees in lieu of infrastructure installation.

Incentives

The following incentives are intended to attract reinvestment into the community:

- **Tax Increment Financing**

Tax Increment Financing (TIF) is a tool to provide funding for current public improvements (such as roads, utilities, contaminated soil cleanup, etc.) within a distressed area². It is based on the idea that distressed properties will increase

² A distressed area eligible for public improvements must be formally identified in a TIF District map exhibit.

in value after public improvements are made and redevelopment occurs. The increased value will result in an increase in the tax revenues associated with the redeveloped area.

The Village has an existing TIF district following the footprint of the incinerator building near 135th Street and Kedzie Avenue.

Next steps after the Comprehensive Plan adoption:

1. Consider the benefits of TIF for the Village of Robbins.
2. If the pursuit of a TIF is desirable, the Village officials must decide if the entire community (or just a portion of the community) should be contained within a TIF District.
3. Establish the appropriate boards and/or committees to make decisions and track the activities associated with the TIF District.

▪ **Special Service Areas**

A Special Service Area (SSA) is a tool to help improve, manage and maintain a commercial area. A local property tax levy funds programs and services in addition to those provided by the Village of Robbins. A Business Improvement District (BID) is an example of a SSA. Marketing, façade improvements, streetscape beautification, security services, and business recruitment are examples of activities that may be funded by the SSA.

The Village does not currently have any SSA districts.

Next steps after the Comprehensive Plan adoption:

1. Consider the benefits of SSAs in the mixed-use and commercial districts in Robbins.
2. Work with the business owners to establish and maintain one or more SSAs.

▪ **Municipal Bonds**

A municipal bond is issued to raise funds for items such as capital improvement projects the issuer (in this case, the Village) cannot or does not want to pay for at this time with the funds it has on hand. The issuer of the bond receives cash at the time of issuance in exchange for the promise to repay the bond holder (the investor) over time. According to www.wikipedia.org, regulations "governing municipal bonds generally require all money raised by a bond sale to be spent on one-time capital projects within three to five years of issuance". Investors usually accept the lower interest payments made by the issuer in exchange for the tax-exempt status of most municipal bonds.

There are at least two types of municipal bonds. A General Obligation Bond is a municipal bond secured by the taxing and borrowing power of the municipality issuing it.³ A Revenue Bond is a bond issued by a municipality to finance a specific public works project and supported by the revenues of that project. Also called a municipal revenue bond.⁴

As of the writing of this report, the Village's bond rating is unknown. For future reference, Standard and Poor's bond rating definitions are as follows:

AAA and AA:	High credit-quality investment grade
AA and BBB:	Medium credit-quality investment grade
BB, B, CCC, CC, and C:	Low credit-quality (non-investment grade), or "junk bonds"
D:	Bonds in default for non-payment of principal and/or interest

³ The source of this definition is from www.investorwords.com.

⁴ The source of this definition is from www.investorwords.com.

Next steps after the Comprehensive Plan adoption:

1. Investigate the Village's bond rating.
2. If the bond rating is favorable, consider its use to finance Village projects. If the bond rating is unfavorable, consider other revenue sources for the short-term, and reconsider the use of municipal bonds within the next three to five years.

▪ **Community Development Corporation**

A Community Development Corporation (CDC) is a not-for-profit organization created to provide programs, offer services, and support a community. CDC activities may include economic development, education, real estate development, and affordable housing.⁵ A CDC is usually funded by a public-private partnership.

The Village does not currently have an established CDC.

Next steps after the Comprehensive Plan adoption:

1. Consider establishing a CDC to help with the redevelopment needs of the Village.
2. Consider funding a CDC via through TIF-local business (public-private) partnership.
3. Establish a CDC or choose other paths to implement the Comprehensive Plan.

▪ **Land Dedication Ordinance**

A land dedication ordinance requires the donation of land (or fees in lieu of land donation) for the benefit of the development and the community. This concept will help implement the community facilities and services component of the Village's Comprehensive Plan.

The Village does not currently have a land dedication ordinance.

Next steps after the Comprehensive Plan adoption:

1. Consider the benefits and costs of writing a land dedication ordinance.
2. Write and adopt a land dedication ordinance to help the Village acquire and make progress toward establishing 75 acres of parkland area in the community (enough parkland area to accommodate a rate of 10 acres per 1,000 population).
3. Enforce the ordinance during the development review and approval process.

▪ **Grants**

Grant money is funding from foundations, other levels of government, etc., to fund the purchase of goods or services that fulfill a community's need. A "matching grant" requires the community to contribute a portion of the funding to complete the purchase or project.

The Village has been awarded funding from more than a dozen grants.

Next steps after the Comprehensive Plan adoption:

1. Continue to work towards the completion of projects and purchases with the current grant funding.
2. Consider various grand funding sources, and apply for additional funding as needed.

⁵ The source of this definition is from www.wikipedia.org.

A List of Sources Associated with Active Grant and Loan Funding for the Village of Robbins:

- Grants: Cook County Department of Planning and Development (CDBG)
- Grants: Illinois Department of Commerce and Economic Opportunity (DCEO)
- Grants: Illinois Department of Natural Resources (IDNR)
- Grants: Illinois Department of Transportation (IDOT)
- Grants: Illinois Environmental Protection Agency (IEPA)
- Grants: Federal Emergency Management Agency (FEMA)
- Grant: United States Environmental Protection Agency (EPA)
- Loan: United States Department of Agriculture (USDA)

Sub-Area Plans

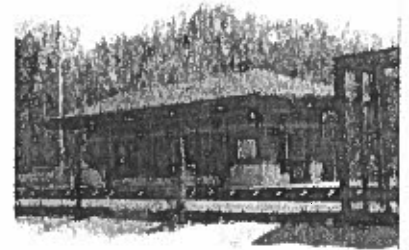
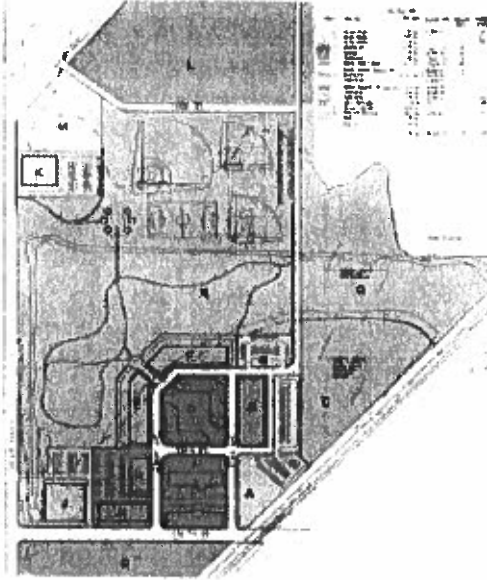
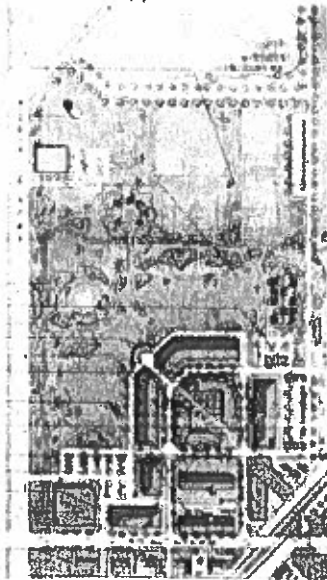
The following plans are intended to focus on specific locations within the community:

1. Transit-Oriented Development Study: A Neighborhood Redevelopment Strategy (Metra Station Area)

This sub-area has a plan that was adopted in 2002. The implementation process for this area has commenced; therefore, making decisions to ensure continued implementation is the priority, not the process of planning. Community support is necessary to keep the reinvestment momentum going. Issues to consider during the implementation process include:

- A mix of land uses.
- Floodplain documentation and potential mitigation.
- Streetscape design for 139th Street.
- Community park amenities.
- Boulevard design for Claire Boulevard.
- Landscape buffers along the railroad right-of-way, south of 139th Street.
- The potential water tower relocation from Claire Boulevard and Kedzie Avenue to the west side of the Village.
- Robbins Metra Station facilities, including a pedestrian tunnel under the railroad tracks and commuter parking.
- Street and utility reconstruction and/or maintenance.

Potential Opportunities



Transit-Oriented Development (TOD) site plan (left) and land use plan (right).
Source: *Transit-Oriented Development Study: A Neighborhood Redevelopment Strategy*

New Robbins Metra Station
Source: *Town Builder Studios*



2. Downtown and Landmark Civic Center Master Plan

This sub-area will be a "Main Street U.S.A.", mixed-use neighborhood along Claire Boulevard, between 137th Street and 139th Street. Issues to consider during the planning process include:

- Retail uses ("mom and pop shops") on the first floor.
- Office and residential uses on the floors above retail.
- Municipal buildings and plazas/parks/open spaces.
- Community cultural center.
- Floodplain documentation and potential mitigation.
- Boulevard design for Claire Boulevard.
- Streetscape designs for the 137th Street ("Civic Collector") and 139th Street ("Mixed-Use Collector") corridors.
- Street and utility reconstruction and/or maintenance.
- Private properties are allowed as long as they serve a civic purpose.

Potential Opportunities



Mixed-use development images.

Source: www.cnu.org and Clip Art (top right).

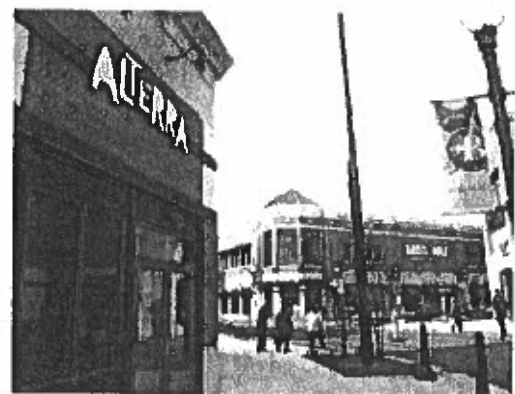
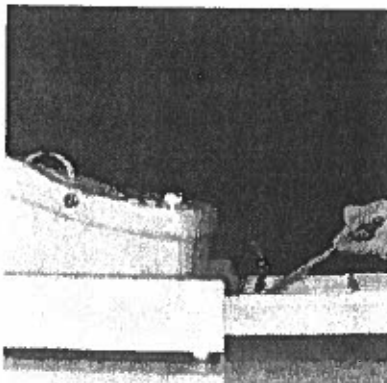
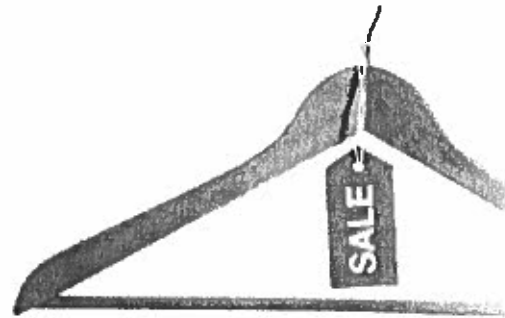
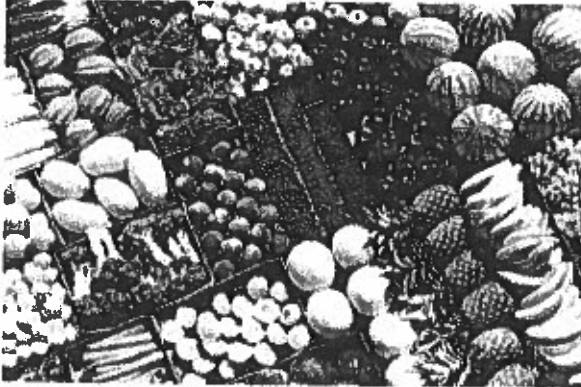


3. Kedzie Commercial Neighborhood Plan

This sub-area is west of Kedzie Avenue, east of the Downtown and Landmark Civic Center Master Plan area, and generally between 137th Street and 139th Street. Issues to consider during the planning process include:

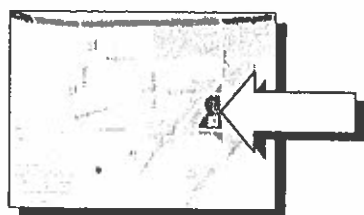
- Commercial uses.
- Floodplain documentation and potential mitigation.
- Pedestrian and bicycle facilities.
- Streetscape design for Kedzie Avenue.
- Health- and senior-related services provided at the intersection of Kedzie Avenue and 139th Street.
- Street and utility reconstruction and/or maintenance.

Potential Opportunities



Retail images.

Source: Clip Art and Town Builder Studios.

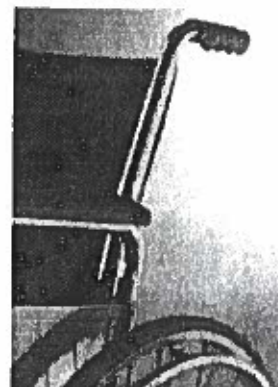


4. Springfield to Central Park and Claire Residential Neighborhood Plan

This sub-area is west of Claire Boulevard, and generally between 137th Street and 139th Street. Issues to consider during the planning process include:

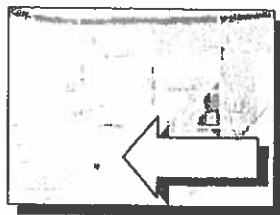
- "Estate-sized" residential lots.
- Design homes to allow seniors and Baby Boomers to age gracefully at home.
- New street network.
- Boulevard design for Claire Boulevard.
- Neighborhood parks.
- Overhead power lines.
- Landscape buffers along Interstate 294.
- Street and utility reconstruction and/or maintenance.
- "Highway commercial" land uses with landscape buffers along Interstate 294 between Springfield Avenue and Hamlin Avenue.

Potential Opportunities



Residential estate and age-in-place images.

Source: Clip Art

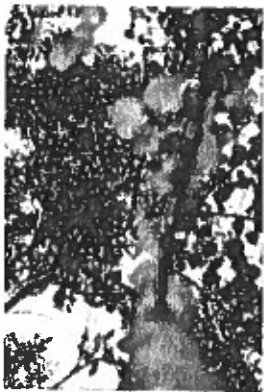


5. **135th Street and Pulaski Road Neighborhood Plan and the Cal-Sag Corridor West Plan**

This sub-area is north of 135th Street, from Kostner Avenue (western Village boundary) to Central Park Avenue. Issues to consider during the planning process include:

- Commercial uses focused at the intersection of 135th Street and Pulaski Road.
- A second fire station.
- A relocated water tower.
- Cal-Sag Corridor recreational facilities.
- Floodplain documentation and potential mitigation.
- Neighborhood parks.
- Landscape buffers along Interstate 294.
- Overhead power lines.
- Street and utility reconstruction and/or maintenance.

Potential Opportunities



Parks, paths, and flooding images.

Source: Clip Art

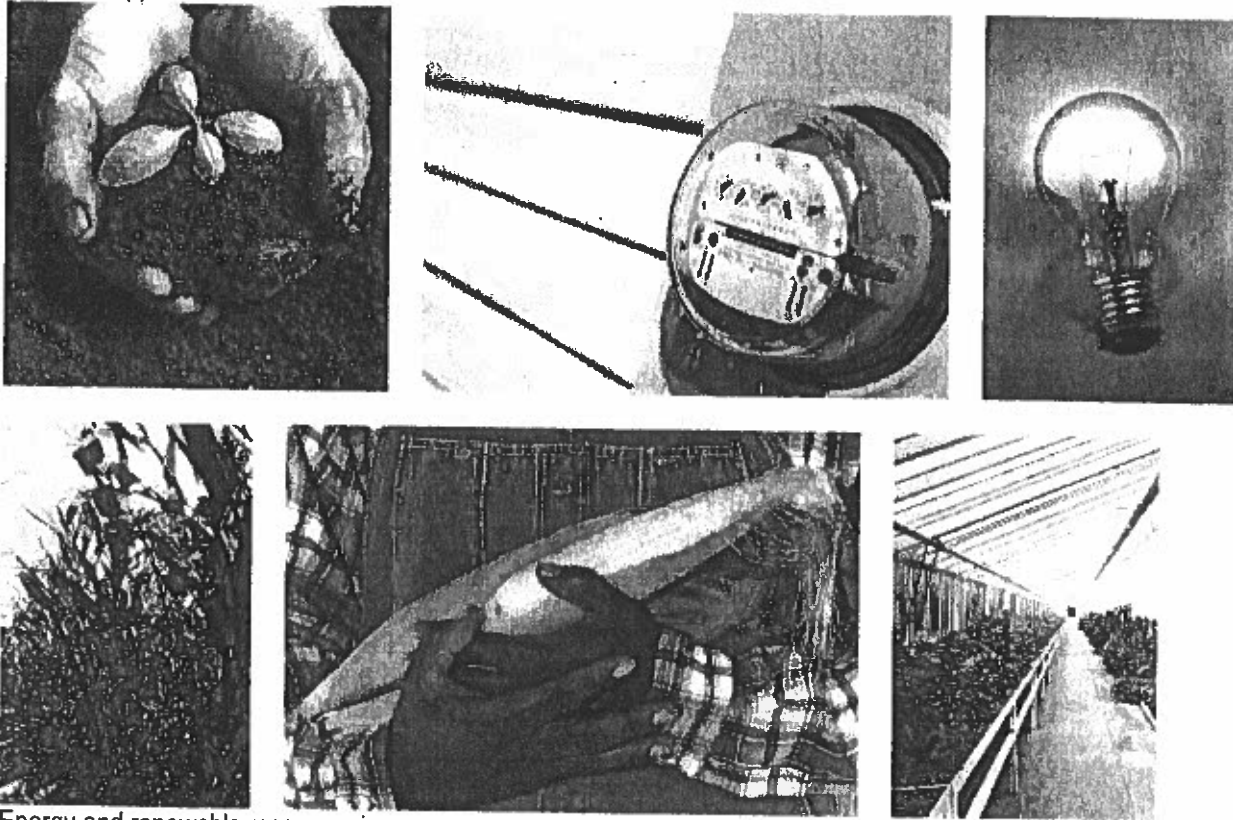


6. 135th Street and Kedzie Avenue Neighborhood Plan and the Cal-Sag Corridor East Plan

This sub-area is north of 135th Street, from Central Park Avenue to Francisco Street (eastern Village boundary). Issues to consider during the planning process include:

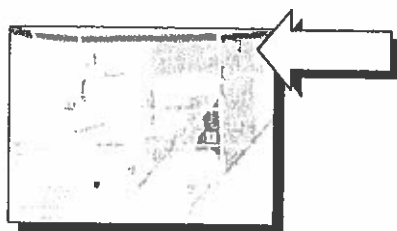
- Reuse of the former incinerator facility.
- Bioenergy facilities, services, and supporting uses.
- Coordination with the City of Blue Island.
- The existing housing project near 135th Street and Kedzie Avenue.
- Services provided by the Robbins Health Center of Cook County.
- The existing water tower.
- Cal-Sag Corridor recreational facilities.
- Floodplain documentation and potential mitigation.
- Neighborhood parks.
- Landscape buffers along Interstate 294.
- Street and utility reconstruction and/or maintenance.

Potential Opportunities



Energy and renewable resources images.

Source: Clip Art

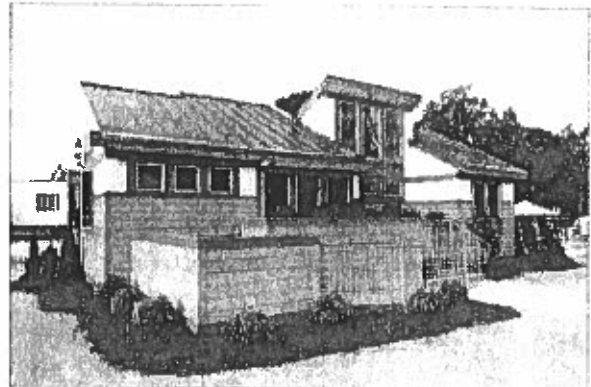
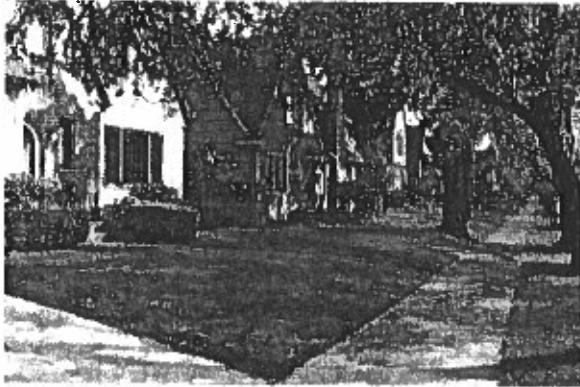


7. Central Park Residential Neighborhood Plan

This sub-area is south of 135th Street (between Springfield Avenue and Kedzie Avenue), and north of 139th Street. The main street corridors traversing the neighborhood are Central Park Avenue and Midlothian Turnpike/137th Street. Issues to consider during the planning process include:

- Residential uses.
- Floodplain documentation and potential mitigation.
- Neighborhood parks.
- Boulevard design for Central Park Avenue.
- Street and utility reconstruction and/or maintenance.
- Public Library expansion.

Potential Opportunities



Boulevard, park and residential home images.

Source: Clip Art, www.solardecathlon.org (upper right) and www.zeroenergy.com (lower right)

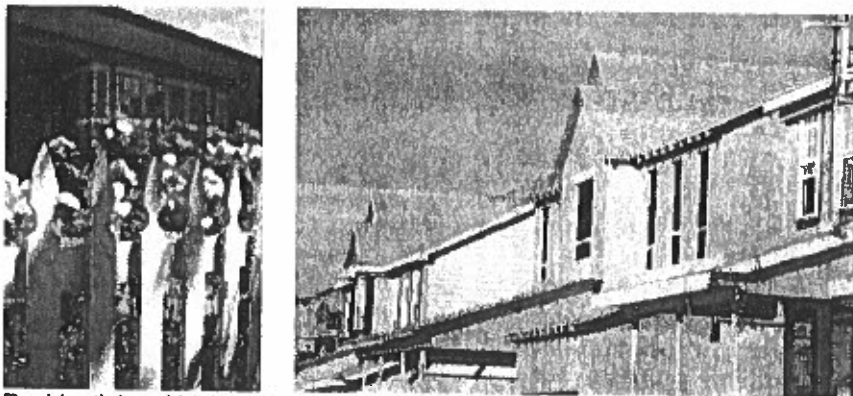


8. Pulaski to Keeler Neighborhood Plan

This sub-area is between 135th Street and the Midlothian Turnpike, and Keeler Avenue (western Village boundary) and Pulaski Road. Issues to consider during the planning process include:

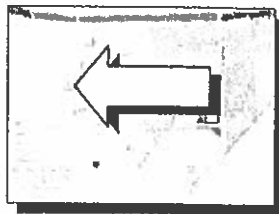
- Commercial uses focused at the intersection of 135th Street and Pulaski Road.
- Commercial uses focused at the intersection of the Midlothian Turnpike and Pulaski Road.
- Neighborhood parks.
- Landscape buffers along Interstate 294.
- Street and utility reconstruction and/or maintenance.

Potential Opportunities



Residential and highway images.

Source: Clip Art

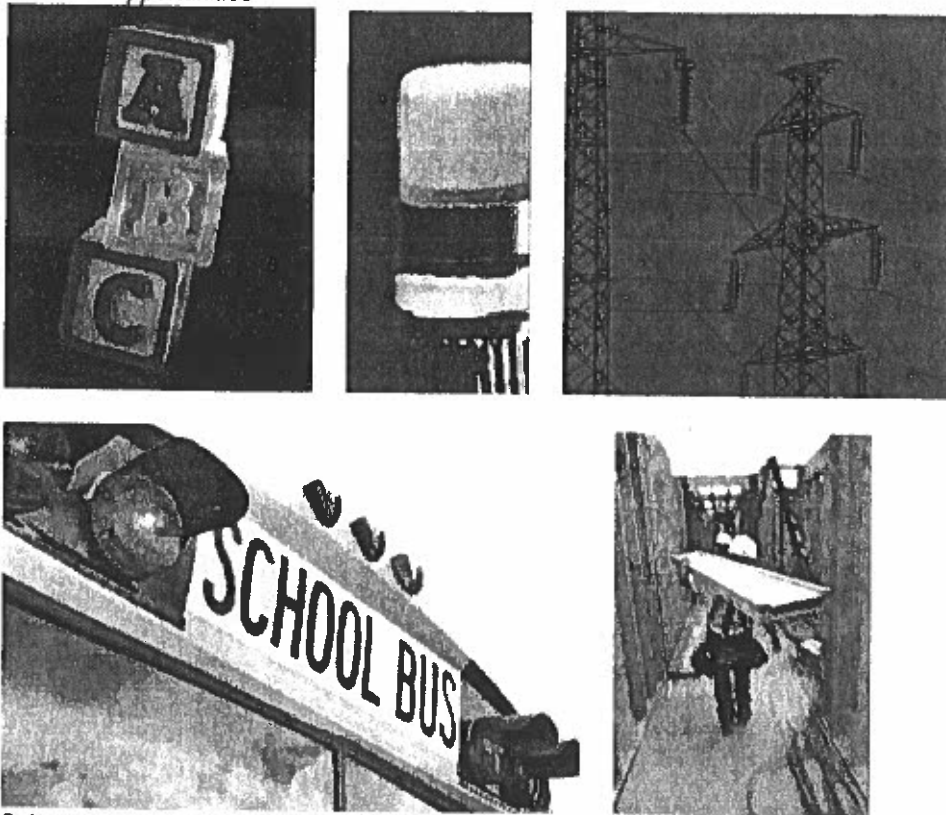


9. Claire to Kedzie Residential Neighborhood Plan

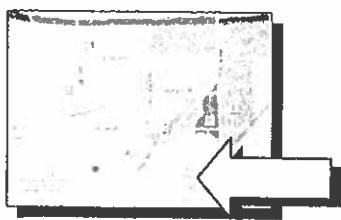
This sub-area includes the Robbins Park Neighborhood, and is west of Kedzie Avenue, east of Claire Boulevard, and south of 139th Street. Issues to consider during the planning process include:

- Residential uses.
- The existing housing project near 139th Street and Claire Boulevard.
- Floodplain documentation and potential mitigation.
- Boulevard design for Claire Boulevard.
- Neighborhood parks.
- Schools.
- Overhead power lines.
- Landscape buffers along Interstate 294 and the railroad tracks.
- Street and utility reconstruction and/or maintenance.

Potential Opportunities



School, building construction and overhead power lines images.
Source: Clip Art



Community-Wide Issue Studies

The following issues are intended to focus on concepts for the community as a whole:

▪ **Floodplain**

The Federal Emergency Management Agency (FEMA) has determined that approximately 20% of the Village's total land area could flood during a "100-year" storm.⁶

Existing development is located in this floodplain area, and it is desirable to have new development within some portions of the floodplain area.

Next steps after the Comprehensive Plan adoption:

1. Conduct a land survey by a registered land surveyor.
2. Create a contour map of existing conditions, and illustrate the floodplain boundaries and label the base flood elevation (BFE) on the map. Determine the location of the drainage basin area and if the Cal-Sag Channel is a part of the basin.
3. Identify priority areas for potential fill (floodplain removal) and mitigation (floodplain expansion).⁷
4. Determine if the fill and mitigation will occur on a project-by-project basis, or if the Village will proactively receive fill and mitigation approval (to streamline the approval process for new development).

▪ **Transportation Coordination**

There are many modes of transportation for the citizens of Robbins to use to get around – walking, biking, personal automobiles, taxis, buses, and trains. Other modes, such as the Segway, may become commonplace in the future. The current bus routes do not directly access the Robbins Metra Station, and some rail stops in Robbins are flag – not scheduled – stops.

The existing transportation system can be improved upon, such as providing bus stops directly adjacent to the Robbins Metra Station, providing all scheduled Metra Rail stops, bicycle parking, commuter parking, and a pedestrian underpass under the railroad tracks.

Next steps after the Comprehensive Plan adoption:

1. Assist in the coordination of the construction of a paved and landscaped commuter rail parking lot.
2. Provide bicycle parking facilities on both sides of the tracks.
3. Contact the Regional Transportation Authority (RTA), and begin negotiations to change the Metra Rail and Pace Bus schedules and routes, and to coordinate the construction of a pedestrian underpass.

⁶ A 100-year storm is a storm that has a one percent (1%) chance of occurring any given year, otherwise known as occurring on average once every 100 years.

⁷ Obtaining a Letter of Map Revision (LOMR) from FEMA is a time-consuming process.

▪ **Employment**

Providing local jobs for residents gives them the opportunity to improve upon their quality of life, both on a personal level (more income to pay for food, housing, transportation, and other living expenses) and on a community level (the ability to pay for home improvement projects results in better-maintained buildings and yards, which in turn provide a sense of community pride and improves property values).

According to the 2000 U.S. Census, the unemployment rate for the residents of Robbins who are 16 years of age or older (who are in the civilian labor force) is 22.9%. The state and national rates for the same year and labor force are 6.0% and 5.8%, respectively.

Next steps after the Comprehensive Plan adoption:

1. Work with an employment recruitment firm to conduct job fairs on a regular basis in the Village of Robbins.
2. Consider encouraging a day care center to expand its services in Robbins to provide 24-hour childcare services to accommodate the schedules of parents who work first-, second- and third-shift hours.
3. Work with the established businesses to improve and expand their services to the community.
4. Conduct sub-area planning efforts in commercial and mixed-use areas to ensure an appropriate arrangement of business locations.
5. Recruit businesses that will fit the needs of the community, match the desired characteristics identified in the adopted sub-area plans, and provide jobs with good pay and benefits.

▪ **Education**

Education is the first step in achieving a good – or an improved – quality of life. More education leads to better employment opportunities and a higher level of income.

According to the 2000 U.S. Census, the approximately one-third (32.7%) of the residents in Robbins did not have a high school diploma or GED. The state and national rates for the same year are 18.6% and 19.6%, respectively.

Next steps after the Comprehensive Plan adoption:

1. Keep students motivated to stay in school by encouraging teachers to make learning fun and interesting at school, and by educating parents on how to help their children establish a thirst for learning outside the classroom.
2. Maintain and establish a range of before and after school programs that are beneficial and enjoyable for the students.
3. Inform the community how they can be involved in helping children learn (such as seniors volunteering to be teachers' aids several hours a day and/or several times a week).

▪ **Health**

Long-term health is becoming more and more difficult to achieve due to sedentary (“inactive”) lifestyles. Walking and bicycling more, eating nutritious food, and driving and watching the television less, are basic ideas to achieve better health.

According to the Active and Healthy Schools Program website, the percentage of youth who are overweight more than tripled between 1972 and 2002. According to the World Health Organization, a sedentary lifestyle is “a major underlying cause of death, disease, and disability”. In addition, “physical inactivity increases all causes mortality, doubles the risk of cardiovascular disease, type II diabetes, and obesity. It also increases the risks of colon and breast cancer, high blood pressure, lipid disorders, osteoporosis, depression and anxiety.”

Next steps after the Comprehensive Plan adoption:

1. Contact the local schools and school districts and request that they incorporate more physical activity options into their school day and after school programs.
2. Require the accommodation of bicycle parking for all new development.
3. Recruit a grocery store that provides fresh produce, meats, etc.
4. Construct the large community park east of Kedzie Avenue near the intersection of 137th Street.
5. Connect the existing sidewalk segments – and repair the old sidewalk segments, if necessary – to provide uninterrupted walking opportunities. Connection priorities include routes along major streets and neighborhoods surrounding the Village-area schools.
6. Plan for and implement a Park, Open Space, Recreation and Trail Plan.

▪ **Community Marketing and Branding**

The Village of Robbins is experiencing the beginning of a renaissance! Marketing the Village as the place to be to witness a community-wide transformation and to experience forward-thinking ideas, will keep the interest and momentum moving forward in the Village.

Next steps after the Comprehensive Plan adoption:

1. Invite citizens and local business owners to a brainstorming session to gather ideas about how to approach recruiting citizens and businesses into the community.
2. Summarize the ideas and take the appropriate next steps to market the Village of Robbins.

Goal or Project/Action	Role of the Village of Robbins	Other Possible Participants	Tools, Techniques and Resources
Land Use			
Residential			
Establish safe and attractive neighborhoods.	<p>Plan for and adopt a <i>Springfield to Central Park and Claire Residential Neighborhood Plan</i>.</p> <p>Plan for and adopt a <i>Central Park Residential Neighborhood Plan</i>.</p> <p>Plan for and adopt a <i>Claire to Kedzie Residential Neighborhood Plan</i>.</p>	Property owners, code enforcement officers, lending institutions, developers, Cook County Housing Authority, and the U.S. Department of Housing and Urban Development (HUD).	A Visual Preference Survey, a housing preference survey, consistent code enforcement, zoning code regulations, design guidelines, Federal Emergency Management Agency (FEMA), and the U.S. Green Building Council (USGBC).
Commercial and Mixed-Use			
Create safe and inviting commercial and mixed-use areas.	Implement the <i>Transit-Oriented Development Study: A Neighborhood Redevelopment Strategy</i> .	Property owners, business owners, lending institutions, Robbins Park District, City of Blue Island, Village of Crestwood, Village of Alsip, Chicago Metropolitan Agency for Planning (CMAP), FEMA, IDNR, and the Illinois EPA.	Business Improvement District (BID), Tax Increment Financing (TIF), zoning code regulations, design guidelines, FEMA, USGBC, American Planning Association (APA), Congress for New Urbanism (CNU), Urban Land Institute (ULI), a Visual Preference Survey with citizens and business owners, a book by Urban Land Institute titled <i>Ten Principles for Developing Successful Town Centers</i> , National Recreation and Park Association (NRPA), and <i>Opportunities Analysis and Brownfields Site Identification and Prioritization: Village of Robbins, Illinois</i> (October 2004).
	Plan for and adopt a <i>Downtown and Landmark Civic Center Master Plan</i> .	Same as above, plus the Greater Robbins Elks 1642 (Elk Lodge).	Same as above.
	Plan for and adopt a <i>Kedzie Commercial Neighborhood Plan</i> .	Same as above.	Same as above.

Plan for and adopt a 135 th Street and Pulaski Road Neighborhood Plan and the Cal-Sag Corridor West Plan.	Same as above.	Same as above.
Plan for and adopt a 135 th Street and Kedzie Avenue Neighborhood Plan and the Cal-Sag Corridor East Plan.	Same as above.	Same as above.
Plan for and adopt a Pulaski to Keeler Neighborhood Plan.	Same as above.	Same as above.

Floodplain

Ensure no net loss of floodwater storage capacity.	Conduct a <i>Floodplain Boundary Delineation and Mitigation Study</i> with other communities.	Property owners, business owners, professional engineers, registered land surveyors, Village of Midlothian, FEMA, Illinois Department of Natural Resources (IDNR), Illinois Environmental Protection Agency (Illinois EPA), etc.	Geographic Information System (GIS) mapping and workstations, hydraulic analysis, and Letter of Map Revision (LOMR).
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Zoning

Rewrite and adopt a new zoning code.	Property owners, business owners, a consulting firm experienced with writing zoning and other planning-related codes, a land use law attorney.	American Planning Association (APA).
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Subdivision Regulations

Write and adopt new subdivision regulations for residential neighborhoods.	Residential property owners, developers experienced with writing subdivision regulations, a land use law attorney.	American Planning Association (APA).
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Building Codes

Continue to enforce the BOCA building code.	Building inspectors, architects, and developers.	Consistent enforcement throughout the community.
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Goal or Project/Action	Role of the Village of Robbins	Other Possible Participants	Tools, Techniques and Resources
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Community Facilities and Services

Health and Safety

Establish a safe and healthy environment for all residents, business owners and visitors.	Plan for and implement a <i>Healthy Communities Program</i> .	Property owners, business owners, Cook County Department of Public Health.	American Planning Association (APA) "healthy communities" publications, and local churches.
	Conduct a <i>Fire Station Needs and Location Analysis</i> .	Property owners, business owners, and the Fire Department.	The Fire Department and the National Fire Protection Association (NFPA).
	Conduct a <i>Police Department Needs and Location Analysis</i> .	Property owners, business owners, and the Police Department.	American Planning Association (APA) "safescape" publication.

Parks, Open Space and Recreation

Create and maintain a minimum of 75 acres of park and open space area, and provide recreational programs.	Plan for and adopt a <i>Park, Open Space, Recreation, and Trails Plan</i> and conduct a <i>Robbins Park District Building Needs and Location Analysis</i> .	Property owners, children, business owners, sports teams, and the Robbins Park District.	National Recreation and Park Association (NRPA), and local churches.
	Consider conducting <i>neighborhood park-only sub-area plans to ensure park locations are identified before development and redevelopment occurs</i> .		

Village Hall

	Conduct and implement a <i>Village Hall Needs and Location Analysis</i> .	Citizens, property owners, and Village Trustees.	Review needs analyses of other municipalities.
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Public Library

Improve and enlarge the facility to retain and expand existing resources.	Conduct and implement a <i>Public Library Needs Analysis</i> .	Citizens, property owners, and William Leonard Public Library Staff and Board.	American Library Association.
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Robbins Community Center

Conduct and implement a *Robbins Community Center Needs Analysis*.

Citizens, property owners, Village Trustees, ASPEN High School and Child Care, Summit Learning Center, Precious Ones Developmental Agency (Alsip), Southeast CEDA Head Start and Day Care Programs, Delia M. Turner Early Childhood Center, Mary P. Moody Christian Academy, Childs Elementary School, Seventh Day Adventist Church, South CEDA Service Center – Youth Vocational, Matter of Minds, Robbins Health Care Center of Cook County, Kellar Middle School, Bremen Youth Services, Hudson Academy Foundation, Lillian Smith Center for Youth Development, Richard Flowers After School Care, Robbins Community Help Center (Robbins Community Center), School District 143.5 (Posen), Southeast Suburban YMCA, William Leonard Public Library, Woodlawn Community Center, Union Missionary Baptist Church, and Right Start Outreach Center.

Review needs analyses of other municipalities.

Cultural Center

Conduct and implement a *Cultural Center Programming Strategy and Location Analysis*.

Citizens, property owners, and Village Trustees.

Review similar reports prepared by other municipalities.

Schools and Education

Retain children through high school graduation and educate adults to provide them with new opportunities.	Propose ideas and support educational opportunities in the Village.	Students, parents, adults, Childs Elementary School, Kellar Middle School, Posen-Robbins Elementary School District 143.5, Community High School District 218, and Mary P. Moody Christian Academy.	Moraine Valley Community College, University of Illinois System, Chicago High School for Agricultural Sciences (potential bioenergy research and development application), and local churches.
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Utilities

Repair, replace and maintain the Village's infrastructure	Conduct and implement a <i>Geographic Information Systems Needs Analysis</i> .	Appointed and elected Village officials, and a Geographic Information System (GIS) consultant.	Data, hardware (computer workstations and related equipment), and software. www.stormwaterauthority.org
	Establish and adopt best practices for <i>Stormwater Management</i> .	Professional engineers.	National Society of Professional Engineers (NSPE).
	Conduct and implement a <i>Water Tower Location and Water Distribution Inventory and Needs Analysis</i> .	Same as above.	Same as above.
	Conduct and implement a <i>Sanitary Sewer Inventory and Needs Analysis</i> .	Same as above.	Same as above.
	Encourage private developers to install the necessary utilities to service the new development.	Appointed and elected Village officials.	Other municipalities.

Impact Fees

Consider the use of impact fees to offset the costs associated with a new development's increased demand on Village services.	Property owners, business owners, and developers.	Other municipalities.
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Goal or Project/Action

Role of the Village of Robbins

Other Possible Participants

Tools, Techniques and Resources

Transportation

Streets

Repair, replace and maintain the Village's corridors.	Plan for and establish <i>Community Gateways</i> .	Citizens, property owners, and business owners.	Local artists, local architects, and Chicago-area gateways.
	Plan for and establish <i>Road, Boulevard, and Streetscape Design Standards</i> .	Same as above, plus: Neighboring communities.	Institute of Transportation Engineer (ITE) publications, <i>Great Streets</i> by Allan B. Jacobs, <i>The Boulevard Book</i> by Allan B. Jacobs, and Chicago-area boulevards.

Sidewalks and Paths

Construct convenient and interconnected systems of pedestrian and bicycle facilities.	Plan for and establish a <i>Sidewalk and Bicycle Path Plan and Implementation Strategy</i> .	Pedestrians, bicyclists, residents, business owners, Chicagoland Bicycle Federation, and the Association of Pedestrian and Bicycle Professionals (APBP).	<i>Innovative Bicycle Treatments</i> , by Matthew Ridgway and Jumana Nabti (in association with the ITE Pedestrian and Bicycle Council).
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Mass Transit

Establish efficient, effective, convenient and coordinated rail and bus schedules.	Influence <i>Multi-Modal Transportation Coordination</i> .	Residents, business owners, Metra Rail, Pace Bus, and the Regional Transportation Authority (RTA).	Ridership surveys, citizen surveys, and the consideration of other modes of transportation (including Segways).
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Goal or Project/Action	Role of the Village of Robbins	Other Possible Participants	Tools, Techniques and Resources
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Economic Development

Development Standards

Establish standards for the built environment that reflect the Village's values.	Establish redevelopment standards and <i>Design Guidelines</i> .	Property owners, business owners, developers, HUD, and USGBC.	Planning and design firms, Leadership in Energy and Environmental Design (LEED) certification, American Wind Energy Society, American Solar Energy Today, and Aerotecture International, Inc.
	Establish and implement a <i>Marketing and/or Branding Strategy</i> .	Business owners and developers.	Marketing firms.
	Attract new businesses to the Village to provide more employment opportunities to the citizens of Robbins.	Business owners.	Marketing firms.

Incentives

	Consider the use of a new Tax Increment Financing District in the Village to fund public improvement projects.	Property owners, business owners, and the State of Illinois.	Other municipalities, the Illinois Tax Increment Association, Illinois Solar Grant, and the Illinois Clean Energy Community Foundation.
	Consider the use of Special Service Areas to invest additional funding to further improve the commercial and mixed-use areas of the community.	Same as above.	Other municipalities.
	Consider the use of Municipal Bonds to fund public improvement projects.	Same as above.	Same as above.
	Consider the establishment of a Community Development Corporation to guide redevelopment efforts in the Village.	Same as above.	Same as above.

Consider the use of a Land Dedication Ordinance to build the park and open space system.

Same as above.

Same as above.

Reviews and Approvals

The Village staff, the Plan Commission, and the Village Board are to be involved in the review and approval process (for development projects), and the Village policy establishment process (e.g. zoning code amendments, variance requests, etc.)

Illinois State Statues.

Illinois Chapter of the American Planning Association.

Appendix A: Synthesis of Needs, Issues and Opportunities

A document titled *Existing Conditions: Synthesis of Needs, Issues and Opportunities*, prepared for the May 30, 2007, Comprehensive Planning Advisory Committee (PAC) meeting (with technical corrections made after the meeting), is available at:

Village of Robbins
3327 West 137th Street
Robbins, Illinois 60472
708-385-8940

Appendix B: Visioning Workshop and Questionnaire Summary

Visioning Questionnaire Responses

Village of Robbins Public Visioning Workshop

June 13, 2007

General Questions

What are your top three growth and improvement ideas for the Village?

1. Business opportunities - shopping center, grocery stores, gas station
Good housing
Connected community
 2. Bring retail/businesses to Village
Upgrade housing - single family and multi-housing
Improve conditions of streets and sidewalks
 3. Gas stations
Stores
Bank
 4. More secure and safe community
Programs and facilities for the youth
Road improvements
 5. Retail - Sears, Penneys
Gas Station - Shell, BP
Grocery Stores - Cub, Dominicks, Jewel
 6. Working together to build a strong town.
Finding a career job for people to better their lives.
Bring more money in town and the Village on the map.
 7. Community Elements
Land Use
Economic Development
 8. Better educational system
Grocery store and retail stores
Museum and cultural center!
 9. All purpose shopping complex with quality retail stores.
Improved street lighting and a financial bank.
Preservation of historical sites with a museum included.
-
- (Responses #10 through #13 were blank.)
-
14. The stop sign at 135 Street look great and we the people are using it.
That the people would keep their surroundings clean.
 15. African American supermarket (Suggestion: Moandonk Franchise).
Newspaper (local) – Local Newspaper (group).
Up-to-date sewage cleaning equipment.
 16. Enlarge Police Department.
Crack down on gangs and drugs.
Open more businesses.
 17. Build commercial and industrial businesses in Robbins for tax revenue.
Build playgrounds and parks for our children.
Improve public safety.

What are the top three parks, open space, and recreation improvements you would like to see in the Village?

1. A place for all generations - children, youth, seniors.
Walking paths.
A park would be good.
 2. Develop larger parks, not tot lots.
Provide additional security for parks.
Expand the community center.
 3. Recreational
Community park for youth
Trails (walking and bike)
 4. Recreational
Playground
Walking path
 5. Safe parks
Safe youth activities
Walking/bike trails
 6. More work programs to give [to] our young generation who is our future.
Getting the job done to train other people so they can build a life.
More activities [for] after school programs.
 7. The field
Land by Claire Boulevard
-
 8. Indoor swimming pool
Banquet hall or similar facility
Better parks for the children - track and field
 9. A park with track and field components
A swimming pool and other water sport components
Nature walking pathways
-
- (Responses #10 through #14 were blank.)
-
15. Walk and bicycling paths!
Skating rink
Places/benches to sit in parks.
 16. Build parks.
Get rid of condemned houses.
Clean vacant lots.
 17. We need a park in every section of the community.
-
-

What are your likes and dislikes about the Village's community facilities (Village Hall, Library, schools, etc.) and services (utilities, fire protection, police protection, etc.)? Are they conveniently located?

1. We have a great library. Location good. All buildings could use upgrading.
2. One of the things I dislike is that there is no elevator to [the] second floor of police station. Might need 2nd fire station closer to Pulaski Avenue. Need police to walk a beat and be more visible in cars. Citizens should have no fears about calling police station to report illegal activities.
3. Likes = friendly community; taxes are lower compared to other communities. Dislikes = loud music; lack of police patrol; have to go out of community for needs.
4. Yes, they are conveniently located but are not functioning up to par.
5. More high tech equipment to assist the police and fire.
6. That we work more close together not forgetting where we come from.
7. Needs improvement (Village Hall). Yes, they are conveniently located. Library needs to be larger.
8. The library hours are not convenient for most people. The schools are poorly run, children are not getting the education they need or deserve. Water rates are a bit high.
9. They are not disabled friendly/senior friendly.

(Responses #10 through #13 were blank.)

14. Yes
15. Like: Police and Fire Department and Post Office included in downtown area of Robbins. Like: Computers in Library (good communication source). Dislike: There are little or no street lights in our residential areas, especially Central Park to Pulaski.
16. All good [locations].
17. They are conveniently located. The buildings and facilities need to be updated.

What do you think the strengths and weaknesses of the Village's residential neighborhoods are? Are there enough different types of housing? What kinds of housing units would you like to see more or less of?

1. All types of single, multi, ranch, co-op, condos. Residents need support when trying to improve property.
2. Robbins does not need McMansions. Need houses no more affordable than what's being built now. In the area of Emery Lane, Nelson, Kinnie Road, residents need no parking on streets after a certain hour.
3. Strengths = leadership (mayor). Weaknesses = lack of community concern.
4. The tightness and commitment of the families. No there is not enough variety in the houses.
5. I would like to see less "project" type housing and more single family homes plus condos and townhomes.
6. To bring more jobs out here so we can have a better town putting the Village of Robbins on the map and to improve the government.
7. Strengths = mostly homeowners. Less of housing projects.
8. The Village needs to help current residents with a "facelift" with their homes to keep the revitalization of the community uniform. Other communities get grants for this purpose.
9. a) Strength – resident longevity and African village attitude. Weakness – lackadaisical disinterest of hired law enforcement personnel who don't have a vested interest in the community. b) No. Too many quasi mini mansions with 2nd and 3rd floors that present (young) owners are not visionary about future aging and possible infirmities. c) NO MORE COOK COUNTY LOW INCOME FAMILY HOUSING.

(Responses #10 through #13 were blank.)

14. Yes, brick.
15. Strengths: People who care about their neighbors and property. (Issue) different types of housing based on current clientele; population – this remains to be a future consideration. Less project units, more town house or senior condo unit 55-plus.
16. (Blank)
17. Need more ranch style homes. Need new houses on the west side of Robbins.

Station #1: Draft Vision Statement

Please circle the top three ideas in the Draft Vision Statement that are most important to you.

1. industrial employment centers...excellent education system...especially children
2. a safe and stable community...aesthetically-pleasing buildings...well-maintained residential neighborhoods
3. (Blank)
4. a safe and stable community...functional infrastructure...an excellent education system
5. enhanced and rehabilitated environmental and natural resources...memorable parks and open spaces...beautiful tree-lined streets...interconnected network of sidewalks, bicycle paths, streets, and railways
6. (Blank)
7. economic development opportunities...beautiful tree-lined streets...well-maintained residential neighborhoods
8. a safe and stable community...enhanced tax base provided by economic development opportunities...an excellent education system
9. (See suggestions to add to the Draft Vision Statement.)
10. in 5-7 years...commercial and industrial employment centers...enhanced tax base provided by economic development opportunities...an excellent education system
11. (Blank)
12. commercial and industrial employment centers...memorable parks and open spaces...well-maintained residential neighborhoods
13. (Blank)
14. (Blank)
15. (Blank)
16. (Blank)
17. (Blank)

The most circled items, from most to least:

- (4) excellent education system*
- (3) commercial and industrial employment centers*
- (3) safe and stable community*
- (3) well-maintained residential neighborhoods*
- (3) enhanced tax base provided by economic development opportunities*
- (2) memorable parks and open spaces*
- (2) beautiful tree-lined streets*
- (1) especially children*
- (1) aesthetically-pleasing buildings*
- (1) functional infrastructure*
- (1) enhanced and rehabilitated environmental and natural resources*
- (1) interconnected network of sidewalks, bicycle paths, streets, and railways*

Are there any ideas you feel should be eliminated from the Draft Vision Statement?

1. None.
2. I feel this is a good Draft Vision Statement.
3. No.
4. No.
5. (Blank)
6. (Blank)
7. No.
8. (Blank)
9. (Blank)
10. (Blank)
11. (Blank)
12. No.
13. Not right now.
14. (Blank)
15. No.
16. (Blank)
17. (Blank)

Do you have any suggestions for ideas that should be added to the Draft Vision Statement?

1. Don't forget the many needs of the youth.
2. Not at the moment.
3. No.
4. It seems to include all the Village needs.
5. (Blank)
6. (Blank)
7. (Blank)
8. I would like to believe this can be accomplished sooner than 20 years!
9. Some focus on futurism related to efficiency of the internet and improved communication (written or spoken).
10. (Blank)
11. (Blank)
12. Recreation for children west of Pulaski (park). Upgrade the streets west of Pulaski.
13. It's a good idea.
14. (Blank)
15. Activities for the elderly. Parks to include "safe walk-ways".
16. (Blank)
17. (Blank)

Station #2: Economic Development

Do you agree with the education focus statement?

1. Not to retrain youth, but make sure their education trains and directs them to opportunities, and not direct them to dead-end jobs and poor self-esteem.
1. Yes.
2. Yes.
3. Yes. The system will only be as effective as its leaders. How will you ensure the schools have "excellent" staff?
4. I agree.
5. (Blank)
6. Yes.
7. Yes, but we also need to improve the current education system.
8. See other areas.
9. (Blank)
10. (Blank)
11. Yes.
12. Retain the younger population during and after college through young adulthood and life and marriage.
13. (Blank)
14. (Blank)
15. Yes.
16. (Blank)
17. (Blank)

Do you agree with the building design standards focus statement?

1. (Blank)
2. Yes.
3. Yes.
4. (Blank)
5. I agree.
6. (Blank)
7. Yes.
8. Yes.
9. (Blank)
10. (Blank)
11. (Blank)
12. Yes.
13. Yes we need to have mass participation from the old and builder to this point.
14. (Blank)
15. Yes.
16. (Blank)
17. (Blank)

Station #3: Community Elements

Do you agree with the community facilities focus statement?

1. Agree.
2. Yes.
3. Yes.
4. Yes, with more focus on programs and buildings for the youth.
5. I agree.
6. (Blank)
7. Yes.
8. It would be good to have better parks with running and bike paths. I would also like to see an indoor pool for the community.
9. No. I feel it isn't as encompassing as I would like it to be. Nothing is in your vision stating how.
10. (Blank)
11. (Blank)
12. Yes.
13. I agree.
14. (Blank)
15. Yes.
16. (Blank)
17. (Blank)

Do you agree with the environment focus statement?

1. Remove and relocate – good. Why not “fix” the floodplain – use it as a park?
2. Yes.
3. Yes.
4. Yes.
5. I agree.
6. (Blank)
7. Yes.
8. Yes, but would like to know what happens to that area next!
9. The quality of health and life will be improved...it is only implied.
10. (Blank)
11. (Blank)
12. Yes.
13. I agree.
14. (Blank)
15. Yes.
16. (Blank)
17. (Blank)

Station #4: Land Use

Do you agree with the non-residential facilities focus statement?

1. OK
2. Yes.
3. Yes.
4. Yes.
5. I agree.
6. (Blank)
7. Yes, because we need to use not in use.
8. I think that would be a good idea.
9. Yes, because that land could be very special in economic development with biofarms growing special foods to be sold as natural foods.
10. (Blank)
11. (Blank)
12. Yes.
13. Maybe. Will discuss later. We need a museum and cultural center.
14. (Blank)
15. Yes.
16. (Blank)
17. (Blank)

Do you agree with the housing focus statement?

1. OK
2. Yes.
3. Yes.
4. Yes.
5. I agree.
6. (Blank)
7. Yes.
8. This is a good idea also if the residents are given the help they need to make repairs if needed or new construction if that is their choice.
9. I agree. Some of the union apprentice programs for carpenters, bricklayers, electrical could help educate the school dropout population.
10. (Blank)
11. (Blank)
12. Yes.
13. Yes and residents and black males should get plenty of this work!
14. (Blank)
15. Yes.
16. (Blank)
17. (Blank)

Additional Comments

1. Companies coming into the community should invest in the community.
2. I believe that Robbins will be a community where people looking to relocate, will someday consider moving here as it will be affordable and will be able to meet their needs for a safe and beautiful community.
3. Everything was on point concerning the needs of the Village.
4. I believe the commercial facilities that come into Robbins should give at least 10% of their profits to training programs for the unemployed and uneducated residents of Robbins.
5. With all of the building, preserve/rebuild the trees. The plastic recycling bin is full, plastic recycling is important to me...curbside recycling for plastic would be perfect. Tear down old condemned buildings and use that space for new housing – leave the trees alone. Bring in wind turbines for energy for Robbins. Provide land and funding for the History of Robbins Museum (Tyrone Haymore – Robbins Historian).
6. (Blank)
7. Robbins is a wonderful place to live. Yes, we need to enhance our Village, but I know we will make it.
8. As far as community facilities, the Village really needs to help preserve the rich history of Robbins in helping to build a history museum to showcase it to the community and the world.
9. We seemed to have forgotten "old technical education". Many senior adults were educated in that system and they're tradesmen now in retirement and they didn't pass a darn thing on to our youth of today. Everyone is not four-year college material. Don't forget the disabled/physically challenged individuals.
10. (Blank)
11. Is 135th west of Crawford included in your plans? I do not see any at all for this area. What will you do for the businesses that are already in Robbins? Will there be any help for them coming from your growth and improvement plans?
12. (Blank)
13. (Blank)
14. (Blank)
15. Tree trimming services. Vacant lot maintenance. 30-day demolition plan for burnt out houses/buildings.
16. (Blank)
17. (Blank)

Appendix C: Public Information Meeting Summary

Comment Sheet Responses

Village of Robbins Public Information Meeting
August 8, 2007

Please circle three goals you think the Village should focus on over the next five years.

[Note: Some individuals circled category headings, not specific goals.]

01 Community Facilities and Services	Transportation	Economic Development
02 Streets	Sidewalks and Paths	Development Standards
03 Parks, Open Space and Recreation	Schools and Education	Streets
04 -	-	-
05 Land Use	Community Facilities and Services	Economic Development
06 Residential	Utilities	Streets
07 -	-	-

Please list any steps you think the Village should take to achieve the goals listed above (if any).

- 01 --
- 02 Designate the placement of "parks" now before homes are constructed.
- 03 --
- 04 Designate areas for parks and parking before any more homes are built.
- 05 --
- 06 Put ordinances in place and enforce them concerning music volume in cars and on public property. No loitering.
- 07 --

Would you change any of the goals listed above? If so, please explain.

- 01 How would you change quality of schools? Think this area would be very subjective.
- 02 Continue to consider what needs to happen with the floodplain and investigate land across the river.
- 03 --
- 04 Build sidewalks in all areas.
- 05 No.
- 06 --
- 07 No, they are applicable to what the Village needs.

Please list any additional goals you think should be included in the Comprehensive Plan (if any).

- 01 Should focus on eliminating project housing for the good of the community.
- 02 --
- 03 --
- 04 Gated communities. Strip malls.
- 05 --
- 06 Curbside recycling bins to recycle plastic, newspaper, etc.
- 07 Regular inspection code for improvement of the appearance of housing in each area. Issue fines for unkept properties.

Please provide any additional comments below:

- 01 More investigation should be made to build resident housing that would attract "baby boomers" who have disposable income and education to support and sustain the community.
- 02 -
- 03 We desperately need some parks and recreation for our youth! Also, health and safety should not be considered a goal, but always a given.
- 04 Demolish both public housing areas.
- 05 -
- 06 I am very pleased with the fact that there is a comprehensive plan. I also recognize and commend the ordinances that are in place and being enforced such as:
- No basketball playing in the street.
 - Easily readable building numbers.
 - Weeds/grass can't be overgrown.
 - Dogs have to be licensed.
- 07 -

Appendix D: Interviews

The documentation in this section summarizes interviews with – and information gathered from – the following entities:

- Village of Robbins Fire Department
- Village of Robbins Police Department
- Village of Robbins Water and Sewer Department
- Kellar Middle School
- Childs Elementary School
- William Leonard Public Library
- Robbins Park District
- Illinois Tollway
- Health Care System

Village of Robbins Fire Department

Charles Lloyd, Sr., Fire Chief

The National Fire Protection Association (NFPA) makes recommendations – not laws – regarding fire safety; however, the recommendations are usually adopted by the International Association of Fire Chiefs.

	Current Status	Needs with Current Population	Needs with a Population of 10,000
Personnel ⁸	26	NFPA ⁹ requires more personnel per shift; however, the need is met through automatic aid with neighboring communities.	Based on the number of personnel needed at the time of an incident.
Engines	4	3 (minimum)	Could be 4 (minimum)
Ladder Truck	1	1 (minimum) ¹⁰	Could be 2 (minimum)
Stations	1	2	2

Preferred Priorities

1. Locate and build a second fire station.
2. Continue equipment upgrades.
3. Hire more personnel.
4. Reduce fires through public education and safety training.

The Village of Robbins does not have a smoke detector program; however, the Fire Department will perform residential inspections upon request. The Fire Department has the Village's cable channels broadcast announcements reminding viewers to change the batteries in their smoke and CO₂ detectors when they change their clocks to accommodate daylight savings time.

The Fire Chief is most proud of the fact that at least 22 of his personnel are State certified, and the other four (4) personnel go on calls and receive on-the-job training, and that some of the personnel are also instructors.

The last grant applied for used a fire-related death toll statistic to obtain another fire engine.

Ambulance services are contracted out. The Village receives 1,200 to 1,400 requests per year (more than 100 per month) for Emergency Medical Services (EMS).

Ninety percent (90%) of the emergency runs have destinations on the east side of the Village (east of Hamlin Avenue). They are mostly to abandoned buildings.

Fire stations should be within two (2) miles of each other. Chief Lloyd's preferred location for a second fire station is west of Pulaski Road, near 135th Street.

The current fire station was built in the 1960's, and needs to be replaced. The Village Hall had a new façade installed in the 1960's.

⁸ Usually four (4) personnel per shift. The Fire Chief does not have an administrative assistant.

⁹ National Fire Protection Association (NFPA).

¹⁰ Based on number of buildings three (3) stories or higher, not population.

There are different types of emergency notification and automatic aid:

1. Basic Alarm. Robbins, Dixmoor, and Garden Homes, all automatically come to the scene of the emergency. Incidents include reported fire alarms, actual fires, and gas leaks.
2. Full Still Alarm. Another four (4) communities are notified through the Orland Park Dispatch Center.
3. Box Alarm. Another level of notification via the Orland Park Dispatch Center. (A "box" is a group of fire departments.)

More than 100 hydrants (approximately 25% of the hydrants) don't work. They need to be located 300 feet apart.

The Village does not have the funding to lure EMS personnel to work for Robbins. The fire personnel in Robbins are paid below average in wages (approximately 60-75% of the average wage). It is Chief Lloyd's goal to get the wages to average.

Some water mains are a little too small on the west side of the Village; however, the pressure is good enough to put out the fires.

Village of Robbins Police Department

Johnny Holmes, Police Chief

Since each community is different and has different needs, there is no minimum set of police protection standards for the Village to meet in regards to personnel, equipment, etc.

Positive aspects of the Police Department include:

1. Per State law, all officers (both part- and full-time) are State certified.
Additional training is required for State certification.
2. State-of-the-art 911 System and communications center.
The communications center is a remote site established eight or nine years ago by a Cook County referendum. It is financially-supported by a 75-cent charge per phone line. Dispatch is in the Village of Robbins. 911 calls to Sheriffs in DesPlaines. The system is regulated by the Cook County Emergency Telephone System Board (ETSB).

Needs of the Police Department include:

1. Increased personnel.
More than 400 hours in the Police Academy are required for State certification. An officer must work a minimum of 24 hours per week to maintain his/her certification. The Department schedules eight-hour shifts to accommodate the officers' other employment schedules.
2. Transition from part-time to full-time shifts.
3. More extensive training on a continuous basis.

Chief Holmes stated that an additional station or substations are not necessary.

The Department has the following:

- Forty-two (42) personnel.
Includes officers, records clerks and radio operators. The clerks and operators are certified to perform the tasks of both positions.
- Six (6) squads.
- One (1) motorized bicycle.
- One (1) all-terrain vehicle (ATV).

The top three (3) crimes in the Village of Robbins are:

1. Drugs
2. Gang Activity
3. Vandalism
A result of juveniles having nothing else to do.

Chief Holmes sees value in the use of foot patrols, bicycle patrols, and the use of Segways.

Other issues to address include fixing the broken elevator and the heating, ventilation, and air conditioning (HVAC) system in the Police Station. The building currently has radiant heat, and the Courtroom has two (2) wall air conditioning units that are unable to cool the room effectively.

The Village has entered into a mutual aid agreement with neighboring communities. (The mutual aid has always been there; however, it is now officially documented.)

Village of Robbins Water and Sewer Department

Bernard Ward, Water and Sewer Special Projects Coordinator

Mr. Ward manages the Water and Sewer Departments, and serves as a liaison for the storm, road, bridge, meter installation and Interstate 294 projects. The Department of Public Works includes roads and bridges, storm sewer, street lights, vacant lots, sidewalks, and snow plowing.

The existing infrastructure is fully documented (i.e. "as-builts"), is in digital form, and should reflect current conditions. RW Robinson is the contract engineering firm for the Village.

The Village's fleet vehicles are stored in a garage and in the yard behind Village Hall. The Highway Department definitely needs new equipment, and maintenance and replacement of the fleet vehicles. The Village does not share equipment with other communities. The Village does not have a water meter reading truck yet, because the water meter installation is not yet complete.

The Water and Sewer Department tries to keep enough money in the budget to fix equipment and infrastructure when they break.

The Village has a Capital Improvement Plan (CIP) that is not current.

Contracted services include street light maintenance (of municipal street lights), water tank inspections (once per year), and engineering. The Village also has vendors who provide various goods and services.

It would be nice if there was an Engineering Department in Village Hall, to address floodplain issues, manage projects, work with the Building Inspector, and work on simple engineering solutions such as setting the correct pitch for an area of land.

The first water tower at 135th Street and Kedzie Avenue is the oldest tower; however, through maintenance, it is in the best condition now. The second tower is located at 136th Street and Claire Boulevard; however, it would be nice if a second water tower was on the west side of town to provide better water pressure for the west side of the community. The towers are of the same height can operate independently. Based on their heights, the maximum water pressure is 45 PSI (pounds per square inch). The variable speed, underground pumps pump water up to the bulbs.

There is a 12-inch water main on the west side of town along Hamlin Avenue.

It was suggested that a potential Department of Public Works building could be located near Interstate 294 and Hamlin Avenue.

Preferred Priorities

1. Maintenance, Repair, and Replacement
 - a. Water meter installation completion. (Installation commenced in the 1980's and is still in progress. The 20 largest users have their meters read now; however, all meters cannot be read until all meters are installed.)
 - b. Sanitary sewer system completion.
 - c. Water valve repair and replacement.
 - d. Fire hydrant repair and replacement. (Hydrants need to be spaced 300 feet apart, and approximately 100 to 200 need to be repaired and/or replaced.)
2. Water Source and Supply
 - a. Potential new pumping station on the west side of town or rehabilitate the system at the existing location (i.e. get controls above ground).
 - b. Complete the 12-inch main loop. (The loop is located along 135th Street to the north, Hamlin Avenue to the west, 137th Street to the south, and Claire Boulevard to the east.)

The Village's water supply comes from Chicago. The potable water is chlorinated by Chicago and lasts approximately 30 hours. Robbins rechlorinates the water before it is distributed through its water system.

The oldest water (8-inch main) and sanitary sewer infrastructure is along 139th Street between the Metra Station and Claire Boulevard. The oldest storm sewer is in the 142nd Street area.

The Department of Agriculture has provided a \$5 million loan to rehabilitate the Village's sanitary sewer to control inflow and infiltration, and to allow the Village to tear out and replace segments of the sanitary sewer.

There used to be a lot of two-flats along Central Park Avenue and 142nd Street.

There is a concern regarding the potential water demand generated by new homes. (Not a current problem, but could be. The State of Illinois requires the Village to have a 2.5-day water supply ready for use.)

Mr. Ward wouldn't mind a combination water system (pump water directly into the water system, have extra water in the reservoir, and have water in the water towers).

Kellar Middle School

Shelia Warfield, Community Administrator

Kellar Middle School educates sixth-, seventh- and eighth-graders.

Ms. Warfield is one of the Community Administrators at the school, and says that Kellar Middle School is a wonderful place to be.

The top things that are good about the school are:

1. Students
2. Teachers
3. Parents
4. Multi Age-Grouping (i.e. sixth-, seventh-, and eighth-graders in one class) works well.

The top needs of the school are:

1. More technology at the classroom level.
2. More interaction with the Hispanic student population and community.
3. More parent involvement (i.e. volunteering in the classroom).

Most children are bussed to school. Some children walk and some are dropped off by their parents. Ms. Warfield has not noticed if any children ride their bicycles to school.

After School Activities

Existing

- Reading
- Math
- Basketball
- Cheerleading
- Tutoring (Trio Program)
- Field Trips
- Girl Scouts

Desired

- Soccer
- Drama

The school has breakfast and lunch assistance programs.

Childs Elementary School

Tracy Olawumi, Principal

Childs Elementary School educates kindergarteners, and first-, second- and third-graders.

The top things that are good about the school are:

1. Teachers, quality of educators, and their leadership.
2. Children (overall) want to learn.

The top needs of the school are:

1. Funding
2. Parental involvement.
3. The community helping the school.

Some (approximately half) of the students are bussed; generally, Robbins students are not eligible for bussing, since most children live within 1.5 miles ("walking distance") of the school. Students could bike to school; however, there are no bicycle racks. Some children are dropped off by their parents.

After School Activities

Existing

- Reading and Math Enhancement
- Tutoring and Fun
- Boy Scouts
- Girl Scouts

Desired

- Drawing
- Dance
- Music
- Band

The school has breakfast and lunch assistance programs.

Social services are needed in the community. Efforts must be made to limit the exposure of the children to the social ills (drugs, violence, other crimes) of the community since it affects their psyches. The social ills are not in the school, but in the community.

William Leonard Public Library

James Hampton, President

Lula Fulson, Treasurer

There is a desire to expand, rebuild, or relocate, the Public Library. The Library was initially in a trailer, but now it is in a facility built in the 1970's.

Funding is needed to expand the Library – a lot of books are thrown out because there isn't enough room for all the resources within the existing space. Also, attempts have been made to get loans to meet payroll.

The existing Library is automated and cramped for space.

The top wishes for the Library are:

1. Expand
2. Better facilities (i.e. new restroom).
3. Another conference room.
4. Fix parking lot.
5. More operating capital (hours of operation were cut back in 2006 to stay afloat).
6. More computers (users frequently get kicked offline).

There are programs for adults and children.

The best aspects of the current Library are:

1. Usage has tripled in 13 years.
2. Can borrow books from other libraries.
3. The small conference room is utilized by community organizations.
4. Adult programs.
 - a. Annual Women's History Month (75 people attended in March 2007)
 - b. Author's Day
 - c. A Book-a-Month Club

Children's programs are provided in the evening during the school year and during the day in the summer.

1. Tutors for math.
2. Tutors for computers.

There is a "55 Alive" program that requires a minimum of eight (8) participants.

There is a genealogy class and program, and the Library has an annual subscription to allow users to find their ancestors.

The amount of land available for Public Library space appears to be OK for now. At the time of the interview, a house adjacent to the north was for sale, and there was not a lot of interest to relocate the Library (the Library is centrally-located at this time). There was a thought of relocating the Library to 139th Street and Homan Avenue (at the time of the interview, there was an old tavern for sale at this location).

Robbins Park District
Maple Spearmon, Treasurer

The Robbins Park District has received several awards from the Illinois Association of Park Districts. The mission of the District is:

"Representing park districts, forest preserves, conservation, recreation and special recreation agencies since 1928."

Ms. Spearmon is in year six of her third, two-year term.

The Park District holds a breakfast fundraiser every Wednesday (four volunteers help prepare the food). Also, the Park District organizes trips (including casinos twice a year, and excursions to Mississippi in April and October of each year) and other events (such as Halloween parties, Christmas parties, and a Village-wide family picnic) for the community.

The annual "Back to School Fest" is organized by the Village, not the Park District.

The Park District's operating budget is approximately \$50,000 per year, with no staff. The source of the funding is through property taxes. Ms. Spearmon's vision for the Park District is to have enough funding to meet the Village's park and recreational needs.

Maintenance of the Village's existing parks are by a contractor.

The park at South Avers Avenue and 137th Street is more than six (6) years old.

In Ms. Spearmon's opinion, the community's top park and recreation needs are:

1. Baseball Field
2. Football Field

The Park District only pays the insurance for the local football team, while the parents volunteer their time to organize the practice schedule, game schedule, etc.

In the near future, the Park District will have an old school bus to take the Village's teams to various venues; otherwise, the District does not have any park maintenance equipment.

To the best of Ms. Spearmon's knowledge, there are no waiting lists for the football and little league teams. There is usually a recruiting process for the football team.

If the Park District receives the funding, it will be willing and able to support the construction and maintenance of additional parklands.

The Community Center on South Trumbull Avenue is neither associated with nor utilized by the Park District.

The Park District needs a larger building.

The Park District does not hold any classes (such recreational activities) for the community.

According to Ron Spearmon, Robbins Park District Board Member, there is a group of organizations (such as school, community, DCEO, Library Board, and other representatives) that meets quarterly to discuss programming for children's activities and to avoid the duplication of those efforts between the different organizations.

Illinois Tollway

Pat Riley, Illinois Tollway

If the Village wishes to pursue an additional interchange with Interstate 294, it must contact Pat Riley with the Illinois Tollway to commence a lengthy planning process. The Illinois Tollway is in Year 3 of a 10-year capital improvement plan (CIP), and an interchange with the Village of Robbins is not a part of the current CIP. The Illinois Tollway and the Village of Robbins would share the costs associated with the interchange design and construction.

Health Care System

The **Cook County Bureau of Health Services** provides the following healthcare services:

1. Preventive and Primary Care
2. Prenatal Care
3. Communicable (Contagious) Diseases
4. Environmental Health
5. Long-Term Care
6. Rehabilitation
7. Geriatric Medicine

The Bureau targets diseases and conditions that disproportionately impact the populations it serves, such as asthma, diabetes, HIV, AIDS, trauma, cancer, high-risk pregnant women and babies.

The Cook County Bureau of Health Services is comprised of seven (7) affiliates:

1. Ambulatory and Community Health Network of Cook County
2. Cermak Health Services of Cook County
3. **Cook County Department of Public Health**
4. The Ruth M. Rothstein CORE Center
5. John H. Stroger, Jr. Hospital of Cook County
6. Oak Forest Hospital of Cook County
7. Provident Hospital of Cook County

The mission of the Cook County Department of Public Health (CCDPH) is "to protect and promote health and prevent illness, disability and premature death among all of the residents of suburban Cook County. As part of the third largest health care network in the country, CCDPH provides more than 150,000 health service visits each year, including primary health care, family planning, prenatal, diagnostic, immunization and dental clinics. The department also emphasizes preventive approaches to disease and injury through educational programs and educational activities. By working with community partners, including churches, schools, community-based organizations and health agencies, CCDPH maximizes its outreach, range and effectiveness."

The Cook County Department of Public Health is located at 1010 Lake Street, Suite 104, Oak Park, Illinois, 60301, and is comprised of four (4) district offices:

1. North District Office
2. South District Office
3. **Southwest District Office**
4. West District Office

Robbins is located in the Southwest District. The Southwest District Office is located at the 5th District Court Building, 10220 South 76th Avenue, Bridgeview, Illinois, 60455.

The **Robbins Health Center of Cook County** (a primary care clinic) is located at 13450 South Kedzie Avenue, Robbins, Illinois, 60472. Primary care clinics provide "non-emergency medical care for all Cook County adults and children. Primary care services are provided through a collaboration of the Ambulatory and Community Health Network of Cook County" and the Cook County Department of Public Health. Medical care is by appointment only.

Robbins Community Center and the Robbins Community Help Agency, Inc.

James E. Coffey, Sr., Executive Director

The Robbins Community Center is owned by the Village of Robbins and leased by the Robbins Community Help Agency, Inc. (RCHA). The RCHA is a former Community Development Corporation that reorganized approximately three years ago. The current RCHA is comprised of citizens of the Village of Robbins. The volunteer boards are currently comprised of the following members:

Officers

- Money Wilson, Jr., President
- Betty Irvin, Vice President
- Pamela Bradley, Secretary
- Rebecca Fuller, Treasurer

Directors

- Betty Brown
- Melvin Bruton
- Sandra Johnson

Advisors

- William Mansker, Attorney
- Earlene Spearmon-Coffey
- Ronald Spearmon, Park District Commissioner

The normal building hours are from 8:00 a.m. to 10:00 p.m. Also, it is a warming, cooling, and evacuation center, so the Center is open 24 hours during times of emergency.

The Community Center was constructed in 1972. The two-story building is approximately 30,000 square feet in area, of which the gymnasium is approximately 6,000 square feet.

The gymnasium was recently remodeled, and includes a new wood floor and bleachers. Current renovations include the locker rooms and bathrooms adjacent to the gym; and new kitchen appliances, cupboards, and a pass-thru to the eating area in an adjacent room. Near-future renovations include new electrical wiring and a new fire alarm system. A future renovation need is window and door replacement. A planned future expansion is a banquet facility addition to the south end of the building, and an indoor community swimming pool. Also, a walking path on the property across the street from the Center is desired. Funding for the remodeling and expansion projects include Department of Commerce and Economic Opportunity (DCEO) Grant and Community Development Block Grant (CDBG) programs.

The Community Center accommodates the following:

- Basketball. Youth and Over 30 leagues. The Community Center can accommodate tournaments for more than 100 children. Children need to show good grades on their report cards in order to participate in the youth program; however, if the grades do not meet a preferred minimum standard, the child must enroll in either the Center's mentoring program or after school homework help program prior to playing basketball. The mentoring and help program activities occur between 3:30 and 5:00 p.m., and the basketball activities occur after 5:00 p.m. No child is turned away from the basketball program. There are a total of 18 basketball teams associated with the Community Center – six each for grades 3-4-5, grades 6-7-8, and high school. There is a lottery for basketball team assignments so the members of each team represent different neighborhoods throughout the community.
- Volleyball
- Ping Pong
- Weight Room

- Senior Citizen Exercise Class. Currently, there is only a Friday senior exercise class at the center. There are plans to expand the senior programming to more diverse – and daily – activities.
- After School Programs. These programs are coordinated with the schools and school districts.
- Block Club Meetings. Currently, six different block clubs meet at the Community Center.
- Summer Camp. The camp accommodates 75-100 children per day and lasts for eight weeks.
- Health Fair
- Flu Shot Clinic
- Robbins Park District. The Park District owns the outdoor basketball court and the playground area to the north of the Community Center.
- Community and Economic Development Association (CEDA) of Cook County. Teen programs.
- Harvey YMCA. Youth and senior programs.
- Bremen Youth Services. After school mentoring program in which counselors help with homework. The Program Director has an office in the Center.

Mr. Coffey believes that the gymnasium/basketball program, the summer camp program, and the senior citizen programs are the best elements of the Community Center.

The two housing projects in the Village also have their own community centers.

Volunteers help with maintaining the building, including interior painting.

Mr. Coffey would like to see the realignment of boundaries so there is only one representative for Robbins, such as State Senator and State Representative, and not multiples of each.

A brochure for the Robbins Community Center states that it serves to:

- Promote opportunities for social activities, education, social development, and nourishment.
- Provide short-term emergency shelter relief.
- Organize, sponsor, and host community events, for education, socializing, and celebration.

The brochure also has a message from the Board of Directors:

We serve many residents with needs and one of the hardest things about having a need is how it challenges the spirit. Welcoming kids and adults alike to a place that says "you are worth it" and "we are here to support you as you become the student, citizen, artist, neighbor or parent you want to be". We are mindful of the fact that the many children we serve are going to become influential in the not too distant future. We'd like to help prepare all our kids to be strong leaders, to make good decisions, and to help our community become a more enriching place. And we want them to have a good life – what we all want for our children, our friends and our families. We believe the entire neighborhood deserves a world-class facility.

There was a grand re-opening of the Community Center on September 10, 2006. The message from the President in the program states:

Over two years ago we talked about our community center and what we hope to achieve through our involvement and actions. Our faith was supported by a team that consists of several devoted residents and the Village of Robbins. We knew that we had to deal with various issues, and that by working together results could be achieved.

While 13800 Trumbull Avenue stood empty, the Robbins Community Help Agency, Inc. ["RCHA"] has brought new hope to the Robbins Community Center. In 2004, the RCHA began the renovations. Since that time, RCHA and through the contributions of others, have purchased/replaced new window



coverings, hot water heaters, roof, gutters and downspouts, plumbing and electrical supplies, ceiling and floor tiles, [and] gymnasium floor and bleachers. In addition, office furniture, elevator, stoves, and refrigerators were either repaired or replaced.

Without a doubt, every minute has been worth it. And now more than ever, this good work is turning an investment that our donors and community can be proud of. When our doors reopened, we have a center that strengthens and builds a sense of community among neighborhood residents.

This center and the devoted residents are testaments to the strength of our community. And with that, I challenge each of us to embrace the responsibilities that come with Robbins Community Help Agency, Inc.'s commitment to serve our community.

Thank you
Money Wilson, Jr.
President

"Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it's the only thing that ever has." – Margaret Mead

Appendix E: Comprehensive Plan Adoption

The Board of Trustees adopted the Village of Robbins Comprehensive Plan on _____, 2007. A copy of Resolution Number _____ is available at:

Village of Robbins
3327 West 137th Street
Robbins, Illinois 60472
708-385-8940

