

SECTION 3

PROJECT EXPERIENCE

Project Experience

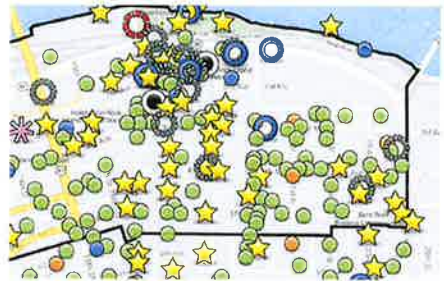
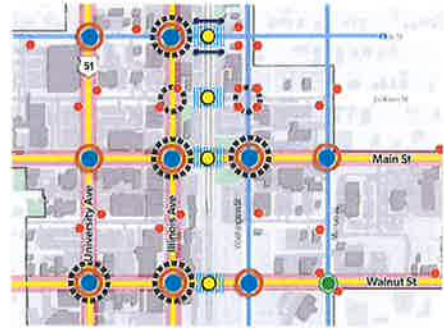
Houseal Lavigne specializes in all areas of community planning, urban design, and economic development. We strive for a true collaboration of disciplines and talents, infusing all of our projects with creativity, national best practices, market reality, and community insight and understanding.

Over the last 15 years, we have worked on more than 450 plans across more than 400 communities nationwide. In that time, we have directed more than 100 comprehensive plans, 90 corridor plans, 35 downtown plans, 17 TOD plans, 40 special area plans, 25 zoning and design guidelines assignments, and much more. Our national experience includes planning, design, economic, and zoning assignments in Colorado, Alabama, Arkansas, California, Connecticut, Georgia, Indiana, Illinois, Iowa, Kansas, Kentucky, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, Nevada, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Virginia, Washington, Wisconsin, and West Virginia.

COMPREHENSIVE PLAN EXPERIENCE

The list below outlines our experience developing comprehensive plans. Communities for which we have performed similar assignments include:

- Ardmore, OK
- Aurora, CO
- Battle Creek, MI
- Bentonville, AR
- Brentwood, MO
- Benton Harbor, MI
- **Brownsburg, IN**
- Bristol, VA
- Carpentersville, IL
- Coralville, IA
- Council Bluffs, IA
- Countryside, IL
- **Crothersville, IN**
- **Culver, IN**
- Downers Grove, IL
- Eden Prairie, MN
- **Edinburgh, IN**
- Elgin, IL
- Fairfield, CT
- Flint, MI
- Fort Lupton, CO
- **Fort Wayne-Allen County, IN**
- Frederick, CO
- Galesburg, IL
- Gardner, KS
- Geneva, IL
- Glen Ellyn, IL
- Greater Bridgeport Region, CT
- Greenwich, CT
- Grundy County, IL
- Harwood Heights, IL
- Hawthorn Woods, IL
- Hudson, OH
- Itasca, IL
- Jackson, MO
- Jackson, TN
- Kenilworth, IL
- Lincolnwood, IL
- Lynwood, IL
- Mahomet, IL
- Mattoon, IL
- Marion, IA
- McHenry County, IL
- Melrose Park, IL
- Montgomery, IL
- Morrisville, NC
- Morton Grove, IL
- Mundelein, IL
- Muskogee, OK
- New Buffalo, MI
- Niles, IL
- Northbrook, IL
- Northfield, MI
- Oakbrook Terrace, IL
- Oak Creek, WI
- Oak Park, IL
- Palos Heights, IL
- Palos Park, IL
- Pingree Grove, IL
- Pleasant Hill, IA
- **Plainfield, IN**
- Richton Park, IL
- River Forest, IL
- Schaumburg, IL
- Sioux City, IA
- St. Charles, IL
- St. Cloud, MN
- **Tipton, IN**
- Westmont, IL
- **Whiting, IN**
- Wilmette, IL
- Windsor, CO
- Wyoming, MI



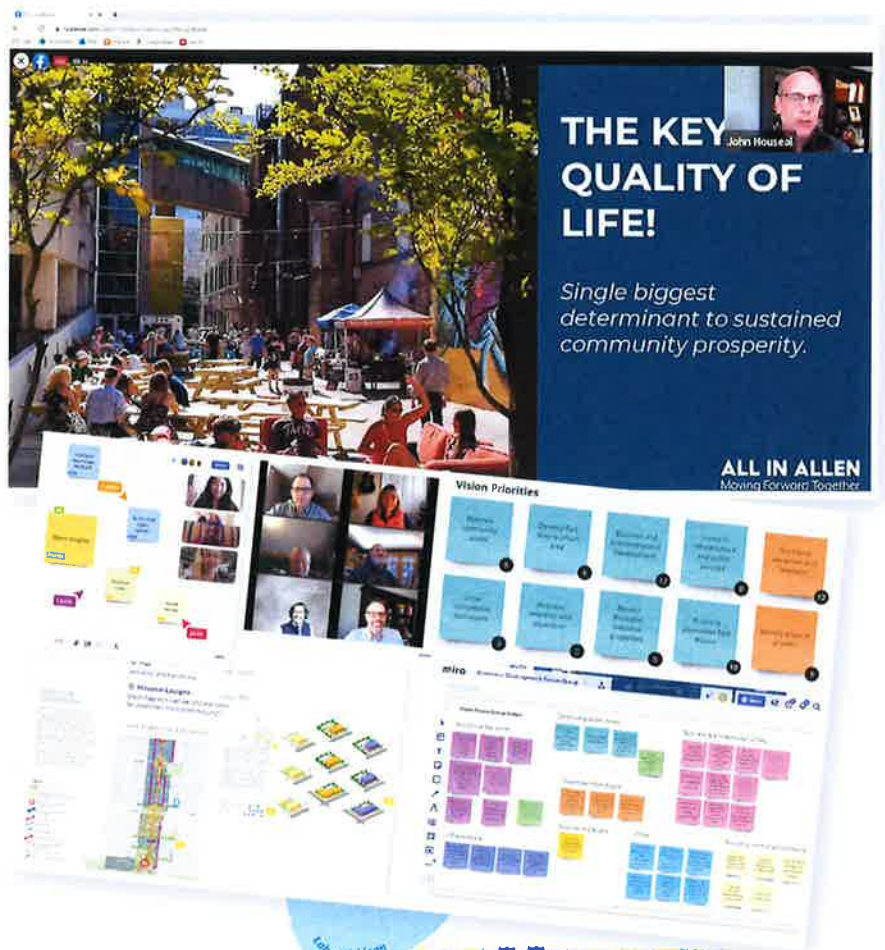
City of Fort Wayne & Allen County, Indiana Comprehensive Plan

At the beginning of 2020, **Houseal Lavigne** kicked off the outreach process with Allen County and the City of Fort Wayne to support the *All In Allen Comprehensive Plan*. The new Plan will guide decision-making and set policies for growth and development for one of Indiana's fastest-growing Counties.

A robust public engagement process was conducted for *All In Allen*, ensuring that the Plan represents the needs and desires of the community. A collaborative and flexible approach allowed the program to shift strategically with the pandemic, and public participation was exemplary. Houseal Lavigne worked closely with staff to deploy virtual meetings, workshops, focus groups, and online engagement tools, allowing people to participate actively in the planning process from home. The community was able to view presentations, ask questions, provide input, and remain actively and effectively engaged throughout the first stages of the project.

Based on the community's feedback, *All In Allen* will support the vision and goals of Allen County, the City of Fort Wayne, and the adopting communities of Grabill, Huntertown, Monroeville, and Woodburn.

All In Allen is expected to be completed and adopted in Spring 2022.



397
In-Person Participants



1,603
Online Survey Participants



627
Short Survey Postcards



38
Workshops Conducted



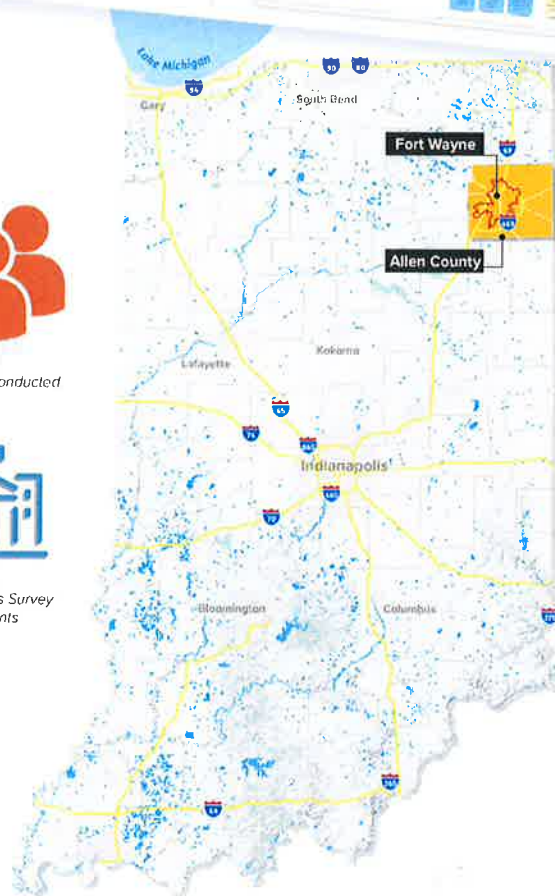
220
Kick-off Event Participants



55
Public Facilities Survey Participants



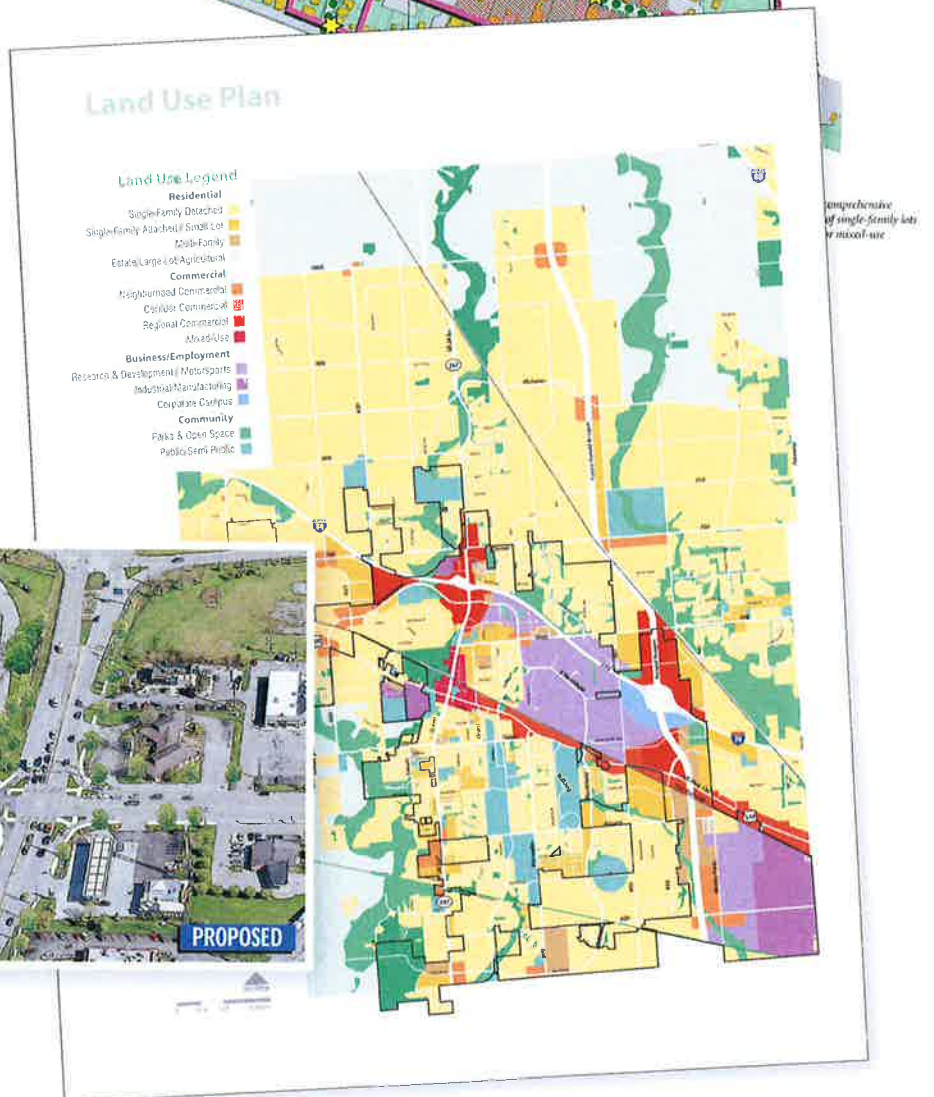
325
map social Features Created

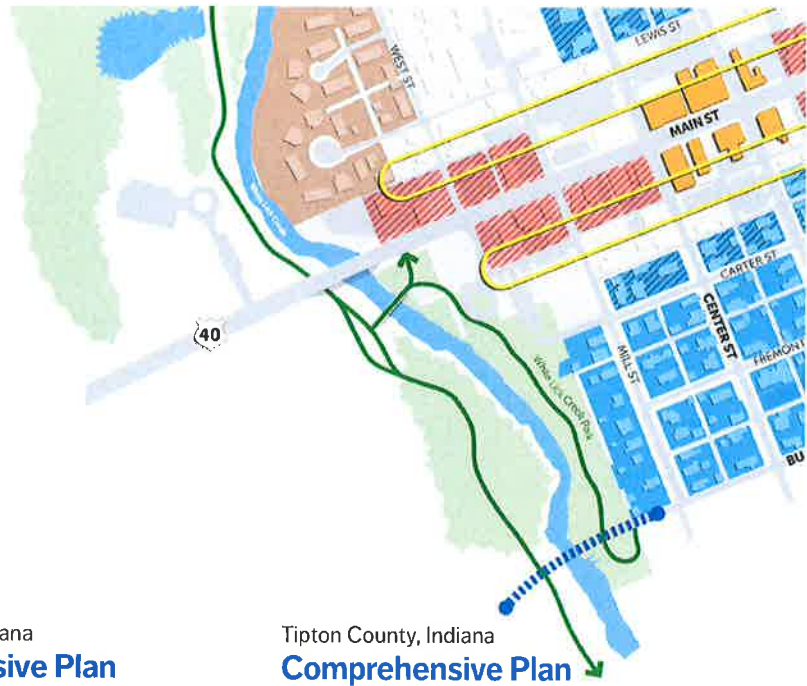


Town of Brownsburg, Indiana Comprehensive Plan

The Town of Brownsburg is a quickly growing suburb of Indianapolis. To appropriately manage growth and development and to spur reinvestment in the Town's commercial areas, the Town engaged **Houseal Lavigne** to prepare a long-range comprehensive plan. The geographic area of the plan encompassed the Town of Brownsburg and two surrounding townships. In addition to plans for entire community, the Comprehensive Plan also includes detailed plans for two key corridors (Main Street and Green Street) and three subareas (Downtown, Ronald Reagan Parkway, Nitro Alley).

The planning process included several community workshops, including three separate visioning charrettes with the community. Postcards were created to help popularize the study, and an exhibit booth was created for the Town's 4th of July Extravaganza. The project also featured an interactive project website, including a visual preference survey and Planning Mapper, an online mapping tool, each prepared by Houseal Lavigne.





ADDITIONAL INDIANA COMMUNITY EXPERIENCE

Town of Brownsburg, Indiana

Economic Development Strategic Plan

Brownsburg's high quality of life and excellent school system are a local source of pride, and the Town is listed two times by CNN Money Magazine as one of the "100 Best Places to Live" in the USA. This recognition, accompanied by rapid growth, brings many new opportunities to the Town and provides a solid foundation for future economic growth. The Economic Development Strategic Plan (EDSP) developed by **Houseal Lavigne** sought to harness the Town's market potential, through establishing economic core objectives, strategies, and specific actions for the next five years and beyond. The plan is a guidebook with methods for the Town of Brownsburg to support existing businesses, invest in workforce development, strengthen and diversify its tax base, and target and attract key business sectors. It delves further into visualized corridor plans for two study areas, providing sketches, concepts, and market recommendations for strategic development with consideration of local market-realities, the region, and state. A robust community engagement strategy, and significant input from the Town's elected and appointed officials and project steering committee, contributed to the development of a proactive plan for economic development designed to capitalize on the advantages that make Brownsburg a great place to be.

City of Tipton, Indiana

Comprehensive Plan

Houseal Lavigne assisted the City of Tipton, which is the county seat of rural Tipton County and located north of Indianapolis, in drafting its comprehensive plan. The Comprehensive Plan sets forth recommendations for the maintenance and enhancement of existing neighborhoods and commercial areas and establishes strategies for the long-term development and sustainable growth of the community. This was accomplished using a unique land use framework that identifies several functional subareas, representing the seeds from which the City can grow and providing examples of both desirable development and issues that must be addressed. The Plan also included a Downtown Subarea Plan with detailed recommendations to revitalize Tipton's historic center, enhancing the Downtown's established streetwall and encouraging new development that is complementary to the district's pedestrian-oriented character

Tipton County, Indiana

Comprehensive Plan

Tipton County, located in central Indiana roughly 30 miles north of Indianapolis, comprises 260 square miles and is home to 15,936 people, according to the 2010 U.S. Census. It shares its northern border with Howard County and the City of Kokomo, Indiana's 12th largest city, and includes four incorporated areas, cities, or towns: Tipton, Windfall, Sharpsville and Kempton. Due to its rich and productive farmland, the County is used primarily for agriculture, both family farms and industrial production. This agrarian character, unbreakably connected to the saga of the American railroad, is deeply rooted in the County's history. The development of the Tipton County Comprehensive Plan, performed by **Houseal Lavigne**, followed closely behind the adoption of the City of Tipton's Comprehensive Plan. While the County's Comprehensive Plan is designed to complement the City of Tipton's Comprehensive Plan, the Tipton County Comprehensive Plan approaches issues of development patterns, market conditions and economic development, and the maintenance and preservation of environmental features from a region-wide perspective.



Town of Crothersville, Indiana **Comprehensive Plan**

The Crothersville Comprehensive Plan, developed by **Houseal Lavigne**, articulates a clear Vision for the Town, outlines Town-wide existing conditions, documents the input received from the people who live and work in Crothersville, and defines a direction for future policies, development patterns, economic development, the transportation network, community services, and the maintenance and preservation of environmental features. The Plan serves as a foundation for decision-making for Town officials as they consider development proposals, capital improvements, infrastructure investments, roadway improvements, and more.

Town of Plainfield, Indiana **Comprehensive Plan**

Houseal Lavigne drafted the Comprehensive Plan for the Town of Plainfield that balances new development with environmental and historic preservation while also identifying areas that would support the Town's burgeoning warehouse and distribution market. Located adjacent to Indianapolis, the Town of Plainfield had the challenge of managing growth while maintaining its historic, small-town character. The Comprehensive Plan successfully merged a wealth of public input to develop goals and objectives that would support incremental growth and integrate neighborhood connectivity and sustainability.

Town of Edinburgh, Indiana **Comprehensive Plan**

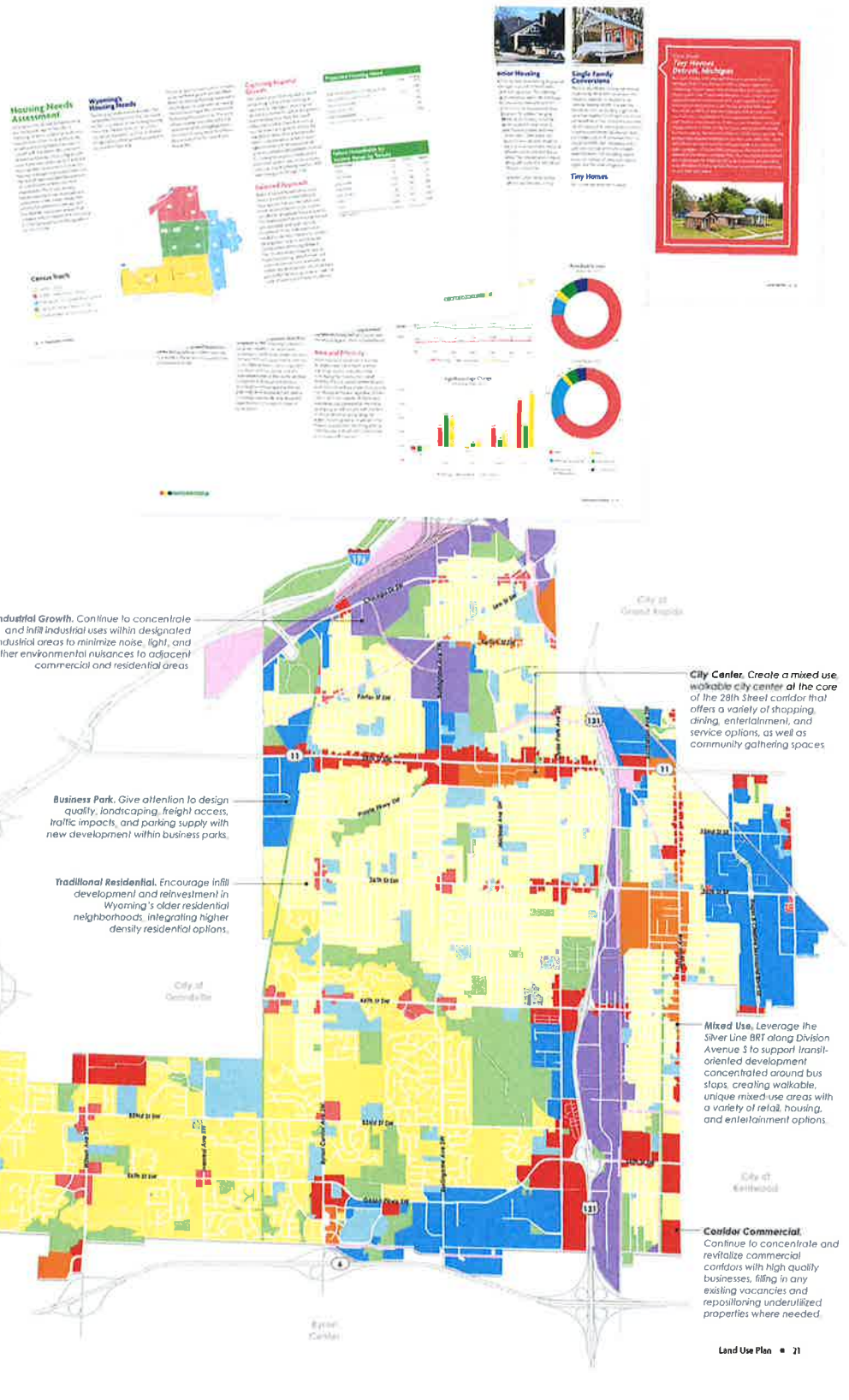
The Town of Edinburgh is a small town with a large industrial presence. The Town desired to update their Comprehensive Plan which dated from 1979 and also wished to address some unique development issues facing the community. Portions of their distinctive Downtown were included on the National Register for Historic Places; a major flood significantly damaged the Town in 2008; and the growth of neighboring Camp Atterbury, a military training facility, posed questions about the location and amount of future development. The Town contracted with **Houseal Lavigne** to address these issues and to provide a policy framework that the Town's boards and commissions could use to update ordinances and consistently make land use decisions. The Plan addressed the Town's most pressing issues of land use, economic development, and quality of life by providing recommendations for every type of land use from agricultural to industrial.

Town of Culver, Indiana **Comprehensive Plan**

The Town of Culver, Indiana is home to the prestigious Culver Academies and Lake Maxincuckee, the second largest natural lake in the State of Indiana. The Town is a destination for tourists and vacationers drawn to the lake as well as visitors and families of Culver Academies students. **Houseal Lavigne** prepared the Town's new Comprehensive Plan which was adopted in the Spring of 2014. The Comprehensive Plan prioritizes the Town's environmental features particularly the integrity of Lake Maxincuckee and the surrounding area. The Plan addresses Culver's unique challenges including its largely seasonal economy, sustaining a year round business climate, attracting jobs, provisions for accommodating workforce housing, preservation of Culver's schools amidst declining enrollment and the importance of public-private partnerships, specifically with Culver Academies. Following adoption of the new Comprehensive Plan, Houseal Lavigne scheduled workshops with the Town's boards and commissions on implementation and use of the plan.

City of Wyoming, Michigan Master Plan & Housing Needs Assessment

In December 2019, **Houseal Lavigne** conducted an Analysis to Impediments of Fair Housing Choice (AI) and a Housing Needs Assessment as a component of the Wyoming [re] Imagined Master Plan for Wyoming, MI. The AI and Housing Needs Assessment summarizes housing challenges and opportunities over the next 20 years within the City and identifies methods of corrections to address identified impediments. This includes identifying demands for housing based on the composition of the existing housing stock, the characteristics of the current household population, and the local share of regional household growth projected to occur within Wyoming. Potential opportunities to accommodate projected future growth are assessed based on observed housing trends within Wyoming and broader shifts in housing demand occurring at the national level by housing tenure and type. The report utilizes housing data collected at the census tract level that was aggregated to summarize housing needs within established subareas of the City. Findings of the AI and Housing Needs Assessment were used to guide housing-related recommendations within the Master Plan.





Village of Schaumburg, Illinois Comprehensive Plan

Houseal Lavigne Associates developed a Comprehensive Plan with the Village of Schaumburg to serve as the official policy guide to achieve the community's vision for the next 10 to 20 years. This high-level planning project updated the Village's 1996 Comprehensive Plan; building on the principles of extensive public outreach, input from community organizations and local government agencies, and technical analysis to determine realistic opportunities for long-term growth and development.

The Comprehensive Plan defines a collective vision for both current residents and business owners. This includes policies and directives to guide land use and development, improve transportation and mobility of vehicles, cyclists, and pedestrians; support public facilities and amenities, promote tourism and recreation, and enrich community character. In addition, the Plan features detailed framework concepts for specific areas of the Village intended to address key issues and support implementation of the community's vision. This includes the Woodfield Hub, a potential location for high density, mixed-use development in response to the Village's desire for a walkable, urban district within the community.

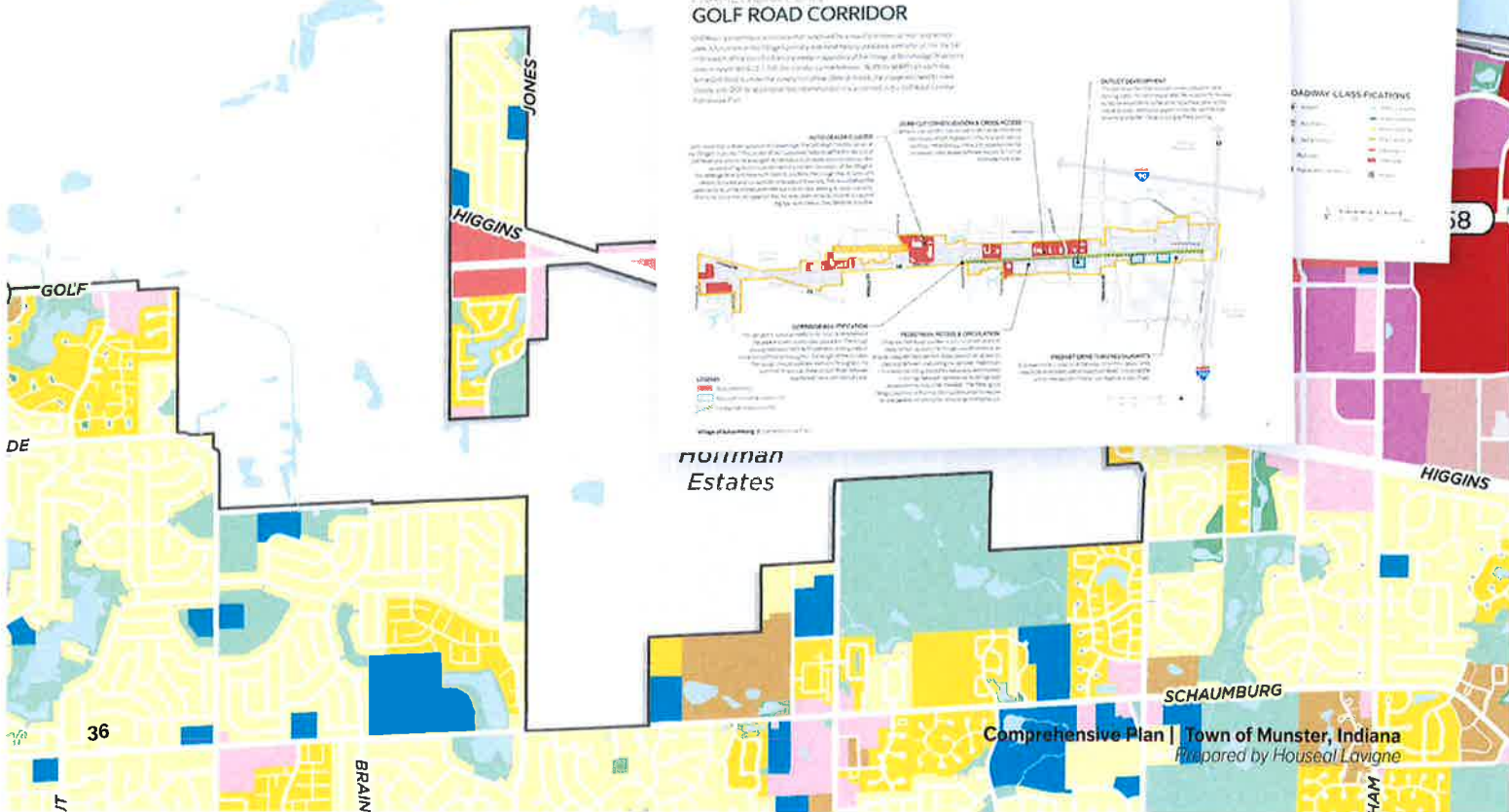
FRAMEWORK PLAN ROSELLE ROAD CORRIDOR NORTH

The Roselle Road Corridor North stretches just under one mile from the Lane Adams Memorial Highway (I-90) to Golf Road. This stretch of the corridor contains a mix of uses including commercial, hospitality, office, and multi-family residences. On average, the corridor accommodates 35,800 cars per day, making it one of the most heavily trafficked arterials in Schaumburg. The vision for the corridor consists of balancing its use as a major thoroughfare through the Village with local automobile and pedestrian access for residents and visitors.



FRAMEWORK PLAN GOLF ROAD CORRIDOR

The Golf Road Corridor is a key location for a new development. It is a potential location for a new development, which could include a mix of residential and commercial uses.



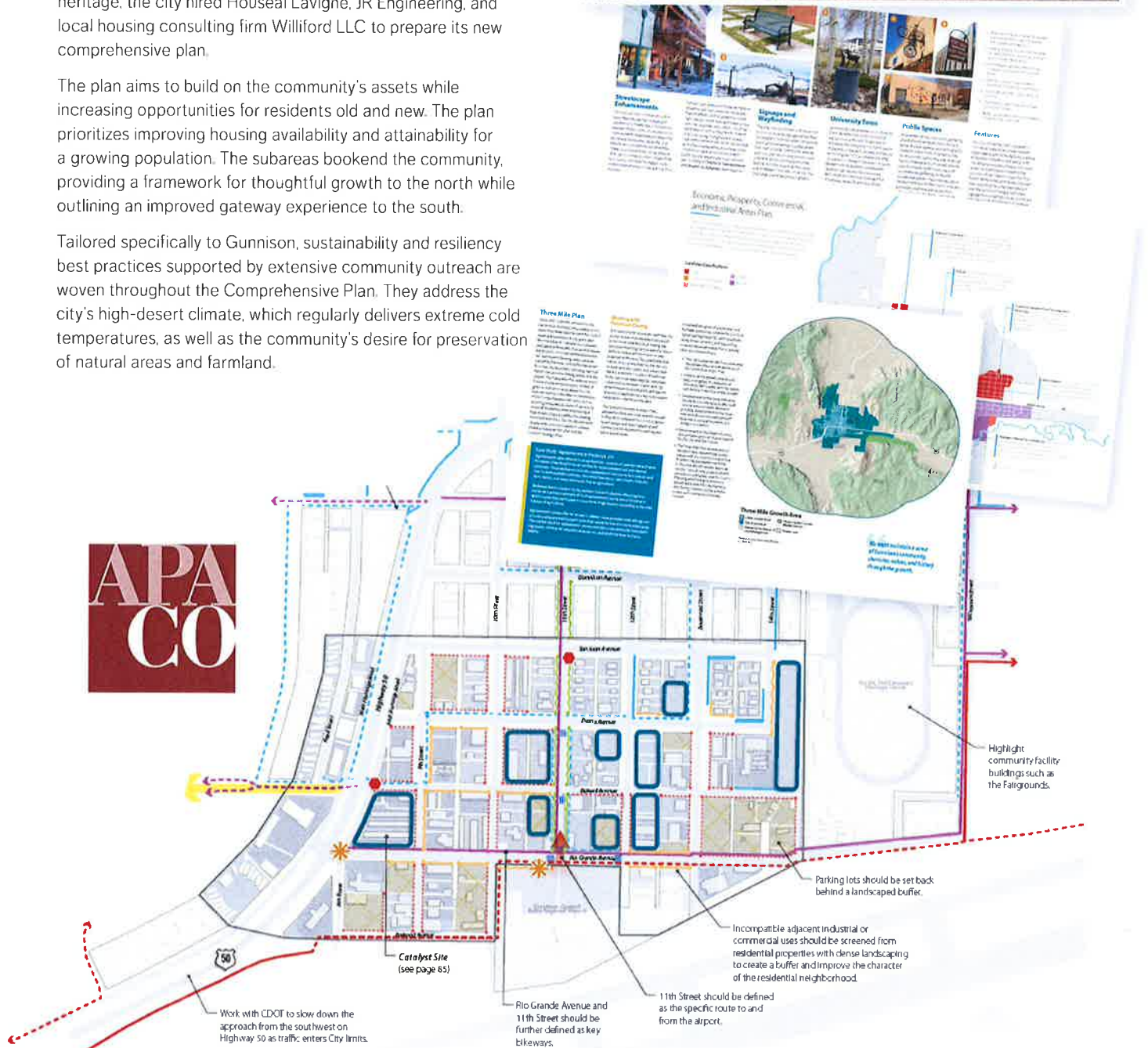
City of Gunnison, Colorado
Comprehensive Plan

The City of Gunnison, Colorado is an active, outdoor-oriented place boasting a picturesque downtown, strong western heritage, and a lively entrepreneurial and arts community. As a base for access to regional natural areas and world class skiing, the city is well served by a strong tourism industry. The growing Western Colorado University campus, located on the east side of the city contributes to its unique character.

Faced with the opportunity to leverage these distinct assets in a small-town setting, the city sought an update to its Comprehensive Plan. Desiring guidance for carefully considered expansion into its growth areas and attainable housing options for a growing population, all while retaining its character and heritage, the city hired Houseal Lavigne, JR Engineering, and local housing consulting firm Williford LLC to prepare its new comprehensive plan.

The plan aims to build on the community's assets while increasing opportunities for residents old and new. The plan prioritizes improving housing availability and attainability for a growing population. The subareas bookend the community, providing a framework for thoughtful growth to the north while outlining an improved gateway experience to the south.

Tailored specifically to Gunnison, sustainability and resiliency best practices supported by extensive community outreach are woven throughout the Comprehensive Plan. They address the city's high-desert climate, which regularly delivers extreme cold temperatures, as well as the community's desire for preservation of natural areas and farmland.



Village of Lynwood, Illinois Comprehensive Plan

Lynwood is a unique blend of attractive neighborhoods, budding commercial and industrial development, and vast farmland that creates a distinct rural atmosphere. To respond to the development potentials in the region, **Houseal Lavigne** developed recommendations built upon four fundamental "core" guiding principles including: the stabilization of existing residential neighborhoods, concentrating commercial development at key nodes, strategic approaches to annexation, and the definition and maintenance of the village's rural character.

The Plan includes a sub-area for the future intersection of Joe Orr Road and Glenwood Dyer Road which has the potential to serve as the Village's Town Center. The Plan provides a two-part phasing strategy and specific recommendations for the types of uses the Village anticipates in the Town Center. An action matrix summarizes the Plan's recommendations, organized by chapter and ease of implementation, identifying responsible entities and partner organizations needed for implementation.

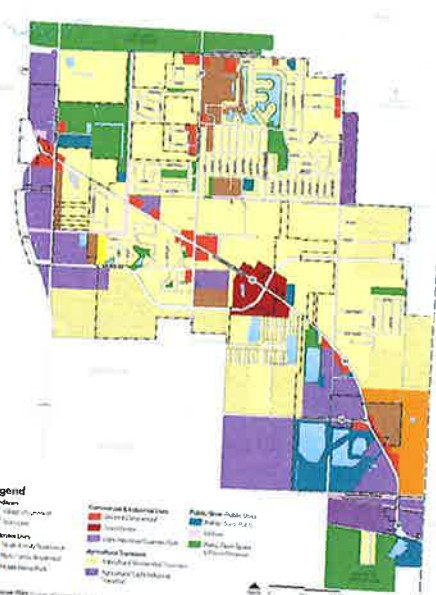
Image & Identity



Parks & Open Space



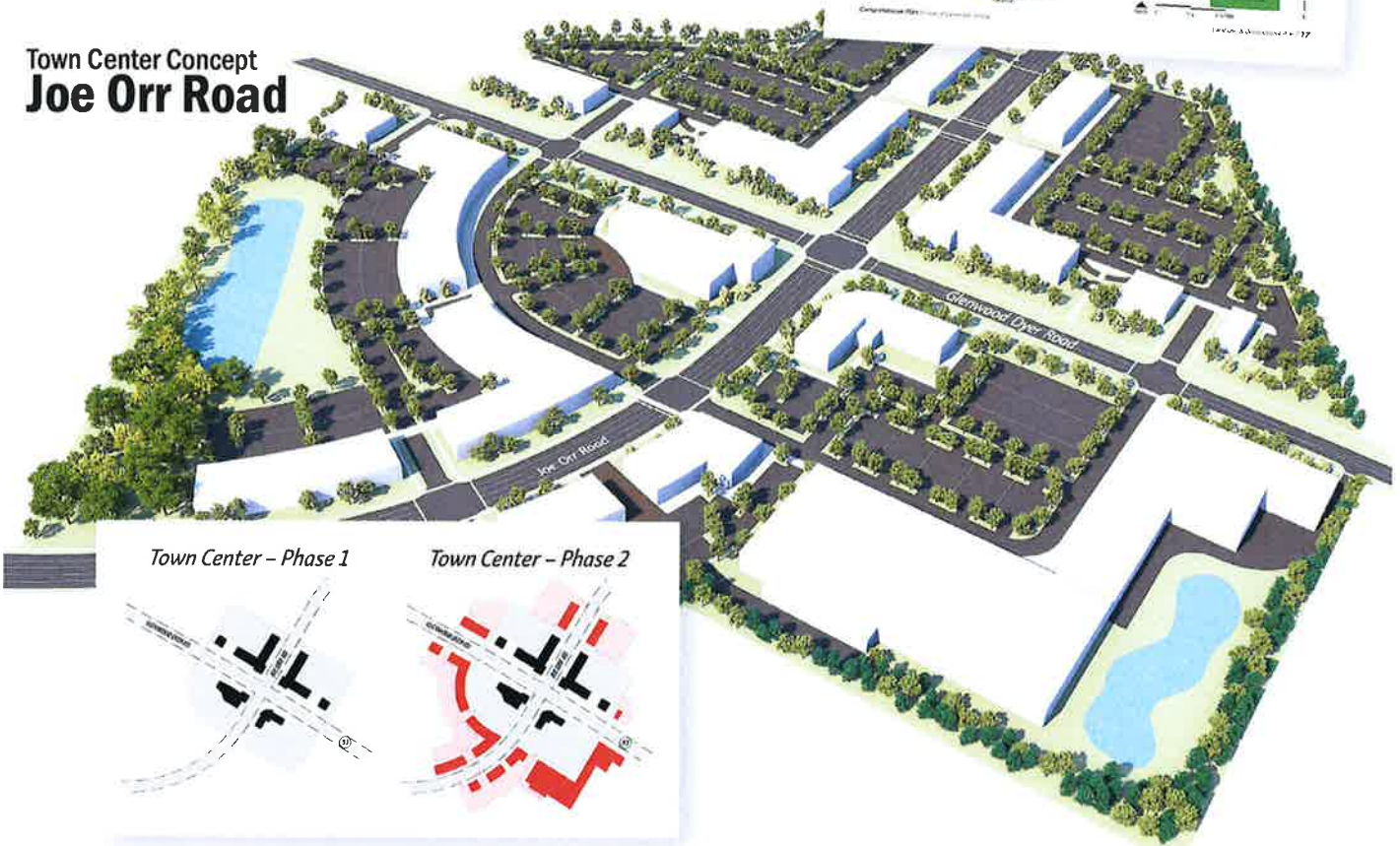
Land Use Plan



Legend

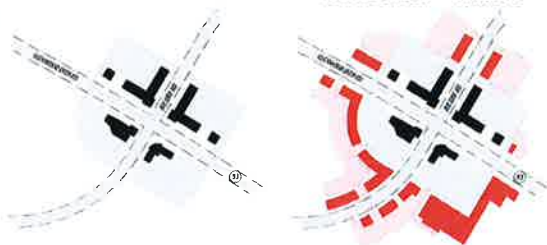


Town Center Concept Joe Orr Road



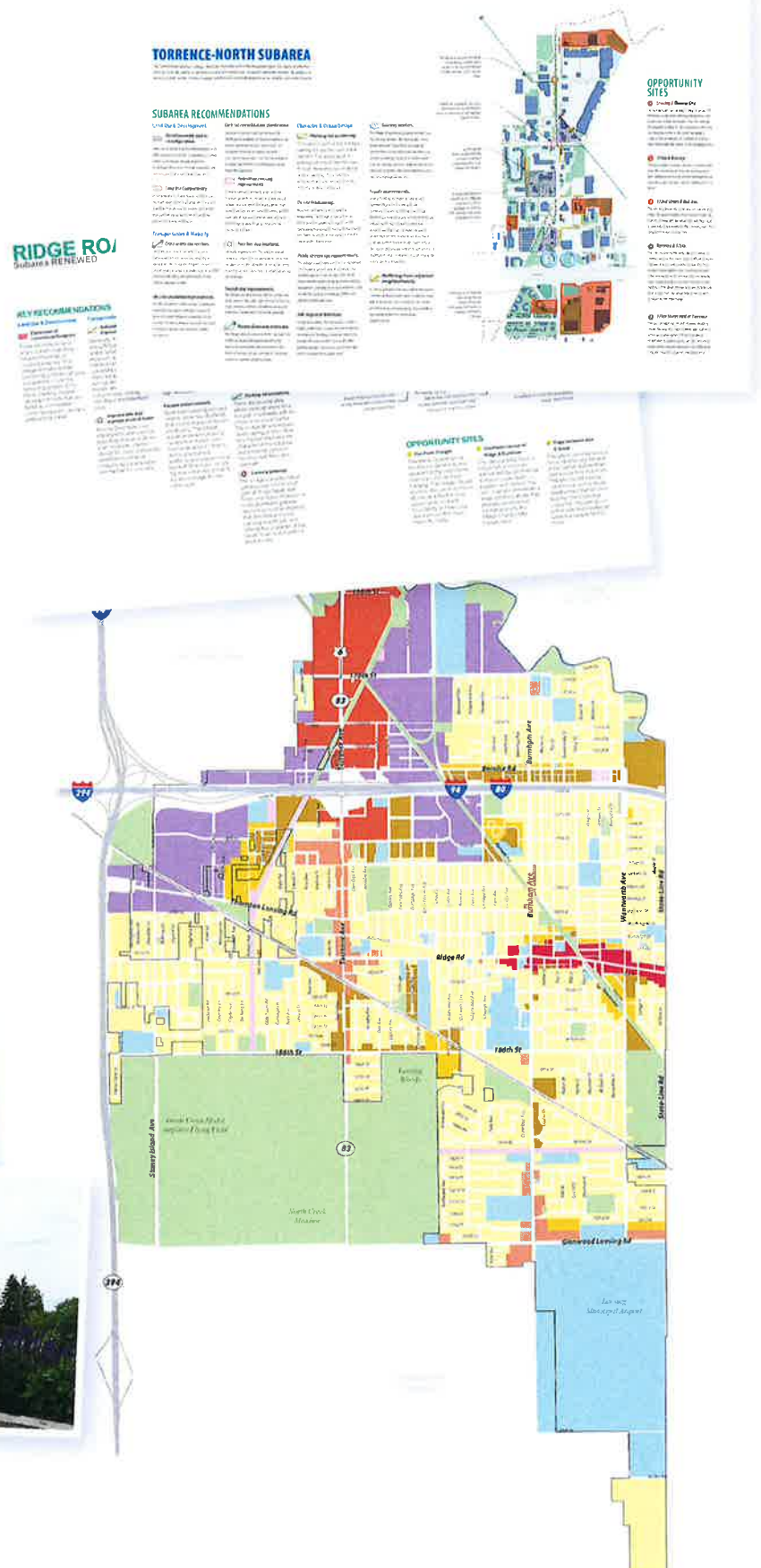
Town Center – Phase 1

Town Center – Phase 2



Village of Lansing, Illinois Comprehensive Plan

As part of the Chicago Metropolitan Agency for Planning (CMAP) Local technical Assistance Program, **Houseal Lavigne Associates** was retained to assist the Village of Lansing with the creation of a new Comprehensive Plan. Benefitting from direct access to a major interstate corridor and a regional airport, the Village is well suited for future commercial and employment based growth. The Plan identifies specific recommendations that will allow the Village to capitalize on unique opportunities in Downtown Lansing, at regional commercial nodes, and along its older retail corridors. The Plan also provides recommendations that aim to strengthen its neighborhoods, build upon existing local and regional bike trails, repurpose obsolete open spaces, and enhance transit connections to the Chicago region. Four subarea plans present a clear vision for the Village's key commercial areas as defined through extensive traditional and web-based outreach.



City of St. Cloud, Minnesota Comprehensive Plan & Downtown Subarea

With a vibrant Downtown along the Mississippi River, a thriving local economy, and home to a major university, St. Cloud is a community that has strong foundation upon which to plan for its future. The City's new comprehensive plan, directed by **Houseal Lavigne**, focuses on revitalizing the core neighborhoods, guiding investment in the commercial corridors and employment areas, enhancing multi-modal connectivity, and establishing a strong economic development strategy. Rich in graphics and illustrations, the Plan includes a detailed Downtown Plan and Division Street Corridor Plan that enhances urban design, sense of place, and overall functionality. The Plan also identifies development opportunity catalyst sites and provides a development program and development visualization for market viable concepts.

REDEVELOPMENT OPPORTUNITIES DOWNTOWN SUBAREA



DOWNTOWN SUBAREA Land Use Framework



Lady Slipper Lot Catalyst Site



TROYER GROUP PROJECT EXPERIENCE

City of Fort Wayne, Indiana

Transportation Issues and Opportunities

As part of the All-In-Allen Comprehensive Plan, the Transportation Issues and Opportunities Report involved the in-depth analysis of vehicular, bicycle and pedestrian, as well as transit service for the City of Fort Wayne, its surrounding communities, and the County as a whole. The effort involved Peak Traffic Analysis, LOS, planned infrastructure improvements, and impacts of landuse across the multimodal network. With an emphasis on Active Transportation, this report built on the Walk FW, Bike FW, and Bus FW plans that came out of the previous comprehensive plan. Recommended strategies centered on closing gaps along priority routes and especially within the identified pedestrian generating zones. Transit issues highlighted the impact of funding on reducing interval times and connecting to additional employment areas. Overarching vehicular analysis looked to spread load across the countywide system rather than expansion of heavy traffic corridors. Each of these recommendations sought to bolster alt. and active transportation options.



City of Gary, Indiana

Bicycle and Pedestrian Master Plan

Over the course of a year, the Troyer Group team worked closely with Gary, its residents, and dozens of stakeholder groups to create its first bicycle and pedestrian master plan. The plan reviewed all aspects of transportation - vehicular corridors, on-street and trail networks, transit routes, and pedestrian infrastructure - their interdependence and dynamic needs. With a population that heavily relies on public transit, the priority of the plan was to address system gaps and improvements within the first-mile / last-mile target areas as well as six pedestrian generating zones. This approach helped Gary prioritize its funding strategies and identify projects that will have the largest impact. The proximity to Munster as well as the system overlaps, including GPTC and regional trails, will help to ensure Munster's previous guiding principle of "growing as a hub of the regional trail system" evolves and continues to address the planned improvements of adjacent communities.



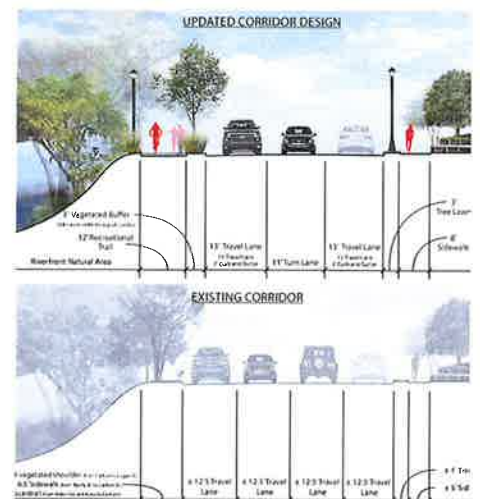
City of Mishawaka, Indiana

Lincolnway Corridor Master Plan

Lincolnway is the main east-west route through downtown Mishawaka. It is also SR 933 and controlled by INDOT. The City of Mishawaka is working with INDOT on planned improvements to the corridor and potential relinquishment. Troyer Group developed a series of typical sections to define the updated corridor. One element of the planned improvements was changing the traffic pattern from two wide lanes to three (one eastbound, one west bound, and a common center turn lane) to better identify travel movements. This change was implemented through a partnership with INDOT during their 2018 pavement maintenance project.

Defining clear direction on the following typology elements for segments of the corridor.

- 2-lane to 3-lane traffic conversion
- Lane width and intersection configuration,
- On-street parking
- Multi-use paths
- Streetscape Zones



Cedar Lake, Indiana

US 41 Corridor Improvements

Stephan led the corridor improvement project as the liaison between INDOT and the Town of Cedar Lake, helping to establish working relationships with adjacent property owners to US 41. Part of Stephan's charge was to collaborate extensively with community members and identify what site elements would be suitable with INDOT standards, developing a "Kit of Parts" for the Town's future.

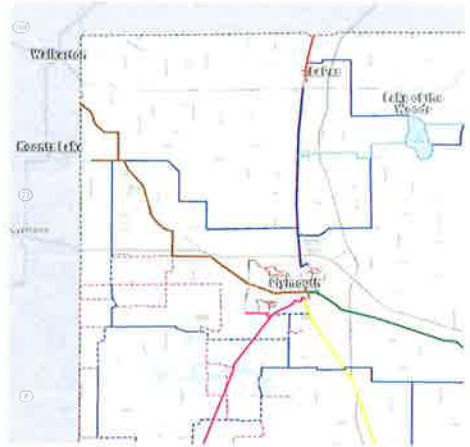
Jonathon brought an important "systems thinking" approach to the project, which balanced the planned roadway work with green infrastructure, pedestrian improvements, and other streetscape elements across three speed zones. Each zone involved a different approach to manage character and prioritize safety for all corridor users.



City of Marshall Co., Indiana

Trails Master Plan

This Trails Master Plan is a guiding document that outlines how to make Argos, Bremen, Bourbon, Culver, La Paz, and Plymouth walkable, bikeable communities in which multi-modal transportation trips are safe and enjoyable for the residents and visitors. It also presents plans for connecting each of the County communities to create a regional transportation network that allows people to travel and enjoy the natural landscapes and natural assets of the County's 450 square miles. This Master Plan is the result of the initiative of the Transportation and Trails Committee, a subcommittee of the County Crossroads team. The Transportation and Trails Committee is made up transportation experts in the County, nonprofit members, trail experts, members of MACOG (Michiana Area Council of Governments), and representatives of the Crossroads team. The Transportation and Trails Committee's goal is to: Provide safe and accessible routes for all non-vehicular and public transit users regardless of socioeconomic status throughout Marshall County.



City of South Bend, Indiana

Portage Avenue Corridor

This reconstruction project consisted of widening approximately one mile of Portage Avenue from Lathrop Street north to the bridge over the Indiana Toll Road. Originally a two-lane roadway, Troyer Group's design reconstructed Portage Avenue to two, three, and four lane sections utilizing roundabouts at two intersections. The reconstruction also contains a ten foot bicycle path along the west side and a five foot sidewalk along the east side. Similar to this Main St. project, the Portage Ave. corridor is directly adjacent to residential neighborhoods. The whole corridor represented a main access road for a nearby school, something Troyer Group planned for in our maintenance of traffic plan. The project was designed in accordance with INDOT design and standard practices and constructed at a cost of \$5.5 million.



References

At Houseal Lavigne, we are proud of our work and the long-term relationships we maintain with clients. We believe each of these references demonstrate our ability to satisfy clients through an approach that meets the technical and financial needs of client communities. Below are the reference names and contact information along with links to view the adopted plans.

Services	Client	Contact	Link
Comprehensive Plan	Wyoming, Michigan	Nicole Hofert, AICP Planning Director, City of Wyoming (616) 530-3170 hofertn@wyomingmi.gov	View the adopted plan here .
Comprehensive Plan	Schaumburg, Illinois	Julie Fitzgerald Director of Community Development (847) 923-4430 jfitzgerald@ci.schaumburg.il.us	View the adopted plan here .
Comprehensive Plan	Gunnison, Colorado	Anton Sinkewich Community Development Director (970) 641-8152 asinkewich@gunnisonco.gov	View the adopted plan here .
Comprehensive Plan	Peoria Heights, Illinois	Michael Phelan Village Mayor (309) 686-2373 michael.phelan@peoriaheights.org	View the adopted plan here .
Comprehensive Plan	Brownsburg, Indiana	Todd Barker Director of Planning (317) 852-1128 tbarker@brownsburg.org	View the adopted plan here .

SECTION 4

TEAM EXPERIENCE

Project Team

Planning consultants play a key role in offering a fresh, outside perspective and knowledge of cutting-edge best practices from throughout the country, however there will be no substitute for the on-the-ground knowledge of Munster staff in creating meaningful and impactful recommendations. With that in mind, Houseal Lavigne strives to develop strong relationships with our clients and to be considered an extension of staff. Our team will coordinate with staff throughout the process to ensure that the final product reflects this spirit of collaboration.





Education

Master of Environmental Planning,
Arizona State University

Bachelor of Environmental Sciences,
University of Michigan

Memberships

American Planning Association (APA)

American Institute of Certified Planners
Inducted Fellow (FAICP)

Lambda Alpha International

Oak Park-River Forest Community Foundation
Board of Directors

Awards

2021 APA-CO General Planning Award:
Gunnison Comprehensive Plan

2019 APA-CO General Planning Award:
Aurora Places Comprehensive Plan

2017 APA-IL Outreach Award:
Envision Oak Park Comprehensive Plan

2016 APA-MN Innovation Award:
St. Cloud Comprehensive Plan

2015 APA-MI Daniel Burnham Award (Best
Plan): Imagine Flint Master Plan

2014 APA National Award for Excellence
Emerging Planning and Design Firm

2014 APA-MI Public Outreach Award:
Imagine Flint Master Plan

2014 APA-IA Daniel Burnham Award:
Coralville Community Plan

2014 Congress for New Urbanism
Mackinac Award for Outstanding Plan:
Imagine Flint Master Plan

2012 APA-IL Daniel Burnham Award:
Downers Grove Comprehensive Plan

2010 APA-IL Strategic Plan Award:
River Forest Corridors Plan

2009 APA-IL Implementation Award:
Ogden Avenue Enhancement Initiative

2007 APA-IL Daniel Burnham Award:
Carpentersville Comprehensive Plan

AICP Certification Instructor

APA National and APA State Chapters
(2005 to Present)

www.planningprep.com
(site's co-creator)

John A. Houseal FAICP

Principal | Co-Founder

John is a Principal and Co-founder of Houseal Lavigne and has established himself as one of the nation's top urban planning professionals. John has been inducted in the College of Fellows of the American Institute of Certified Planners, the highest recognition and distinction awarded by the American Planning Association. John's reputation and expertise within the profession as a leader in urban planning, innovation, contemporary development practices, and community outreach has garnered him wide recognition and numerous planning awards. John has been a featured speaker at national, regional, state, and local events and conferences for issues related to urban planning, zoning, transportation, context sensitive design, innovation, graphic communication, and the environment. John is recognized as one of the top community facilitators, consensus builders, and citizen participation experts in the profession.

John maintains professional memberships with the American Planning Association and the American Institute of Certified Planners. John received a Bachelor of Science in environmental sciences from University of Michigan and a Master of Environmental Planning for environmental planning and urban planning from Arizona State University. John is also an AICP certification instructor and has been responsible for training more than 1,000 planners for professional certification since 2005. John also sits on the Board of Directors for the Oak Park and River Forest Community Foundation and serves as the Co-chair of the CommunityWorks Advisory Board, overseeing community initiatives related to environmental sustainability, community leadership training, and programs aimed at the success of all youth in the community.

Prior to co-founding Houseal Lavigne, John was a Principal and the Director of Urban Planning for URS Corporation, a global multi-disciplinary engineering firm. Working from the Michigan Avenue office in Downtown Chicago, John oversaw and directed the firm's urban planning and community development projects, often coordinating on assignments throughout the country.

Project Experience

Comprehensive Plans

80+ Comprehensive Plans including:

- Aurora, CO
- Benton Harbor, MI
- Bentonville, AR
- Brownsburg, IN
- Cañon City, CO
- Coralville, IA
- Council Bluffs, IA
- Downers Grove, IL
- Edinburgh, IN
- El Paso County, CO
- Erie, CO
- Flint, MI
- Frederick, CO
- Fort Lupton, CO
- Geneva, IL
- Greater Bridgeport Region, CT
- Jackson, MO
- Jackson, TN
- Jenks, OK
- Lynwood, IL
- Marion, IA
- Morton Grove
- Mundelein, IL
- Muskogee, OK
- New Buffalo, MI
- Oakbrook Terrace, IL
- Oak Creek, WI
- Oak Park, IL
- River Forest, IL
- St. Cloud, MN
- Summerville, SC
- Tipton, IN

Downtown Plans

30+ Downtown Plans including:

- Bentonville, AR
- Downers Grove, IL, Downtown
- Forest Park, IL, Madison Street Corridor
- Geneva, IL, Downtown Master Plan
- Huntley, IL, Downtown Master Plan
- McHenry, IL, Downtown Plan
- Oshkosh, WI Downtown Plan
- Round Lake, IL, Downtown Plan
- St. Joseph, MI

Special Area Plans

50+ Special Area Plans, including:

- Bellwood, IL, TOD master Development Plan
- Countryside, IL, Dansher Industrial Park Subarea Plan
- Glenview, IL, The Glen Parcel 24 Master Plan
- Montgomery Preserve Subarea Master Plan
- Naperville, IL, Martin Mitchell Campus Master Plan
- Oak Brook, IL, Commercial Areas Master Plan
- Palos Park, IL, Commercial Areas Master Plan
- Rolling Meadows, IL, Golf Road Corridor Mobility Plan
- Skokie, IL, Dempster Station Area Plan

Corridor Plans

70+ Corridor Plans including:

- Hinsdale, IL, Odgen Avenue Corridor Plan
- IL 47 Corridor Study
- Lockport, IL, I-355 Corridor Master Plan
- Melrose Park, IL, Broadway Avenue Corridor Plan
- Naperville, IL, Ogden Avenue Enhancement Study
- Oak Brook, IL, 22nd Street Corridor Plan
- Portage, IN, Highway 20 Corridor Plan

Zoning & Design Guidelines

45+ Zoning & Design Guidelines Assignments, including:

- Ardmore, OK
- Benton Harbor, MI
- Bentonville, AR
- Bloomington, IL
- Cañon City, CO
- Cary, IL
- Chicago, IL
- Flint, MI
- Hainesville, IL
- Jackson, TN
- Jenks, OK
- Muskogee, OK
- Marion, IA
- Oak Creek, WI
- River Forest, IL
- Sunset Hills, MO



Nik Davis AICP Principal

Nik is a Principal at Houseal Lavigne, bringing with him over 15 years of professional design and planning experience. He manages much of the firm's versatile studio work, as well as hones skill specializations in urban design, planning, geodesign, landscape architecture, site plan development, streetscape design, and Euclidean and form-based development regulations. Nik provides the connection between the plan making process and document creation, focusing on concept and site design, visualizations, document layout, and urban-form 3D modeling, using a breadth of drafting techniques and software tools.

Nik received his Bachelor's degree in Landscape Architecture from Purdue University. Prior to joining Houseal Lavigne, Nik worked for consulting firms specializing in development planning, urban design, streetscape design, zoning, and landscape architecture, where he was awarded recognition in sustainability and environmental stewardship by the Illinois Chapter of ASLA.

Nik enjoys the challenge of ensuring that plan recommendations and zoning ordinances correlate to what gets built, and therefore works to ensure that community goals and urban design expectations are grounded in reality and site-based limitations. He approaches his role as a problem solver, acting to understand how a community's local history and current challenges can be improved through technical tools, such as design guidelines, zoning codes, and development regulations. Through projects like Traverse City, Michigan's corridor master planning project and Baltimore, Maryland's zoning code revision, Nik was able to create graphics and documents that navigate the reader from public input and problem identification, to goal setting and recommended action, in a way that is elevated by high-quality illustrations and document layout.

Education

Bachelor of Science in Landscape Architecture,
Purdue University

Memberships

American Planning Association (APA)
Illinois American Society of Landscape Architecture (IL-ASLA)

Certifications

American Institute of Certified Planners (AICP)

ASLA Positions

IL-ASLA Allied Professionals Liaison
IL-ASLA Legacy Project Co-Chair
Past IL-ASLA Public Awareness Chair

Past IL-ASLA External
Communications Officer

APA-IL Positions

Co-Chair for the Marketing Committee

Presentations

2015 National APA Planning Conference:
New Tools for Zoning &
Development Visualization

2013 National APA Planning Conference:
Putting Zoning on the Map

2012 APA-CMS:
Integrating Sustainability
Into Development Regulations

2011 APA-IL State Conference

Awards

2020 ESRI Special Achievement in GIS Award:
Morrisville Land Use Plan/
Town Center Immersive Experience

2020 APA Smart Cities Award:
Morrisville Land Use Plan

2019 APA-CO General Planning Award:
Aurora Places Comprehensive Plan

2018 APA-VA Plan of the Year:
Bristol Virginia Comprehensive Plan

2018 Special Achievement in GIS Award:
Oshkosh Lakeshore Development

2016 APA-MN Innovation Award:
St. Cloud Comprehensive Plan

2014 APA-MI Public Outreach Award:
Imagine Flint Master Plan

Project Experience

Comprehensive Plans

- Aurora, CO
- Bentonville, AR
- Bristol, TN
- Cape Cod, MA
- Cary, IL
- Centerton, AR
- Council Bluffs, IA
- Crete, IL
- Eden Prairie, MN
- Elgin, IL
- Flint, MI
- Fort Dodge, IA
- Frederick, CO
- Galesburg, IL
- Glen Ellyn, IL
- Hawthorn Woods, IL
- Hudson, OH
- Jackson, TN
- Lynwood, IL
- Maywood, IL
- Muskogee, OK
- New Buffalo, MI
- Oak Park, IL
- Pleasant Hill, IA
- Richton Park, IL
- Sioux City, IA
- St. Charles, IL
- St. Cloud, MN
- Westmont, IL
- Windsor, CO

Corridor Plans

- Bentonville, AR
- Des Plaines, IL*
- Elmhurst, IL
- Island Lake, IL
- Homer Glen, IL
- Kenilworth, IL
- New Lenox, IL
- Park Ridge, IL*
- Peoria Heights, IL
- Portage, IN
- Rolling Meadows, IL
- Traverse City, MI

Downtown/TOD Plans

- Carbondale, IL
- Carson City, NV
- Elmhurst, IL
- Fort Dodge, IA
- Geneva, IL
- Hudson, OH
- Lawrence, KS
- Lisle, IL
- Rolling Meadows, IL

Streetscape Designs

- Bradley, IL - Broadway Street
- Chicago, IL - 87th & Stony, Lake Street, Uptown-Broadway Avenue, Auburn Gresham-79th Street
- Elmhurst, IL - North York
- Glen Ellyn, IL
- Huntley, IL
- New Buffalo, MI
- Richton Park, IL

Design Guidelines & Standards

- Chicago, IL - Archer & Halsted
- Council Bluffs, IA
- Elmhurst, IL
- Fort Dodge, IA*
- Mundelein, IL
- Pace TOD Guidelines
- Portage, IN
- Richton Park, IL*
- Traverse City, MI

Zoning/Form-Based Codes

- Baltimore, MD*
- Bentonville, AR
- Buffalo, NY*
- Cleveland Heights, OH*
- Council Bluffs, IA*
- Dunwoody, GA
- Flint, MI
- Muskogee, OK

Design Development & Concept Designs

- Bensenville, IL
- Chicago, IL
- Crystal Lake, IL
- Deerfield, IL*
- Lincolnwood, IL
- Mokena, IL*
- New Lenox, IL
- Richton Park
- St. Cloud, MN



Education

Masters of Urban and Environmental Geography,
University of Illinois at Chicago

Masters of Urban Planning and Policy,
University of Illinois at Chicago

Bachelor of Science in Anthropology,
Michigan State University

Certifications

NCI Charrette System™
Certificate Training - Core Level

NCI Charrette
Management and Facilitation™
Certificate Training - Advanced Level

American Institute of Certified Planners (AICP)

Memberships

American Planning Association (APA)

Illinois GIS Association

Chairman, APA Chicago Metro Section

Executive Committee Member,
APA Illinois Chapter

Co-founder, Young Planners Group,
APA Illinois Chapter

Brandon Nolin AICP

Senior Project Manager

Brandon is a Senior Project Manager at Houseal Lavigne Associates with over 13 years of planning, urban design, and market analysis experience. Brandon specializes in comprehensive planning and economic development and is a self-described "numbers guy," who uses his background in archaeology, statistics, and market research to develop data-driven plans that are both physically achievable and economically viable. Brandon has worked in communities of all shapes and sizes. He has created award-winning plans to reposition disinvested communities like Flint, MI and North Lawndale on Chicago's west side; leverage key redevelopment opportunities in growing downtowns; revitalize aging commercial corridors in inner ring suburbs; and strengthen small rural towns and emerging suburban communities. Brandon also has extensive knowledge and experience in the use of Geographic Information Systems (GIS). GIS continues to evolve and Brandon strives to embed spatial analysis into all aspects of place-based recommendations like identifying areas underserved by infrastructure in Flint, MI or calculating the impacts of infill and redevelopment strategies in Jackson, TN.

Brandon has worked for Houseal Lavigne Associates for more than 10 years and also gained valuable experience in his work at the Chicago Metropolitan Agency for Planning (CMAP), a regional planning agency. While at CMAP he directed several projects within the organization's innovative local-planning and technical assistance program and helped tie on-the-ground development and local initiatives to regional policies. Brandon was also a member of a Chicago-based real estate research firm specializing in market and financial analysis in both the public- and private-sectors.

Project Experience

Comprehensive Plans

- Battle Creek, MI
- Benton Harbor, MI
- Brownsburg, IN
- Cary, IL
- Crothersville, IN
- Culver, IN
- Des Plaines, IL
- Downers Grove, IL
- El Paso County, CO
- Elgin, IL
- Fairview Heights, IL
- Flint, MI
- Freeport, IL
- Geneva, IL
- Glen Ellyn, IL
- Greater Bridgeport Regional Commission (GBRC), CT
- Highwood, IL
- Jackson, TN
- Marion, IA
- McHenry County, IL
- McKinley Park, Chicago, IL*
- Minooka, IL
- Mundelein, IL
- North Lawndale, Chicago, IL*
- Northfield, IL
- Oak Creek, WI
- Palos Park, IL
- Pingree Grove, IL
- St. Charles, IL
- St. Cloud, MN
- Summerville, SC
- Tipton, IN
- Tipton County, IN
- Westmont, IL
- Wyoming, MI

Downtown Plans

- Cary, IL
- Highwood, IL
- Huntley, IL
- Lombard, IL
- Murray, KY
- St. Cloud, MN
- Wilmington, IL*

Special Area Plans (TOD, Neighborhoods, Special District)

- Crystal Lake, IL
- Clarendon Hills, IL
- Jefferson-Chalmers, Detroit, MI
- Flint, MI
- Geneva, IL
- Lombard, IL
- Marengo, IL
- Milwaukee, WI
- Murray, KY
- Skokie, IL
- South Chicago Heights, IL
- Sterling, IL
- Winfield, IL

Zoning & Regulatory

- Benton Harbor, MI
- Fairview Heights, IL
- Flint, MI
- Harwood Heights, IL
- Marion, IA
- Murray, KY
- Muskogee, OK
- River Forest, IL

Corridor Plans

- Cary, IL - US 14
- Freeport, IL - West Galena Avenue
- Kane and McHenry Counties - Illinois Route 47
- Lockport, IL - I-355 Corridor Master Plan
- Milwaukee, WI - 27th Street
- River Forest, IL - Village-wide Corridors Plan
- Springfield, MO - Grant Ave Parkway Corridor Plan
- St. Cloud, MN - Division Street
- Sugar Run Creek, Will County, IL - IL Route 53*

Market Analysis & Economic Development

- Bartlett, IL
- Brownsburg, IN
- Channahon, IL
- Chicago, IL*
- Clarendon Hills, IL
- IL Housing Dev. Auth. (IHDA)*
- Lake Barrington, IL
- Lincolnwood, IL
- Lombard, IL
- Milwaukee, WI
- Omaha, NE
- Palos Park, IL
- River Forest, IL

**Work conducted in other firms*



Education

Master of Urban Planning and Policy
University of Illinois at Chicago

Bachelor of Arts In Sociology and English,
Trinity Christian College

Memberships

American Planning Association (APA)

Certifications

American Institute of Certified Planners (AICP)

Joshua Koonce AICP

Project Manager

Josh is a Project Manager with Houseal Lavigne who brings eight years of experience in the areas of zoning, mapping, historic preservation, community development, and bicycle planning. His approach to any assignment is anchored by data-driven plan communication, a people-oriented approach to transportation, and the integration of technology and visuals in the planning process.

Before joining Houseal Lavigne, Josh worked as the sole staff planner and zoning coordinator for the Village of Maywood, a suburban Chicago community of 23,000 residents. In that capacity, he served as the staff liaison for the environmental beautification committee, the historic preservation commission, and the plan commission/zoning board. Josh interacted daily with Village officials, residents, developers, architects, and engineers, conducting zoning and development review for projects ranging from residential homeowner improvements to large mixed-use and industrial developments. Josh also handled all GIS mapmaking and data management tasks for the Community Development Department.

Josh adeptly engages and interfaces with a community and its committees, boards, and commissions. He brings a fresh, outside perspective coupled with an inside, practical understanding of municipal government structures. He has frequently acted as a liaison between these types of entities and local community development organizations and coalitions to connect, build relationships, and advocate and defend the vision of any given assignment.

An additional benefit of his experience is a thorough understanding of the research and procedures necessary to secure planning-related grant monies at the local level. As the planner for the Village of Maywood, Josh applied for and received over \$1 million in planning and engineering grant funds, which increased the capacity for implementation of planning initiatives within the community.

Josh is a certified planner with the American Institute of Certified Planners and an active APA member, enabling him to network with planning professionals and stay up-to-date with planning best practices. Going forward, Josh is interested in helping communities navigate and prepare for a variety of scenarios by finding creative and thoughtful ways to plan and benefit from local assets.

Project Experience

Comprehensive Plans

- Cañon City, CO
- Commerce City, CO
- Fort Wayne & Allen County, IN
- Grand Junction, CO
- Gunnison, CO
- Jenks, OK
- Peoria Heights, IL
- Opelika, AL
- Claremont, CA

Zoning Ordinances

- Cañon City, CO
- Jenks, OK
- Knightdale, NC
- Verona, WI

Downtown Plan

- St. Joseph, MI

Economic Development

- Brownsburg, IN Economic Development Strategic Plan

Corridor Plans

- Jefferson-Chalmers Mainstreet Master Plan, Detroit, MI

Misc. Studies

- MWRD Stormwater Master Plan

Subarea Plans

- Diamond Willow Property Master Plan, Sioux City, IA
- Grand Junction, CO
- Gunnison, CO
- Jenks, OK
- Oshkosh, WI, Sawdust District Master Plan
- Peoria Heights, IL

Development Services

- Flossmoor, IL

Grant Writing*

Secured and managed the following grant funds or grant-funded projects:

- IHDA abandoned properties grant funding
- Invest in Cook County funding for a major Village roadway project
- Local Technical Assistance funding for a Metra Station Area plan (RTA)
- Local Technical Assistance for updated zoning ordinance public facing guide (CMAP)
- MWRD Green Infrastructure Grant

*Work conducted in other firms



Education

Master of Urban Planning,
University of Kansas

Bachelor of Arts in Architecture,
University of Kansas

Memberships

American Planning Association (APA)

Rotary International

Certifications

American Institute of Certified Planners (AICP)

Presentations

APA-IL State Conference:
A Tale of Two Neighborhoods - Community
Driven Recalibration of Urban Renewal Era
Policy

APA-IL CMS Finding the Middle:
Inclusive by Design

APA-IL State Conference:
Zoning to Balance Gentrification, Preservation,
and Investment

APA Quad State Conference:
Economic Argument for Flexible Parking
Requirements

Jackie Wells AICP Project Manager

Jackie is a Project Manager at Houseal Lavigne, where she is primarily focused on working with communities to implement plans through authoring zoning, sign, and subdivision ordinances that align with plan goals, are user-friendly, and legally defensible. In addition to zoning, Jackie has been involved in projects ranging from strategic and comprehensive plans to downtown and corridor studies.

Jackie received her Bachelor's degree in architectural studies and Master's degree in Urban Planning from the University of Kansas. While in school her passion for community engagement was ignited, leading to her award of a research grant to further study the geospatial impacts of public engagement preferences.

Prior to joining Houseal Lavigne, Jackie was the Housing and Development Planning Specialist for a community of approximately 45,000. There she developed, implemented, and monitored the City's five-year Consolidated Plan and Annual Plans; applied for, received, and administered local, state and federal grant funding; acted as a liaison between the City and local community groups; spearheaded the City's targeted efforts in two historically disadvantaged neighborhoods; and planned and facilitated community engagement campaigns and events. Through these responsibilities, she gained valuable experience in program and policy development, engaging community groups, and supporting the establishment of new neighborhood associations. Jackie uses her experience in local government to develop data-driven solutions that manage the needs of elected and appointed officials, department heads, non-profit partners, and residents of the community.

Project Experience

Comprehensive and Master Planning

- Bensenville, IL - Parks & Recreation Master Plan
- Cañon City, CO - Comprehensive Plan
- Elk River, MN - Comprehensive Plan
- Jenks, OK - Comprehensive Plan
- Oak Creek, WI - Comprehensive Plan
- Northfield, IL - Comprehensive Plan
- Fairfield, CT - Strategic Plan
- Northfield, IL - Comprehensive Plan
- Greenwich, CT - Comprehensive Plan
- Sioux City, IA - Comprehensive Plan
- Eden Prairie, MN - Comprehensive Plan
- Marion, IA - Comprehensive Plan Update

Land Development Regulations

- Ardmore, OK - UDC
- Bloomington, IL - Zoning Ordinance
- Bloomington, IL - R-3B Zoning District Analysis
- Bloomington, IL - Sign Ordinance
- Cañon City, CO - UDC
- Carol Stream, IL - UDO
- Cary, IL - UDO
- Hainesville, IL - Zoning Ordinance Update and Retainer Services
- Jackson, TN - UDO
- Jenks, OK - UDO
- Knightdale, NC - UDO
- Marion, IA - Zoning Code Update
- Oak Creek, WI - Zoning and Sign Ordinance
- River Forest, IL - Sign Ordinance
- Roscoe, IL - Zoning / Regulatory Controls
- Springfield, MO - Grant Avenue Parkway District
- Sunset Hills, MO - Zoning / Regulatory Controls
- Verona, WI - Zoning and Sign Ordinance
- Yorkville, IL - UDO

Corridor, Downtown & Small Area Planning

- Hasting, MN - Vermilion Street Corridor Plan
- Lawrence, KS - Downtown Master Plan
- Plainfield/Joliet, IL - Boulevard Place PUD Design Guidelines
- Springfield, MO - Grant Avenue Parkway Corridor Plan



Education

Masters of Urban Planning and Policy
with a Certificate in Geospatial
Analysis & Visualization
University of Illinois at Chicago

Bachelor of Science in Architecture,
University of Illinois at Champaign-Urbana

Memberships

American Planning Association (APA)

IL GIS Association

Certifications

American Institute of Certified Planners (AICP)

ArcGIS Desktop Associate,
Issued by Esri

ArcGIS Desktop Professional,
Issued by Esri

Presentations

Wisconsin Land Information Association:
Persuading Citizens & Corporations
with Visualization

Awards

2018 Special Achievement in GIS Award,
Oshkosh Lakeshore Development

Trisha Parks AICP Planner II

Trisha is a Planner II with Houseal Lavigne and is instrumental in executing and evolving the firm's distinctive style and transformative 3D and GIS-based visualizations. Her primary area of expertise is visual communication through the development of illustrative maps, graphics, 3D visualizations, plan branding collateral, and plan document layouts.

Trisha received a Bachelor's degree in Architecture from the University of Illinois at Urbana-Champaign and a Master's degree in Urban Planning and Policy from the University of Illinois at Chicago, concentrating in spatial planning and urban design. While attending University, she was awarded the AICP Outstanding Student Award honoring her exceptional achievements in the study of planning. Prior to joining Houseal Lavigne, Trisha worked for the City of Highland Park. Throughout her time with the City, she worked on projects such as the Highland Park Downtown Design Guidelines and the Cultural Arts Master Plan.

Across a wide breadth of scales, Trisha brings specialization in all planning and design platforms, including but not limited to ArcGIS, ArcGIS Pro, Adobe, SketchUp, and CityEngine, to forge the connection between the planning process and the final deliverable. Her ability to design engaging and easy-to-understand graphics and collateral greatly assist the firm throughout the planning and outreach processes. Though she largely concentrates on the graphic representation of planning policies, she is interested in all aspects of the planning process.

Project Experience

Comprehensive Plans

- Aurora, CO
- Ardmore, OK
- Battle Creek, MI
- Bentonville, AR
- Brentwood, MO
- Brownsburg, IN
- Cañon City, CO
- Cape Cod, MA
- Channahon, IL
- Eden Prairie, MN
- El Paso County, CO
- Fayette County, WV
- Fort Lupton, CO
- Downers Grove, IL
- Galesburg, IL
- Glen Ellyn, IL
- Grand Junction, CO
- Gunnison, CO
- Jenks, OK
- Lake Barrington, IL
- Marion, IA
- Minooka, IL
- Morrisville, NC
- Northfield, IL
- Oak Creek, WI
- Opelika, AL
- Peoria Heights, IL
- River Forest, IL
- Schaumburg, IL
- Sioux City, IA
- Summerville, SC
- Westmoreland County, PA
- Wyoming, MI

Plan Branding

- Aurora, CO
- Cañon City, CO
- Brentwood, MO
- Fort Lupton, CO
- Fort Wayne, IN
- Jenks, OK
- New Buffalo, MI
- Westmoreland County, PA

Downtown Plans

- Lisle, IL
- Oshkosh, WI
- Springfield, MO
- St. Joseph, MI

Site Development Visualizations

- Ames, IA
- Battle Creek, MI
- Bentonville, AR
- Diamond Willow Property, Sioux City, IA
- Elmhurst, IL
- Fort Lupton, CO
- Frederick, CO
- Hastings, MN
- Oshkosh, WI
- Peoria Heights, IL
- St. Cloud, MN
- Norwegian American Hospital Health District Master Plan

Subarea Plans

- Huntley, IL
- Elmhurst, IL
- Peoria Heights, IL
- Oshkosh, WI

Corridor Plans

- Ames, IA
- Bradley, IL
- Hastings, MN
- Oak Brook, IL
- Oshkosh, IL

Zoning Ordinances

- Bentonville, AR
- Bloomington, IL
- Cary, IL
- Marion, IA
- Roscoe, IL
- Sunset Hills, MO

Parks & Recreation Plans

- Bensenville, IL
- Fort Lupton, CO
- St. Cloud, MN



Education

Master of Urban Planning,
University of Illinois at Urbana-Champaign

Bachelor of Arts in Urban Planning,
University of Illinois at Urbana-Champaign

Memberships

American Planning Association (APA)

Certifications

American Institute of Certified Planners (AICP)

Awards

Matteson Streetscape Improvement Plan
2020 APA-IL Award for Best Practice*

Master's Capstone Award
Hong Kong Institute of Planner's
Certificate of Merit

Edmund J. James Scholar Student
James Scholar Research Creativity Award

UIUC Department of Urban and Regional Plan-
ning Outstanding Sophomore Award

Daniel Tse AICP Planner II

Daniel is a Planner II with Houseal Lavigne and brings seven years of experience in urban planning and design. One of his specialty is developing illustrative graphics and innovative design work to further planning recommendations and concepts in a manner that is attractive and easy to understand. He is passionate about working with communities to identify issues and opportunities and design visually appealing graphics to create implementable plans. He adeptly incorporates development concept visualization and 3D renderings into planning documents and also concentrates on the mapping of the physical environment, creating and customizing GIS datasets, and using spatial analytic tools to inform policy recommendations in planning projects at all scales.

Daniel received a Bachelor's and Master's degrees in Urban Planning from the University of Illinois at Urbana-Champaign. His professional practice includes working with metropolitan planning organization to update a county's Long-Range Transportation Plan and drafting a bicycle and trails master plan for communities. He also have experience working in a planning and design firm in Asia-Pacific where he helped communities develop city-wide planning and bicycling plans. Prior to joining Houseal Lavigne, Daniel worked at a multi-disciplinary firm in the United States where he expanded his practice and skillset into landscape architecture and architecture through campus master planning, site concept design, golf course facility redevelopment, and railroad underpass design.

His extensive experience in a wide variety of projects, including comprehensive plans, corridor plans, transit-oriented development, bike and trail plans, subarea plans, research park master plans, design guidelines, and zoning regulations has solidified his position as a well rounded urban planner. He is able to tackle the breadth of activities involved in a planning assignment including research, policy writing, design recommendations formulation, project management, community engagement, implementation, and visually cohesive document design.

Project Experience

Comprehensive Plans

- Brookfield, IL*
- Crawfordville, IN*
- Cary, IL
- Coralville, IA
- Council Bluffs, IA
- Elgin, IL
- Fort Dodge, IA
- Frederick, CO
- Gardner, KS
- Greater Bridgeport Regional Council, CT
- Hudson, OH
- Jackson, TN
- Maywood, IL
- North Aurora, IL
- Oak Park, IL
- Plainfield, IN
- Pleasant Hill, IA
- St. Cloud, MN
- Sunset Hills, MO
- Windsor, CO

Corridor Plans

- Champaign, IL*
- Moline, IL*
- Matteson, IL*
- Bi-State Regional Planning Commission, IL*

Downtown Plans

- Carson City, NV
- Rock Island, IL
- South Holland, IL*

Visualizations

- Crystal Lake, IL
- Lincolnwood, IL
- Monmouth, IL
- Oshkosh, WI
- Pleasant Hill, IA
- Fort Dodge, IA
- Richton Park, IL
- Sterling, IL
- Tulsa, OK

Zoning Ordinances

- Ardmore, OK
- Bloomington, IL
- Canon City, CO
- Jenks, OK
- Knightdale, NC
- River Forest, IL
- Roscoe, IL
- Verona, WI

Station Area Plans

- Crystal Lake, IL
- Prairie View, Buffalo Grove, IL*

Campus Master Plans

- Research Park at the University of Illinois at Urbana-Champaign, Champaign, IL*

Golf Facilities Master Plans

- Indy Parks & Recreation, Indianapolis, IN*

Strategic Plans

- West Chicago, IL
- Brownfield Reuse Plans, Sherman Park, Indianapolis, IN*

Design Guidelines

- Aurora, IL*
- Brookfield, IL*

*Work conducted in other firms



Education

Bachelors of Art in Urban Planning and
Minor in Architectural Studies,
University of Illinois at Urbana-Champaign

Membership

American Planning Association (APA)

Certification

ArcGIS Desktop Entry

Mika Schweizer

Planner II

Mika Schweizer is a Planner II at Houseal Lavigne who is committed to creating action-oriented, long-term plans that are responsive to each community's unique needs and aspirations. Her areas of focus include community outreach and synthesis, GIS data analysis and visualization, and the development of user-friendly, visually compelling documents through strong collaboration with team members. Mika is dedicated to curating plans that are concise, engaging, and easy to understand by the community and its members. Mika's experience ranges from comprehensive plans, land use plans, small area plans, downtown plans, and corridor plans for communities across the country.

Mika joined Houseal Lavigne in 2018 after receiving her Bachelor of Arts in Urban Planning with a minor in Architectural Studies from the University of Illinois at Urbana-Champaign. There, she was an active member of the Executive Board for the Student Planning Organization, the James Scholar Honors Program, and the National Honor Society of Phi Kappa Phi. Mika was nominated for the Outstanding Sophomore Award by the Department of Urban Planning and was placed on the Dean's List. In 2017, she took a semester abroad in Barcelona, studying the City's history of urban development and culture. Before joining Houseal Lavigne, Mika worked for Ben Herzog Architect, PC, an architectural firm in Brooklyn, New York, and later for the Downtown Evanston SSA in Illinois.

Project Experience

Comprehensive Plans

- Channahon, IL
- Eden Prairie, MN
- Fort Wayne-AlLEN County, IN
- Glen Ellyn, IL
- Grand Junction, CO
- Gunnison, CO
- Minooka, IL
- Naperville, IL
- Oak Creek, WI
- River Forest, IL
- Sioux City, IA
- Springfield, MO
- Walker, MI
- Wake Forest, NC
- Wyoming, MI

Downtown Plans

- Springfield, MO
- St. Joseph, MI

Development Services

- Flossmoor, IL

Corridor Plans

- Jefferson-Chalmers, Detroit, MI, Mainstreet Master Plan
- West Garfield Park, Chicago, IL, Corridors Plan

Small Area Planning & Subarea Plans

- Diamond Willow, Sioux City, IA, Development Master Plan
- Oshkosh, WI, Sawdust District Master Plan
- Palos Park, IL, Western Growth Area Master Plan
- Plainfield, IL, Riverfront Master Plan
- River Grove, IL, TIF Plan
- Norwegian American Hospital, Chicago, IL, Wellness District Master Plan



Jonathon Geels PLA, FASLA

Landscape Architect

As a project landscape architect, Jonathon has established a purpose-driven approach to every project with a distinctive commitment to people and experiences. As a landscape architect, he focuses on public sites with an emphasis on transportation and connectivity. His design ethic and process seek to solve emergent problems by connecting people to new ideas through research, advocacy, and activism. Jonathon's experience encompasses multimodal transportation projects, green infrastructure, best-practice public engagement, as well as corridor projects and community infrastructure.

Education

B.L.A. - Ball State University, 2005

Professional LA: IN

He brings an important perspective to comprehensive plan, not only because of the importance of pedestrian safety and knowledge of "Complete Streets" will have on the corridor, but also because of his deep understanding of community infrastructure - having previously worked in the South Bend Municipal Energy Office. His recent work on the Gary Bicycle and Pedestrian Master Plan, including extensive Transit and TOD planning, will serve as an important base that will contribute to the success of Munster's process.

Jonathon has segued that experience into advocating for bicycle and pedestrian system funding, specifically the Transportation Alternatives Program and Next Level Trails, through his efforts with the American Society of Landscape Architects (ASLA). Jonathon has won several community and national awards, being recognized for his outstanding service and leadership. He was recently elevated to a Fellow of ASLA, one of only 10 such designations in Indiana history and the youngest ever nationally. He has presented around the State on the importance of multimodal networks, recently at the Bike Indiana Conference and at a Town Hall Meeting in nearby Cedar Lake.

Related Project Experience

Transportation and Streetscape

- All In Allen Comp. Plan - Fort Wayne/Allen Co.
- Bike / Pedestrian Master Plan - Gary, IN
- US41 Corridor Plan - Cedar Lake, IN
- SR2 @ Heavilin Land Use Plan - Valparaiso, IN
- Sterling East Corridor Plan - Elkhart, IN
- Lincolnway Corridor Plan - Mishawaka, IN
- Downtown Master Plan - Attica, IN
- Regional Trail Wayfinding and Branding - MACOG
- Bike / Pedestrian Master Plan - Culver, IN
- Adams Trail - Granger, IN
- Vale Park West Path - Valparaiso, IN
- 300 N Trail - Warsaw, IN
- Merrifield Park and Trail - Mishawaka, IN
- Lake Maxinkuckee Trail Master Plan - Culver, IN
- Enviro-Center Connectivity Plan - Elkhart, IN
- Harrison Safe Routes to School - South Bend, IN
- LaSalle Marquette SRTS - South Bend, IN
- 21st St. Streetscape - South Bend, IN
- Plymouth Safe Routes to School - Plymouth, IN
- Hibberd Plaza + Streetscape - South Bend, IN
- Spring St. Streetscape Master Plan - Mishawaka, IN
- 100 Wayne Streetscape - South Bend, IN
- TCU HQ Plaza / Streetscape Plan - South Bend, IN

Community Facilities

- Fire Station Facility Study - Lakeville, IN
- Fire Station Facility Study - Argos, IN
- Municipal Facilities Study - South Bend, IN
- Municipal Facilities Study - Milford, IN
- Fire Station 9 - South Bend, IN
- Penn Fire Station 13 - St. Joseph Co, IN
- Warren Fire Station 19 - St. Joseph Co, IN
- Fire Station 5 Site Planning - South Bend, IN
- Fire Station 1 - Lakeville, IN
- Fire Station 2 - Mishawaka, IN
- Fire Training - South Bend, IN



Education

B.S. - Construction Management, 2014

A.S. - Civil Engineering, 2013

Purdue University

Stephan Summers

Transportation and Utilities

As a former indot project manager, Stephan is familiar with indot LPA processes and contract management. He understands that the project's success is based on keeping the project on schedule and within budget. If risks arise, they will be communicated to all stakeholders, including the Town PM in a prompt and concise manner with solutions to keep the project moving forward.

Stephan is known for his consistent and effective communication. He utilizes all appropriate channels including email, phone, and monthly status reports to ensure the Town has all of the project information at their fingertips.

His experience managing hundreds of projects with INDOT as well as his ability to coordinate all aspects of transportation and utility design process will make this project a success.

Related Project Experience

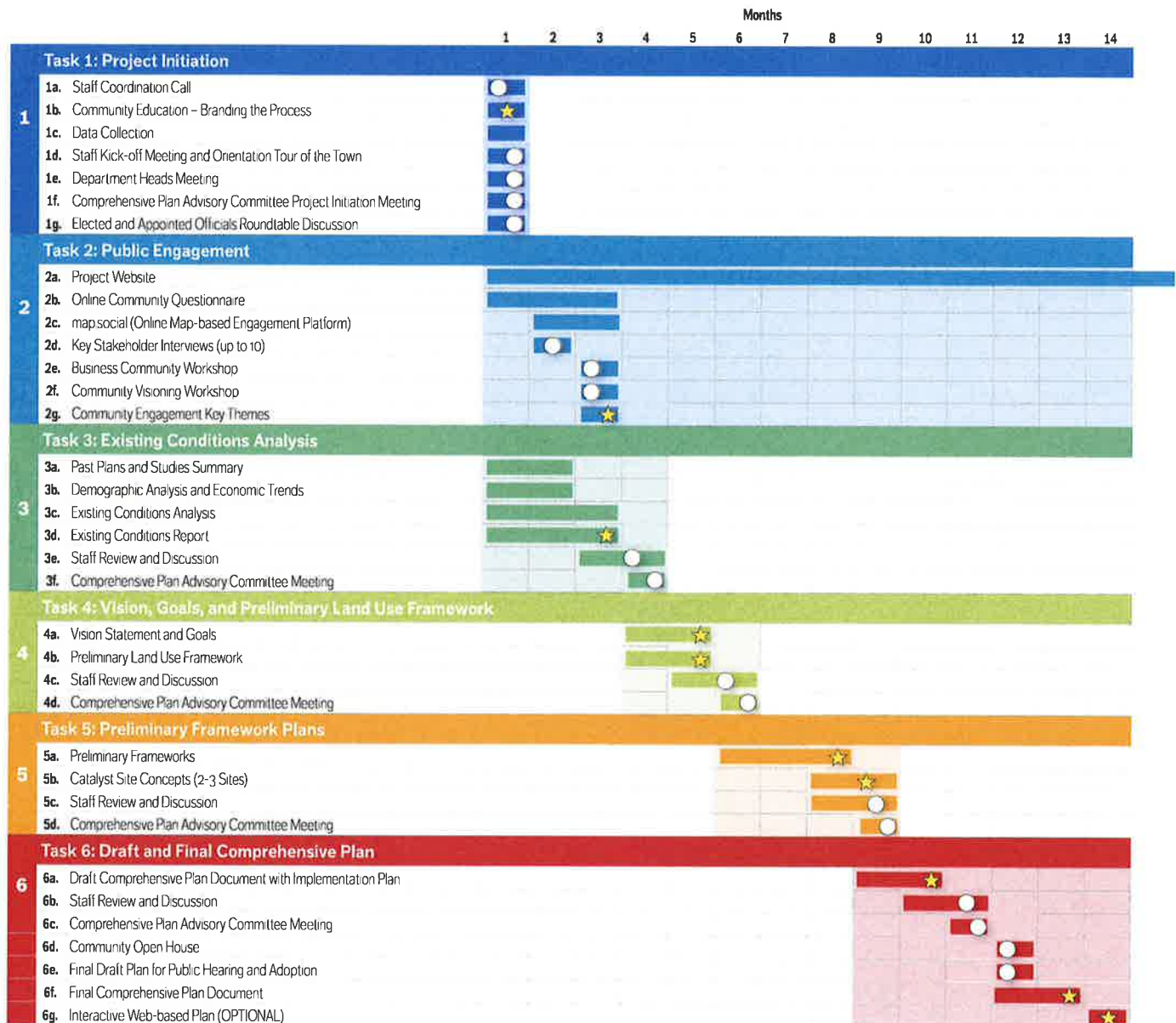
- US41 Corridor Plan - Cedar Lake, IN
- Park St. Corridor Reconstruction - La Porte, IN
- West Jefferson Streetscape - Cedar Lake, IN
- Miriam Ave Streetscape - Nappanee, IN
- US 31 Road Reconstruction - St. Joseph Co., IN
- US 41 Aux Lanes / Corridor Improve. - Lake Co., IN
- CR300 N Pedestrian Improvements - Warsaw, IN
- I-65 HMA Overlays - Jasper Co., IN
- US 35 HMA Overlay - Starke Co., IN
- SR 117 HMA Overlay - Marshall Co., IN
- SR 23 HMA Overlay - Starke Co., IN
- SR 106 HMA Overlay - Marshall Co., IN

SECTION 5

PROJECT SCHEDULE

Project Schedule

The project schedule below provides an overall framework to complete the proposed project approach. Should the Town favor our basic approach, we will work with staff to refine the process and anticipated project schedule in a manner that is most advantageous to the project.



○ Denotes Meetings to be conducted or attended by our Team

★ Denotes Deliverables to be produced by our Team

SECTION 6

PROJECT COST

Cost

Houseal Lavigne proposes an estimated fee not to exceed **\$149,680** for the Munster Comprehensive Plan including all professional fees and project expenses. If the Town favors our basic approach, we are willing to work with the Town staff to amend our scope of work as necessary to meet any budgetary constraints.

Task	Cost	Est. Hours
Task 1: Project Initiation	\$8,085	57
Task 2: Public Engagement	\$12,705	99
Task 3: Existing Conditions Analysis	\$35,645	276
Task 4: Vision, Goals, and Preliminary Land Use Framework	\$15,105	111
Task 5: Preliminary Framework Plans	\$58,410	440
Task 6: Draft and Final Comprehensive Plan	\$19,730	144
Total Professional Fees (Not to Exceed Cost)	\$149,680	1,127

Positions	Hourly Rates
Principal	\$ 250-230
Sr. Project Manager	\$ 180-190
Project Manager	\$ 140-150
Planner II	\$ 130-140
Planner I	\$ 100-115

