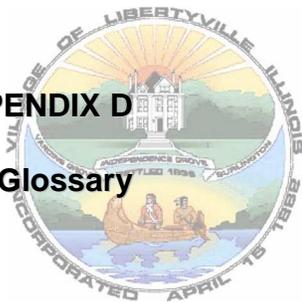


APPENDIX D

GLOSSARY OF TERMS & DEFINITIONS

APPENDIX D

D.1 Glossary





D.1 GLOSSARY

Adaptive Reuse: The development of a new use for a preexisting building. If a historic structure is involved, the conversion strives to maintain the structure's historic character.

Affordable Housing: According to the Affordable Housing Planning and Appeal Act, affordable housing is housing that has a sales price or rental amount that is within the means of a household who may occupy moderate-income or low-income housing. Housing units for sale shall have mortgage, amortization, taxes, insurance and condominium or association fees constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household annual income for a household of the size that may occupy the unit.

Aquifer Recharge Area: The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage.

Arterial Street: "Arterial Streets" are designed to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within the community. The arterial system interconnects major Village elements.

Attainable Housing: This term is used specifically in relation to the Community Survey conducted by the Village of Libertyville during the Comprehensive Planning Process. It was intended to be distinguished from "Affordable Housing" (see "Affordable Housing" definition). "Attainable Housing" refers to available housing within Libertyville for target groups such as empty-nesters, who may be living on fixed-incomes and no longer need or can maintain their larger homes in Libertyville, or young families who would like to locate in the Village but cannot locate a "starter home" within the Village.

Buffer/Buffering: Landscaped areas, berms, fencing, walls or other physical features planted or installed to physically and visually separate land uses.

Capital Improvements Program (CIP): A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of funding the project. Included are all major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses, for the purchase, construction or replacement of the physical assets for the community.

Character-/Form-Based Zoning: Zoning regulations that incorporate appearance and design provisions into the zoning bulk requirements.

Collector Street: "Collector Streets" are designed to provide a greater balance between mobility and land access within residential, commercial and industrial areas. A "Collector Street" is designed to better accommodate bicycle and pedestrian activity while still serving the needs of the motoring public. The specifics of a "Collector Street" design is largely dependent upon the density, size, and type of abutting developments.

Community Character: The image of a community as defined by such factors as its built environment, natural features, open space, architectural styles of houses and buildings, infrastructure, and the type and quality of public facilities and services.

Curb Cut: The opening along the curb line at which point vehicles may enter or leave the roadway.

Cut-Through Traffic: Traffic which uses local or collector streets to travel through a residential neighborhood without having an origin or destination within the neighborhood.

Density: The number of dwelling units per acre of land

Easement: Authorization by a property owner for the use by another, and for a specified purpose, of a designated part of his/her property.

Empty-Nester: Informal term for a parent or parents whose children have grown and left home.

Family Household: From the U.S. Census, a family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Floor-Area Ratio: The total floor area of all buildings or structures on a zoning lot divided by the area of said lot.

Household: From the U.S. Census, all the people who occupy a housing unit as their usual place of residence.

Infill: Development of vacant, “skipped-over” parcels of land in otherwise built up areas.

Goals: A “goal” describes, in general terms, broad aims, desired end situations or ideals for achievement. It is typically broad and long-range.

Local Street: “Local Streets” are influenced less by traffic volumes and are tailored more to providing local access and community livability. Mobility on “Local Streets” is typically incidental and involves relatively short trips at lower speeds to and from “Collector Streets.” Pedestrian and bicycle safety and aesthetics are generally high priorities on “Local Streets” in residential and commercial areas. Wider travel lanes and broader turning radii to accommodate larger vehicle size are major considerations on local streets in industrial areas.

Lot of Record: A lot that is part of a recorded subdivision or a parcel of land that has been recorded in the property tax records.

Mean: The “mean” of a collection of numbers is their arithmetic average, computed by adding them up and dividing by their number.

Median: The middle value of a set of values.

Mixed-Use: The combination of two or more land uses within one building, project, or site. The most common combination of uses is business/retail and residential.

Non-Family Household: See “Household.”

Objectives: “Objectives” generally represent an expanded description of a particular aspect of a goal or a more precise desired end situation.

Parkway: The area, excluding the sidewalk, between the property line and the curb or, in the absence of a curb, between the property line and the nearest edge of the street paving.

Policies: “Policies” are specific strategies intended to achieve the Comprehensive Plan’s goals and objectives. “Policies” often serve as implementation actions.

Planned Development: A tract of land developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses, and is processed under Libertyville’s planned development provisions.

Plat: (1) A map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) A map of a subdivision or site plan.

Primary Metropolitan Statistical Area (PMSA): A geographic entity defined by the federal Office of Management and Budget for use by federal statistical agencies. If an area meets the requirements to qualify as a metropolitan statistical area and has a population of one million or more, two or more PMSAs may be defined within it if statistical criteria are met and local opinion is in favor. A PMSA consists of a large urbanized county, or a cluster of such counties (cities and towns in New England) that have substantial commuting interchange. When one or more PMSAs have been recognized, the balance of the original, larger area becomes an additional PMSA; the larger area of which they are components then is designated a consolidated metropolitan statistical area.

Right-of-Way: A strip of land acquired by reservation, dedication, prescription or condemnation, and intended to be occupied by a street, trail, water line, sanitary sewer and/or public utilities or facilities.

Scale: The relationships of a development and/or its elements in terms of size, height, bulk, intensity, and aesthetics, to one another and the surroundings.

Special Service Area (SSA): The “Special Service Area (SSA)” program is a mechanism for contiguous industrial, commercial and residential areas to fund expanded services and programs through a localized property tax levy. These enhanced services and programs are in addition to services and programs currently provided through the Village. Such projects could include security services, business area marketing and advertising assistance, promotional activities such as parades and festivals, or any variety of small scale capital improvements which could be supported through a modest property tax levy.

Streetscape: The visual image of a street, including the combination of buildings, parking, signs and other landscape and street furniture.

Subdivision: (1) The division of land into two or more lots; (2) A development consisting of subdivided lots.

Tax Increment Financing (TIF): A TIF is a financing tool for economic development and community improvement that is locally funded and controlled. The main objectives of a TIF district are to improve the physical environment (eliminate blight) and promote private investment and economic development (enhance property values). A TIF is not an additional tax on property, but does rely on increases in tax revenues within the TIF district that result from new construction/development and normal appreciation in property values.

Teardown: The construction or remodeling of single-family homes to the maximum allowable size permitted by land use and zoning regulations in neighborhoods distinctly characterized by considerably smaller homes.

Transit-Oriented Development (TOD): A mixed-use development within walking distance of a transit stop and core commercial area. A TOD mixes residential, retail, office and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bike, foot or car.

Wayfinding: The orderly presentation of the information needed to let people comfortably and successfully access an environment