

AGENDA
VILLAGE BOARD COMMITTEE OF THE WHOLE
Monday, January 27, 2014
Following Village Board Meeting

Meeting Chaired by Mayor Gayle Smolinski

1. **Roll Call**
2. **Approval of Prepared Agenda**
3. **Presentation of Minutes of January 6, 2014**
4. **Citizen Comments/Questions** (Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.)
5. **Business District Update**
Presenter: Patrick Watkins, Community Development Director
6. **DuPage County Lake Street Corridor Study**
Presenter: Patrick Watkins, Community Development Director
10. **Executive Session**
 - A. Real Property
 - B. Personnel
 - C. Collective Bargaining
 - D. Executive Session Minutes
 - E. Personnel
 - F. Security Procedures
 - G. Risk Management
11. **Citizen Comments/Questions** (Residents who wish to address the Board, please come to the podium, state your name and address, and limit your comments to three minutes.)
12. **Other Business**
13. **Adjourn**



**AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting – 1/27/14**

Item Title: **Business District Update**

Staff Contact: Patrick N. Watkins, Community Development Director

RECOMMENDATION

Staff to update the Village Board on the status of the Gary Avenue Business District Eligibility Study

Executive Summary:

Attached is the S.B.Friedman memorandum concerning the Gary Avenue Business District eligibility reconnaissance study (phase I services). In summation, the site meets the "Blighted Area" factor which has resulted in an "Economic Liability" for the study area. Since it will qualify as a Business District under the Act; the consultants have continued the subsequent steps of formulating the Redevelopment Plan and Project for the Business District. This process culminates in a public hearing and approval process.

The Blighted Area finding is due to the defective and inadequate street layout (i.e. the lack of a full access from Gary Avenue). This blighting factor has resulted in an economic liability for the hotel business as well as having a stunting effect on the build out of the banquet facility.

We are expecting the full process related to the establishment of a Business District to be completed by the end of March or early April. The terms of the assistance through the Business District and any other needed financial assistance will culminate in the provisions of the development agreement. The developer is moving towards locking into his costs so that he can discuss a comprehensive agreement with the Village. It is anticipated that he will be ready for this discussion in February.

Implications

Is this item budgeted? Yes

Any other implications to be considered? None

Attachments:

S.B.Friedman Findings Memorandum

Direction Requested:

Update purposes only



AGENDA ITEM EXECUTIVE SUMMARY
Committee of the Whole Meeting – January 27, 2014

Item Title: Update RE DuPage County Lake Street Corridor Plan

Staff Contact: Patrick N. Watkins (Community Development Director)
Bob Zimmerer (Planner)

DIRECTION REQUESTED

**Update RE Lake Street Corridor Planning Study by DuPage County & CMAP
(For Informational Purposes)**

Executive Summary:

As discussed at a COW meeting this past June, the Chicago Metropolitan Agency for Planning (CMAP) and DuPage County have hired Teska Associates, Inc. and Business Districts, Inc. to conduct a Corridor Planning Study along Lake Street that involves the county and all communities along Lake Street between Hanover Park and Addison. The final meeting of the group occurred in December (as reported in the 12/13/13 edition of the Village Board Report). County Staff intends to present the final draft of the study to the County Board in February.

From the standpoint of Village Staff, the completion of the study sets the table for us to engage the County in an intergovernmental manner for a plan of action to facilitate development of the unincorporated area at the southeast corner of Lake and Gary (an area of roughly 30 acres). It also sets the stage for us to consider incorporating the elements of the study relevant to Roselle within our Comprehensive Plan. A third result may be us engaging with the County, on a trial basis, to serve one or more of the various unincorporated pockets near Roselle through a variety of means from leveraging annexation to special agreements.

The entire final draft is 118 pages in length. Village Staff will e-mail a link to an electronic copy of the entire draft, but we attached a hard copy of the Roselle-related portions of the last five chapters/sections completed since June. Moreover, a quick overview of the final draft of the study follows.

- The study assesses the issues at present, including...
 - The lack of a distinct identity,
 - The outdated nature of most existing retail/shopping centers (typically due to aged buildings, poor connectivity and layout, as well as excessive parking supply),
 - The “over-retailed” condition due to the lack of residents and/or workers to patronize retail businesses within close proximity, and

- The limited transportation options (e.g. there is no transit, bicycle, and pedestrian access as existing developments are auto-oriented).
- The study then addresses the issues by...
 - Establishing a framework for long-term economic sustainability while creating a distinct identity by developing nodes and node support areas;
 - The nodes, areas within ½-mile of major intersections (including Lake & Gary), have the land uses as described in our discussion in June (i.e. big box retail with out lots and some areas designated for multi-story residential to support the nearby retail);
 - The node support areas, areas between major intersections (like those areas between Bryn Mawr and Rosedale), have land uses as described in our past discussion (i.e. over time, replace aged retail in these areas with new employment centers such as offices, educational facilities, and light industries as well as with multi-story residential to provide new types of housing and a customer base for the retail in the nodes);
 - Laying out principles for intergovernmental cooperation, including formal examples of methods to get all jurisdictions “on the same page”;
 - Recommending site development guidelines that mostly compliment and/or emulate the existing retail structures at Cornerstone Plaza – a compliment not only to the developer/owner, Todd Eicholz, but also to the Village (Board; P & Z; Staff, etc.); and,
 - Detailing zoning recommendations for all the unincorporated properties along the corridor.

Implications

Is this item budgeted? N/A

Any other implications to be considered? None

Attachments:

Excerpts from Final Draft of Lake Street Corridor Planning Study

Direction Requested:

(Informational Purposes Only)