

EAST GRAND AVENUE COMMITTEE
February 28, 2001

Attendees: A sign-in sheet was made available at the meeting

Staff & Consultants Present: Jon Wildenberg, Director of Building & Zoning; Tracy Velkover, Village Planner; Kirk Skoog, Associate Planner, Bernard Rosauer, Planning Consultant; and Liza Oz-Golden, Planning Consultant

1. The meeting was called to order at 7:45 p.m.

2. January 24, 2001 Minutes

Chuck Crowley, resident, stated that the minutes should be amended by adding his comment regarding short and long-term budget ranges.

The East Grand Committee (EGC) approved the minutes, as amended by Mr. Crowley.

3. General Update

Mr. Wildenberg explained that the addition of left turn lanes to Route 132 will occur this summer. In addition, possible relocation of utilities could occur this summer, in preparation for improvements to the Route 41/132 Interchange scheduled for Spring, 2002.

Staff, including the Electrical Inspector, field inspected existing service connections to the businesses. A large majority of the buildings are connected to the side or rear, and may not be affected by burial of lines in the Grand Avenue right-of-way. There are two situations where burial on private property would be needed. These include the Hendricks Animal Hospital and the East Olsen multi-tenant commercial building. A summary of the cost estimates was included in the attendees' packets.

Gust Petropoulos, property owner, asked what the size of the service to the Olsen Building is. Mr. Wildenberg stated that it is 200 amp service.

Bryan Winter, Plan Commission member, asked for and received confirmation that there would be no extra cost to property owners on the north side of Grand Avenue for reconnection of electrical service because they do not have existing connections to the front of the building.

Mr. Wildenberg stated that the existing Grand Avenue poles also contain cable and telephone utilities, as well as streetlights.

Mr. Winter stated that burying the powerlines should be coordinated with IDOT's construction schedule.

Mr. Wildenberg updated the activity of the Joint Plan Commission & Zoning Board of Appeals (PC/ZBA) workshops. They are working on establishing an East Grand Overlay District and continuing discussion of a facade rebate program (FRP). At some point, it might be beneficial to integrate the two groups (EGC & PC/ZBA) and meet together.

4. Improvement Ranking Surveys

Mr. Wildenberg stated that 28 of the 34 surveys that had been distributed were returned. He addressed each item line by line in the survey. Mr. Petropoulos stated that a plan to establish uniform guidelines for monument signage would improve the look of the area. A 10-year grandfather clause for removing existing signage could be established.

Richard Welton, Mayor, stated that sign guidelines could be established as part of the FRP.

Ms. Velkover stated that signage could be required to be addressed as part of being eligible for a rebate. The qualifications may need to be changed from time to time depending on the participation in the program.

Mr. Wildenberg stated that the group is discussing two distinct issues: design standards that will be established in the Zoning Ordinance as part of the overlay district and an FRP. The FRP should stand alone; it will not be included in the Zoning Ordinance.

Steve Park, Zoning Board of Appeals member, stated that a budget range should be established for the improvements. Ms. Velkover stated that the primary function of the EGC is to give the Village Board ideas on what can be improved. The Board can make the decisions on funding.

Jim Sula, Plan Commission member, stated that the group has decided on recommendations; the survey results indicate the most important items. A budget needs to be established for each item.

Cheryl Ross, Plan Commission member, stated that the group should go through the survey results item by item and determine if there are ideas listed that someone does not agree with.

Mr. Winter stated that the burial of the overhead powerlines should be the first priority because items such as landscaping and the locations of sidewalks depend on when the powerline relocation takes place.

5. Short-Term Landscape Ideas

Because of the construction projects scheduled for East Grand, landscape materials that are installed this year may need to be removed in the future as part of these projects. For this reason, Rolf C. Campbell & Associates was asked to present some short-term landscaping ideas; items that could easily be removed and have a relatively low cost.

Bernard Rosauer, Landscape Architect with Rolf Campbell's office, presented a plan to address landscaping in three areas of Grand: on the west end between Route 41 & Waveland, near the center of the corridor in the Pine Grove right-of-way, and on the east end near the Village boundary.

The costs of the proposal are as follows:

West End, north side of Grand:	\$11,000
West End, south side of Grand:	\$15,000
Center, north side of Grand:	\$5,600
Center, south side of Grand:	\$5,300
East End, north side of Grand:	\$8,000
East End, south side of Grand:	\$8,800
TOTAL	\$53,700

Mr. Wildenberg stated that the Village has control over when the center improvements occur because it is Village right-of-way. The west improvements are subject to IDOT approval; the east improvements would have to occur on private property.

Mr. Petropoulos stated that this is a good, affordable proposal and that it should be undertaken this year. Many in the group agreed.

6. Other Items/Open Forum

Ms. Thoma asked about the status of installing bus shelters in the area. Mr. Welton stated that there are none proposed right now, however, staff is looking into the situation.

Mr. Welton stated that the Village's decorative lighting should be extended into the East Grand area.

Lauri Randall, resident, asked when the position of Economic Development Coordinator could be proposed to the Village Board. Mr. Wildenberg stated that it could be proposed any year during the budget hearings.

Mr. Winter stated that area businesses should be encouraged to come up with a name and/or a theme for the District.

Ron Emanuel, representing Ethan Allen, asked if the Village has an Architectural Review Committee. Mr. Wildenberg stated that architecture, as well as other elements of petitioners' plans, are reviewed as part of the public hearing process.

The EGC concluded that the following recommendations should be forwarded to the Village Board regarding improvements to the East Grand area for this year:

- Bury the overhead power lines

- Institute a Facade Rebate Program to provide incentives for improvements to private properties
- Complete landscape improvements at the east, west and middle portions of the business corridor
- Install identification signs for the east Grand Avenue Business District
- Install pedestrian crosswalk signs

The EGC also recommended that staff invite East Grand business owners/operators to provide design and thematic ideas for the East Grand Business District identification signage.

7. Next Meeting

EGC members expressed an interest in meeting together with the PC/ZBA, therefore, the EGC was scheduled to meet with the PC/ZBA on Wednesday, March 14, 2001 at 7:30 p.m.

The meeting was adjourned at 9:45 p.m.

Submitted by,

Kirk Skoog
Associate Planner