
VILLAGE OF WINNETKA AGENDA REPORT

TO: Village Council

FROM: Robert M. Bahan, Village Manager
Megan E. Pierce, Assistant Village Manager

CC: Michael D’Onofrio, Director of Community Development

DATE: February 28, 2017

SUBJECT: Downtown Master Plan Implementation

Meeting Objectives:

Staff seeks Village Council direction and concurrence on a number of Downtown Master Plan (DMP) implementation items in order to build upon the positive momentum of the 2015/2016 process and the adopted Action Plan, including:

- Public/private partnership for targeted streetscape improvements at the intersection of Spruce Street and Chestnut Avenue;
- Reallocation of 2017 Business District Revitalization Fund dollars;
- Available financing strategies for public entities; and
- Revised 2017 Implementation Program.

Based on Council feedback at the January 2017 Study Session, as well as the opportunity for a streetscape improvement which could be constructed this year, Staff is prepared to discuss a revised process and outlook.

Targeted Streetscape Improvements:

Following the January Study Session, Staff began revising the 2017 DMP work plan and discussing an alternative proposal with Teska Associates. During late January, Community Development received a request to enter into a public/private partnership from the developer constructing the new restaurant at 574 Green Bay Road, which is the site of the former Fred’s Garage property located at Spruce and Chestnut.

In early February, Staff met with the developer, and they presented three options for constructing enhanced streetscape at their site. The developer also requested financial assistance from the Village for the options that targeted enhanced streetscape improvements in the public right of way and adjacent to their property. The developer has committed to approximately \$63,000 in streetscape improvements and believes it worthwhile to pursue additional enhancements now, consistent with the Village’s Streetscape Plan, while the property was under construction. Shown below are the three options the developer presented for Village consideration.

More detailed plans are shown in *Attachment #1, Spruce/Chestnut Streetscape Drawings*.

Option #1 – Minimal Approach	Option #2 – Mid Range Option	Option #3 – Village Plan
\$63,000	\$125,000	\$260,000*

*The developer’s original cost estimate was \$235,000, but did not include electrical and lighting, which adds \$25,000 for total estimated cost of \$260,000.

Staff requested some additional time to consider their request and to review streetscape options for this area. Thereafter, Public Works/Engineering was asked to review the options presented by the developer, consider broadening the streetscape project within that area, and update the unit pricing of the Village’s Streetscape Plan. Public Works/Engineering recently brought forward their analysis which is summarized below:

- Initially, Public Works/Engineering considered implementing streetscape along the north side and south side of Spruce Street and along both sides of Chestnut from Spruce on the north to the alleys south on each side of the street. The estimated cost to construct this project area was \$861,000, which exceeds budget capacity for this fiscal year.
- To only implement Option #3, Public Works/Engineering has developed a cost estimate of \$265,855 which is very close to the cost estimate of \$260,000 presented by the developer.
- To implement Option #3 and the west side of Chestnut (both sides south to alleys) including the bump out at the Starbucks corner added an additional \$217,000 for a total of \$482,887.

After being presented with this intervening request, Staff re-evaluated the proposed DMP work plan for FY 2017 and is presenting this opportunity for the Council’s consideration. Given the opportunity to implement significant streetscape while a development project is under construction, Staff recommends re-allocating currently budgeted physical project improvements including bike racks, Merrill Street conversion, wayfinding program, gateway signage, and funds proposed for the Post Office evaluation towards constructing these highly visible and valuable physical improvements during the upcoming construction season.

As described later in this report, the projects being recommended for deferral would be further evaluated and discussed later this year when the overall Streetscape Plan is considered by the Council for funding and phasing. Following is a list of the budgeted items and dollars from the 2017 Business District Revitalization Fund. Staff proposes to reallocate these funds to the Targeted Streetscape project at Spruce and Chestnut:

Item:	Estimated Cost:
Bike Racks	\$50,000
Merrill Conversion	\$75,000
Wayfinding Program & Signage	\$65,000
Gateway Signage	\$55,000
Post Office Site Evaluation	\$50,000
Subtotal	\$295,000
Existing FY17 Spruce St. Allocation	\$75,000
TOTAL	\$370,000

As listed above, a total of \$370,000 in funding could be allocated towards the targeted streetscape project this year. Below is a summary of how the project could be funded this year:

Estimated Cost of Targeted Streetscape Project:	\$482,887
Less Re-allocated DMP Projects:	(\$370,000)
Less Developer Contribution:	<u>(\$63,000)</u>
Difference:	\$49,000

The estimated difference would be covered by the fund balance in the Downtown Revitalization Fund, including the task of Ciorba Group updating the targeted civil drawings. Depending upon final costs incurred, some contingency funds could also be utilized if needed.

If the Council concurs with this approach, Staff requires direction to enter into an agreement with the developer—stipulating the developer’s contribution towards the overall improvements, project management, and responsibility. We must also finalize the construction plans, prepare a construction schedule for this season, and proceed with bidding the project.