

COMMITTEE OF THE WHOLE  
FEBRUARY 24, 2020  
Meeting Held at Roselle Village Hall  
Council Chambers  
31 S. Prospect  
Roselle, IL. 60172

7:28 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski, Pransky and Trejo.

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Jim Knippen, Steve Herron, Shawn Kooistra, Marcus Auble, Pat Watkins, Caron Bricks, Tom Dahl, Karen Young, Kristin Mehl, and Karen Schulz

2. APPROVE PREPARED AGENDA

**Motion** by Trustee Trejo second by Trustee Domke, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. AVGERIS DEVELOPMENT CONCEPT - 282 UNIT LUXURY APARTMENTS

Avgeris and Associates, Inc. plans for the development of a 282 unit apartment building on Lawrence Avenue.

The commercial real estate investment company will be proposing a five-story apartment complex complete with amenities for its tenants. The proposed development consists of an upscale apartment complex that features 80 two-bedroom units. The remaining 202 units are a mixture of one bedroom and studio apartments.

The company owns the properties off the south side of Lawrence Avenue. The bank will remain at the corner of Lawrence Avenue and Irving Park Road. The Village will be approaching Metra for a land exchange of parking lots (Metra's lot off Lawrence Avenue for the Village's lot south of the train station). Avgeris will construct a parking deck that absorbs the Metra parking spaces that are currently surface parked on the Metra Lawrence Avenue lot.

This proposal meets the objectives outlined in the Village's Comprehensive Plan adopted in 2016. The Comprehensive Plan identified a need for gentrification of the underutilized sites around the Metra Train Station. The increased density of this part of the community will be tied to the existing Town Center in order to create an extension of the area.

Avgeris has released its team of consultants in order to provide a complete submittal to the Village within two months. Professional services will include architectural, engineering, traffic, economic analysis, as well as a market analysis of the proposed use. The company will also submit a request for tax increment financing from their TIF consultant to document the level of need for financial assistance on the project. Upon complete submission, a comprehensive staff review will occur.

Due to the magnitude of the project, staff recommends augmenting services with the Village's own consultants in the areas of engineering, traffic analysis, pro forma analysis, and parking deck layout/construction. Upon a full review and vetting of any necessary corrections or enhancements, the matter will be scheduled for a public hearing before the Planning and Zoning Commission. Upon completion of deliberation, a recommendation will be made to the Village Board at a future Committee of the Whole meeting. Simultaneously, the request concerning TIF assistance will continue to be handled by the Village's own TIF consultant S.B. Friedman.

**Mayor Maglio** Is there any consideration in the architectural plans for sound. *Requirements for sound disables rating will be considered.*

**Trustee Domke** Asked if the units will ever be built as condominiums. *Units will remain apartments.*

**Trustee Trejo** When would the project start and how long till the project would be complete. *Construction length would be 18 – 24 months. The goal is to start the project fall of 2020.*

**Trustee Berkshire** What is the turn over for renters, and what the vacant percentages for the units. *60-65% of renters stay longer than 1 year.*

Staff was directed to proceed and the Board is looking forward to future presentations of the project.

## 5. WALKER CONSULTANTS CONSULTING SERVICES PROPOSAL

Staff is recommending to retain the professional consulting services of Walker Consultants for review of the parking garage associated with the Avgeris and Associates, Inc. East Irving Park Road development project.

Avgeris and Associates, Inc. proposed the East Irving Park Road apartment complex development project, which includes the construction of a five story parking garage to service the apartments. This parking garage will make up for the parking spaces lost in the Metra train station commuter parking lot land swap. Upon completion of the parking garage, the Village of Roselle will purchase the parking garage from Avgeris.

Staff recommends the Village retain the professional services of a third-party consultant with expertise specific to review of the garage concept, construction plans, and inspections of the garage throughout construction and final

acceptance by the Village. As it will be a Village asset upon completion, it is imperative that we ensure the parking garage has been thoroughly reviewed and inspected by experts such as Walker Consultants. The firm will oversee every aspect of the garage construction portion of the project from its initial review to its final acceptance by the Village for a total proposed cost of \$46,800. This includes review of the design and proposed materials.

Staff was directed to proceed as recommended.

#### 6. COMPLETE AND GREEN STREETS POLICY

Staff is recommending to formalize a Village of Roselle Complete and Green Streets Policy. The policy would help to develop a safe, efficient, accessible and integrated multi-modal transportation network that balances the need and desire for access, mobility, economic development and aesthetics while focusing on infrastructure that efficiently manages stormwater runoff, cleaner air and reduced congestion. The policy would also establish the design standards to be referenced during the planning, design and engineering phases of roadway improvement projects and developments.

The Village currently doesn't have a formal adopted policy related to Complete and Green Streets. For the design of Village projects and review of development projects, there are a set of standards and specifications that are followed to meet several local, county, state and federal standards. This policy will formalize the current Village practices.

Because the Village routinely applies for and receives STP funding for projects such as roadway resurfacing, roadway reconstruction, and other transportation-related capital improvement projects, it is in the best interest of the Village to formally adopt the current practices as a Complete and Green Streets Policy to support current and future federal funding applications for roadway improvement projects.

Staff directed to proceed as recommended.

#### 7. PEDESTRIAN SAFETY AT IRVING PARK ROAD AND PINECROFT DRIVE

Staff is recommending enhanced pedestrian safety measures at the intersection of Irving Park Road and Pinecroft Drive.

Inquiries about pedestrian safety at this intersection have been received for the past few years.

Village staff has contacted IDOT on several occasions during the past few years requesting a review of the intersection in hopes of having the state agency install additional safety measures at the intersection. In 2018, IDOT reviewed the intersection to determine if a change in traffic control was warranted. The agency determined that this intersection did not meet any of the applicable

warrants for installation of a traffic signal as the volumes on Pinecroft Drive were insufficient to warrant a traffic signal.

Since then, IDOT has implemented a new policy for evaluating pedestrian crossings at uncontrolled locations. That policy, which went into effect in March of 2019, allows local jurisdictions like the Village of Roselle to submit a highway permit application through IDOT's Bureau of Traffic Permits Section to install supplemental safety measures at uncontrolled intersections such as Irving Park Road and Pinecroft Drive. One such safety measure is the installation of Rectangular Rapid Flashing Beacons (RRFB's). If approved, the local jurisdiction is responsible for paying for all costs to design, purchase, install, and maintain the RRFB's. The RRFB's provide higher visibility to motorists approaching pedestrian crosswalks, make use of solar energy for powering flashing beacons, and use a push button for activation by pedestrians.

Village staff has reviewed IDOT's permit application process and based on the agency's summary of recommendations for pedestrian crossings at uncontrolled locations, the recommended location is at the Irving Park Road and Pinecroft Drive intersection of the RRFB's. The installation of RRFB's would require two devices: one directed at traffic on eastbound Irving Park Road and one directed at westbound traffic. Staff's estimated cost to purchase and install two RRFB's is \$20,000. Public Works staff can provide the necessary engineering and IDOT permitting related work. Staff would recommend a budget amount of \$25,000 should any unforeseen expenses related to installation of the RRFB's occur.

**Trustee Berkshire** asked if there would be additional liability to the Village because the installation of the signals. And what are any maintenance requirements to the signals. *There is no increased liability as long as the signal is designed and installed within the engineers standards. Staff will respond back with any maintenance and upkeep concerns that would be related to the equipment.*

**Trustee Trejo** asked if it is decided at a later date that the signals want to be removed, does the Village need permission from IDOT to remove the signals. *Staff will inquire but it is probably correct that the Village will need such permission.*

**Trustee Devitt** stated that due to the location he is concerned if the beacon would give a false assurance to pedestrians for safety and that it may cause confusion and more distraction to drivers.

**Trustee Pileski** asked if funds from the West Irving Park TIF could be used to fund this project. *It will need to be researched to see if the content.*

**Trustee Pileski** also asked if there were additional materials that could be used to make the crosswalk area more visible. *Staff will look into what restrictions the Village would need to follow being that IDOT has separate guidelines.*

**Trustee Berkshire** would like to see a middle median added.

Staff will move forward with acquiring a permit from IDOT to approve the project. After that time, the project proposal will be presented for approval.

8. CLASS T LIQUOR LICENSE ORDINANCE AMENDMENTS

Additional amendments to consider for the Village's Alcoholic Liquor Control Code regarding Class T Licenses and the application for a Class T Liquor License.

At its January 13 and 27 COW meetings, the Village Board deliberated proposed amendments to Alcoholic Liquor Control Code regarding the number of Class T licenses permitted and location and placement of video gaming terminals. As a result of discussions at both meetings, amendments to the liquor code eliminating the restriction on the number of Class T licenses permitted but added further restrictions on the segregation of video gaming devices from minors under the age of 21. Proposed amendments to the Sections 3-32 and 3-50 of the Alcoholic Liquor Code are being recommended.

**Mayor Maglio** recommend a demising wall be required to be added to divide the gaming area and yearly inspections to monitor compliance of surveillance equipment.

**Trustee Domke** asked if there would be consideration to add distance from kid gaming machines and adult gaming machines.

Staff will work with Attorney Knippen to finalize the ordinance for consideration at the next Village Board Meeting on March 9.

9. EXECUTIVE SESSION – None

10. CITIZEN COMMENTS/QUESTIONS

Jerry Tipperreiter  
644 E. Foster Ave.

Jerry stated that he is concerned with the curbing area of Irving Park & Pinecroft is hazardous. The outlet directs pedestrian flow directly onto traffic flow.  
*Improvement changes will be taken into consideration when permits are applied for and repairs scheduled.*

11. OTHER BUSINESS – None

12. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

**Motion** by Trustee Domke, second by Trustee Trejo to Adjourn Committee of the Whole at 8:29 p.m.

Upon Voice Vote: **MOTION CARRIED.**