
STREETSCAPE & ECONOMIC ENHANCEMENT COMMITTEE MINUTES

Committee Date: Monday, February 5, 2024
Present: Chairperson Ald. Peter Jakab, Vice-Chair Ald. Michael Curiale, Mike Melone, Paula Masilotti, Shashwat Baxi
Absent: Nick Luciana, Steve Mikos
Also Present: Andy Koterak, Planner, Gosia Pociacha, Senior Planner
Meeting Convened at: 6:30 PM

CALL TO ORDER:

Chairperson Ald. Jakab called the meeting to order at 6:32 pm. Roll call was taken and a quorum was present.

BUSINESS ITEMS:

A. Approval Of the Minutes

Ald. Jakab motioned to approve the minutes of the December 4, 2023 meeting, seconded by Ald. Curiale. The minutes were unanimously approved via voice vote.

B. Community Park – Pavilion Design

Planner Koterak provided a quick recap of discussion from the last SEEC meeting at which the Community Park key components were discussed. Emphasis was placed on the design of the Pavilion. Few changes have been identified since the plan was approved in 2013 including relocation of Al Hira, Public Works facility and demolition of SBT Bank to facilitate construction of a rental housing development. The project area is located between Commercial Rd and railroad tracks. A few new ideas that were introduced at the last meeting were a bandshell and/or outdoor pavilion. Discussion took place about the possibility to move the Pavilion/bandshell further west, but there could be some concerns with how much space is available around the pavilion, or concerns with setting sun. Ald. Jakab mentioned concerns with the budget limitations. SEEC has discretionary \$50,000 available to hire the architect to provide designs. Planner Koterak provided examples of enclosed pavilions with costs ranging from \$1-5 million.

Examples of indoor/outdoor spaces were also shown which could be achieved by using overhead garage doors or Nanawall folding doors. Mr. Baxi noted that the Pavilion that

which be closed would be ideal for our climate. Mr. Melone suggested that the Pavilion be constructed in a way that could be expanded. The Pavilion in Wheaton, IL was also brought up as an example, where during the week it is used for parking, but it also can be closed off to accommodate special events such as farmers market.

SEEC agreed that the Pavilion and band shell shall be combined into one item. A space that is flexible and can be open. The community garden was also discussed however, garden plots are not recommended. Native plants or similar designated public garden is not a high priority, instead enhanced landscaping is recommended throughout site. The festival grounds will become larger once the public garden goes away.

Planner Koterak presented an idea of a Town square example from Buffalo, NY, as an alternative to festival grounds with lawn only. Ald. Jakab mentioned the Wrigley Field Gallagher Way as another example. Grass area with paved areas near the bandshell. Potential to add a display screen that would display the band currently playing.

Mr. Baxi suggested investigating if ticket revenue can be used to offset the cost of construction, although that is not what the City has done in the past. Once constructed, perhaps the space could be used to rent out to festivals. Mr. Baxi recognized that the Pavilion/bandshell will not necessarily attract more people downtown regularly. Is the idea to bring the people downtown without any events, or just bring people in for special events. In 2013 the plan was meant to bring people into the downtown area. It appears that the current priority list does not reflect that vision. Mr. Baxi suggested looking into demographics of Wood Dale to see the number of young families with children.

Ald. Curiale noted that the space would need multiple drivers to attract people. Pavilion to serve as the anchor, park, playground and splash pad could be add-ons. First priorities are the pavilion/bandshell with festival space. Ms. Masilotti noted that the outdoor stage in community park would be enough as it would create a space for special events that could support food vendors.

SEEC Committee agreed on the following priorities:

- Pavilion/Bandshell: high
- Festival Grounds: high, should be included with the Pavilion
- Onsite parking: medium, but important long term. Options offsite, can use shuttle. Metra parking lot could be accommodated.
- Playground: low, could be add-on once Pavilion is completed

- Splash pad: low, could be add-on once Pavilion is completed
- Public garden: low, perhaps upgraded landscaping could be installed throughout the site
- Sunken plaza: does not have to be sunken; this item is same as festival grounds
- Barn: low

Ald. Jakab suggested that he would reach out to City Manager and/or Council to get clarification on what are the goals of the community park, is the 2013 Vision Plan and its components still valid, and how much funding is available to make to functional. First step would be the floodplain study to find the limitations of what can be constructed. The second step would be to figure out the process for hiring of the architect and engineer.

Future goals for SEEC were also discussed including the Façade Improvement Grant discussion on prior projects and potential for policy revisions. Mr. Baxi wants the committees to be more impactful.

ADJOURNMENT:

A motion to adjourn was made by Chairperson Ald. Jakab and seconded by Mr. Mikos; it carried unanimously by voice vote. The meeting adjourned at 8:05 pm.

Minutes taken by Gosia Pociecha

Approved on March 4, 2024