



Pre-Proposal Meeting Questions & Answers
Wednesday, November 17, 2021 – 11:00 a.m.
Streetscape Improvement Plan for Village Market
Village of La Grange Park, Illinois

Q1. Should private properties be included in the streetscape concepts or should the project focus entirely on the public rights-of-way?

A1. The project will focus primarily on public rights-of-way. The Village hopes private property owners will be engaged in the outreach process, including the Village Market owner (WoodmenLife) and property management company (CBRE). Private property owners may be encouraged to install electric vehicle charging stations based on the research and recommendations of the plan.

Q2. Woodlawn Avenue seems constrained as a public street. Are there any agreements in place that may impact what changes can take place on this street?

A2. No, Woodlawn Avenue is public right-of-way. There is a row of Village-owned parking spaces along the north side of Woodlawn Avenue and adjacent to Memorial Park.

Q3. What do you see as the biggest challenges to achieving the objectives of the plan?

A3. An important challenge will be identifying feasible solutions for improving the pedestrian experience and safety along La Grange Road and working with IDOT on implementation.

Q4. Is there an existing survey of the study area?

A4. No, the Village does not have a comprehensive survey of the area. Some engineering plans may have been prepared for certain segments of roadway in the past. The Village recently joined a GIS consortium and can share some of the available data.

Q5. Is a Digital Elevation Model (DEM) available for the study area?

A5. Hancock Engineering is currently developing Lidar data for the area.

Q6. Has the Village Board identified any other towns or areas that they like or want to emulate through this project (i.e. “I wish La Grange Park look/felt like...”)?

A6. Not specifically, as the Village aims to establish a shared vision for this project through the stakeholder engagement process. In discussing this project, several Trustees and staff reacted positively to streetscape plans that clearly define the pedestrian realm and show active, public spaces.

During the annual strategic planning process, the Village Board prioritized “pro-actively planning for our future while honoring our community history, character, and quality of life.” The Board has discussed the importance of maintaining a sense of history, while still being modern and sustainable. As an example, the Village is in the process of replacing the light poles around Homestead Apartments and selected a design that employs modern technology with a nostalgic look.



Q7. Does the Village have any explicit expectations around parking? Specifically, does the Village aim to preserve all existing parking?

A7. The Village does not have any expectations related to parking. There are not many on-street parking areas within the study area.

Q8. Will the Village's existing codes, standards, and policies support the vision of this plan?

A8. The Village's policies should not be limiting in any way. The Village does not have a subdivision code, so there aren't any specific street standards, and the zoning code does not regulate the public right-of way. IDOT standards will need to be reviewed.

Q9. How do you foresee engaging the Village Board throughout the planning process?

A9. Three Trustees are members of the Commercial Revitalization Committee (CRC) and will be on the project Steering Committee. The CRC also reports out to the entire Village Board on a monthly basis. All Trustees will be encouraged to participate in and promote outreach/engagement activities. The consultant will present the final streetscape plan to the Board during a regular Village Board meeting.

Q10. Does the Village have current traffic counts for the roadways in the study area?

A10. Traffic counts are available for IDOT roads, but the Village does not have traffic counts for local roads.

Q11. Have the IDOT representatives who will be participating in this project been identified?

A11. Yes. Jason Salley (Geometrics Engineer, Bureau of Programming) and Jonathan Lloyd (Traffic Studies Engineer, Bureau of Traffic) will participate in the project.

Q12. In addition to engaging existing residents and responding to their needs, should this project consider different audiences, such as future residents, and ways to attract new visitors to the area?

A12. Yes, and consultants should propose how to strike this balance. The Village is looking to make public improvements that respond to the needs and desires of the community, as well as promote redevelopment and ultimately bring more people to the Village Market.

Q13. Will the pre-proposal presentation and sign-in sheet be shared after this meeting?

A13. Yes, all materials will be posted to the project webpage. Meeting attendees will be notified via email when the Q&A summary document is available.

Q14. Have any consultants been involved in planning for this area in the past?

A14. Yes. The Village retained SB Friedman for professional services related to conducting TIF and Business District eligibility studies. SB Friedman also provided development advisory services to assist in the redevelopment of the property located at 531 N. La Grange Road.

Q15. Does the Village do its own public relations or will the consultant need to write press releases, etc. as part of the engagement process?

A15. The Village does its own public relations and can assist the consultant in identifying stakeholders, promoting the project, and communicating updates and engagement opportunities to the public. The



Village sends a weekly e-newsletter and quarterly hard-copy newsletter, and regularly updates the website and Facebook.

Q16. What level of branding is the Village looking for? Do you foresee the consultant exploring the Village's overall brand as part of this project?

A16. The Village is looking for the plan to provide a cohesive design and strong sense of place. This may be achieved by coordinated wayfinding/signage, materials, and other right-of-way treatments. A branding expert could help the consultant team address the plan objectives, but this role/specialty is not required.

Q17. What is the Village's interaction with the Village of La Grange?

A17. The Village works closely with the Village of La Grange and has strong relationships with its current staff. Several years ago the villages collaborated on an application for CMAP's Local Technical Assistance program to improve and enhance the pedestrian experience between the Metra rail station in La Grange and the Village Market in La Grange Park. The villages did not receive the grant, but the conversations amongst the two communities were productive.

Q18. How will the Village fund this plan and the implementation of recommended projects?

A18. The plan will be funded by the Village Market TIF District. The Village expects many recommended projects will be TIF-eligible as well. The Village will also seek grant funding.

Q19. How has the Village Market been impacted by the pandemic, and will this project potentially bring back businesses or increase employment?

A19. Some businesses at the Village Market have done well throughout the pandemic, but others have had a tough time. The Village hopes the streetscape plan will bring attention to the great location of the Village Market and attract new businesses and additional employees.

Q20. Is the Village working on any grants (i.e. Rebuild Illinois Main Street, ITEP)?

A20. No, not for this area. The Village intends to use the streetscape plan to prioritize projects and apply to these grant programs in the future.

Q21. What will Hancock Engineering's role be in the project?

A21. Similar to the Village's department heads, the Village engineer will review and comment on draft deliverables and participate in project engagement. The Village engineer will provide input on the plan as it relates to infrastructure.

Q22. If the project starts in February 2022, when would the Village like the project to conclude?

A22. The Village would like the project to take between six and nine months, but it will depend on the proposed approach of the selected consultant. The Village is OK with a longer process if it is necessary to achieve the key objectives.

Q23. Are there any specific stormwater issues to be aware of?

A23. The southeast portion of the study area sees some stormwater issues. Water generally flows eastward off of La Grange Road and, depending on the rainfall event, there may be standing water around Homestead



Apartments. The Village is currently undertaking a comprehensive sewer project to provide relief to that area. Memorial Park does not have any issues and detention is built in to the Jewel parking lot.

Q24. What will be the next steps after the plan is completed?

A24. The Village will utilize the plan for budgeting purposes. The Village needs to obligate TIF funds and wants to do so based on the recommended sequencing and priorities of the plan. The Village will also pursue grant funding as it becomes available.

Q25. Where any surveys conducted as part of the TIF eligibility study that could be used during the data collection phase of this project?

A25. SB Friedman's reports are available on the Village's website.

Q26. Has the Village adopted a Complete Streets ordinance?

A26. No.

Q27. Does the Village have an Active Transportation Plan or a Bicycle Plan?

A27. No.

Q28. The Comprehensive Plan is dated 2006. Does the Village have any plans to update it during the timeline of the Streetscape Study?

A28. No.

Q29. Are there any utility replacements or upgrades that the Village would like to time with the improvements.

A29. The light poles around Homestead Apartments will be replaced in 2022. Pole and fixture specifications are available in the [Village Board packet for September 28, 2021](#).

Q30. Is branding desired for the corridor/area?

A30. Yes, as it relates to streetscape improvements. See A16 for additional information.