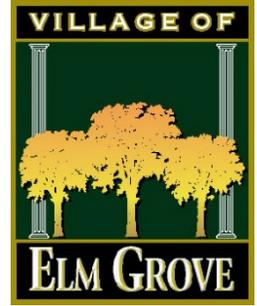


Memo



To: Committee of the Whole
From: David De Angelis, Village Manager
Thomas Harrigan, Zoning and Planning Administrator/Assistant Manager
Date: October 31, 2019
Re: Review of Agenda for Tuesday, November 5th, 2019

Item 3. Review and discussion of Downtown Master Plan Guidelines

Since initiating the Downtown Master Planning process (April 23rd, 2018), the Village has held multiple stakeholder meetings, public engagement open houses and working sessions with the Committee of the Whole (please see Exhibit A). The intention of all these meetings, to provide feedback and recommended revisions into the evolving planning document. Most recently, a Draft Final Downtown Master Plan (the Plan) was presented at the Public Open House and Information Meeting, hosted at the Sunset Playhouse on September 19th, 2019. It has been a lengthy road filled with much discussion and contemplation about the future of the Village's downtown core, and what the downtown could resemble with, or without future redevelopment. The following are Plan components that have been discussed as possible changes being made to the plan through this process:

1. Elm Grove street node design and traffic pattern.
2. Reinders property density and potential use.
3. Underwood Creek Daylighting improvements, additional comments on layout design.
4. How to illustrate residential use at the School Sisters of Notre Dame property.
5. Elm Grove road alignment options.
6. Gateway feature.

At this time, the Board of Trustees has the following options in moving the Plan forward:

1. Recommend adoption of the Draft Plan as is, and schedule a Public Hearing at an upcoming Village Board meeting.
2. Recommend adoption of the Draft Plan with requested revisions/edits from the Board. Have the Final Plan with revisions circulated amongst the Board members prior to a Public Hearing and adoption at an upcoming Village Board meeting.
3. Schedule additional Public Information Meeting(s), or Public Hearing, with the intention of obtaining supplemental public feedback to potentially incorporate into the Plan.

4. No action. The document would effectively serve as an un-adopted historical account of the recent planning process, much like the 2002 Village Downtown Master Planning effort.

Again it should be emphasized, the intention of this Plan is not to prescribe redevelopment within the downtown, but rather to provide guidelines that potential developers and property owners can reference when formulating a redevelopment proposal for the Village to consider. Please review the enclosed Draft Plan, especially Section 6 Implementation, and be prepared to provide feedback to Village Staff and representatives of SEH at the November 5th meeting.

Finally, as a component of this planning process, Trustee Irwin has requested for the Board to consider utilizing the services of Wade Weissmann Architecture for the purpose of creating a concept rendering of what the downtown *could* look like under the Downtown Master Plan Guidelines. Trustee Irwin will elaborate further at the November 5th meeting.

If you have any questions prior to the meeting, please do not hesitate to contact us.