
The meeting was called to order at 12:00 p.m.

Present: Brad Mahony, Randy McGuire, Barb Plata, Lisa Uphoff. Troy Reed joined at approximately 12:50 p.m.

Also Present: Dennis Carr, City Engineer; Jon Oliphant, Planning and Development Director; Zach Borders, Civic ArtWorks; Chris Dillion, Campbell Coyle Real Estate; Anezka Gocova, Lamar Johnson Collaborative; Justin Opitz, Gewalt Hamilton;

1. Public Comments:

None

2. Approval of Minutes from August 12, 2021, Meeting: ***Brad Mahony made motion to approve minutes, seconded by Randy McGuire. Motion approved.***

3. Business Items:

A. BR 24 Corridor Land Use Review:

The comprehensive plan team, led by Zach Borders, led a discussion of possible small, but substantial changes to the BR 24 corridor that can be incorporated during the eventual reconstruction project as well as some private property improvements that can bring more value to the entire corridor. The quality of the pedestrian realm is different on each side of the city. A goal is to bring the pedestrian experience on par with vehicular traffic. This includes creating cohesion to include Route 8 leading into the Sunnyland area. The initial discussion focused on envisioning blocks at the Washington Plaza property and aiming for small wins. Those blocks could also be split and sold separately. Parking could be reduced by creating temporary spaces for mobile vendors, which can then potentially turn into brick-and-mortar businesses. A goal should be to program as much of the property space as possible with the buy-in from the owner.

The implementation should be thought of as incremental and visionary. That site may also be suitable for higher density residential with stacked duplexes or townhouses with the structures built close to the front setback line. Increased density can also increase the potential for transit ridership. The planning team mentioned the possibility of issuing a Request for Proposals in partnership with any property owners to phase desired development types. The City could potentially incentivize different retail and residential projects. Washington Plaza lends itself for a true mixed-use neighborhood center feel. Improvements to the Plaza could be done through three incremental phases: 1) Program the various spaces; 2) Divide and then start construction; and 3) Move to full-blown density and a solid mix of spaces and uses. This is not intended to be prescriptive but conceptual. Additional discussion ensued about replicating this idea further east towards the Square.

Comments: Ms. Uphoff asked about the possible closure of the Sunnyland library branch. This brings people to Washington Plaza but as another public taxing body, the bottom line will heavily dictate whether it is feasible for it to remain open. But it was acknowledged about the library's positive impact on the shopping center. Another comment was to make stormwater and water features a more prominent part of the overall site design and to embrace it instead of hiding it as a standard, required part of a development. It can add value to the development. Pedestrian scale can be enhanced west of Wilmor Road. This is more challenging as the road widens to 4-5 lanes but one idea could be to shrink the width of the median to allow for bike lanes, construct wider sidewalks, and install street trees. On-street parking may be viable only if buildings are brought to the right-of-way line and with increased density. Bollards could possibly be utilized to define bike/automobile spaces. This would require considerable feedback from IDOT. It was mentioned that new north-south connections may be possible. W. Jefferson could also be extended to connect with Eagle Avenue to increase infill development opportunities. Finally, it was emphasized that the plan would have an

implementation timeline to emphasize early wins and acknowledge that some larger or more ambitious ideas may take much longer to be able to put into action.

4. Other Business:

None.

5. Member Comments:

None.

6. Adjournment: *Motion made and second to adjourn. Meeting adjourned at 1:20 p.m.*