

**SPECIAL WORKSHOP MEETING OF THE MAYOR AND BOARD OF TRUSTEES**  
**Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue,**  
**Carol Stream, DuPage County, IL**

**January 15, 2024**

Mayor Pro Tem Matt McCarthy called the Special Workshop Meeting of the Board of Trustees to order at 5:00pm and directed Clerk Julia Schwarze to call the roll.

Present: Trustees Joe Anselmo, Jeff Berger, John Zalak, Rick Gieser, Mary Frusolone and Matt McCarthy, Village Clerk Julia Schwarze

Absent: Mayor Frank Saverino (arrived at 5:10pm)

Also Present: Village Manager William Holmer, Assistant to the Village Manager Brianna Bacigalupo, Finance Director Jon Batek, Public Works Director Brad Fink, Community Development Director Don Bastian, Engineering Services Director Bill Cleveland, Chief of Police Don Cummings and Information Technology Director Marc Talavera

**Ross Ferraro Town Center Study**

Mayor Pro Tem Matt McCarthy led the Village Board in a discussion on improvements to the Ross Ferraro Town Center.

*Mayor Saverino arrived 5:10pm.*

Attached is the Village of Carol Stream Ross Ferraro Town Center Study used to guide the meeting.

Village Board directed staff to include electrical improvements-design investigation cost into the 2025 Capital Improvements Plan with the understanding to revisit additional improvements over the course of several years.

*At 5:50 p.m., Trustee McCarthy moved and Trustee Frusolone made the second to adjourn the meeting. The results of the roll call vote were as follows:*

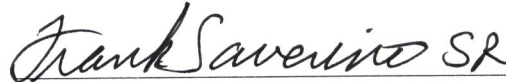
*Ayes: 6 Trustees Anselmo, Berger, Zalak, Gieser, Frusolone and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

FOR THE BOARD OF TRUSTEES

  
\_\_\_\_\_  
Frank Saverino, Sr., Mayor

ATTEST:

  
\_\_\_\_\_  
Julia Schwarze, Village Clerk

Minutes approved by the President and Board of Trustees on this  
5<sup>th</sup> day of February, 2024.

  
\_\_\_\_\_  
Village Clerk

# VILLAGE OF CAROL STREAM ROSS FERRARO TOWN CENTER STUDY

DECEMBER 18, 2023



THE STRENGTH, WEAKNESS, OPPORTUNITIES AND THREATS (SWOT) ANALYSIS IS A DYNAMIC AND TRUSTED ENGAGEMENT TOOL TO GATHER INFORMATION ON ANY TOPIC WITHIN A SMALL GROUP SETTING. THIS TOOL WAS UTILIZED IN THE TOWN CENTER STUDY TO IDENTIFY AND VALIDATE THE PARKS BENCHMARKS IN THOSE FOUR AREAS IN RELATION TO THE EXISTING PARK SPACE. THE INFORMATION THAT WAS COLLECTED CAN BE SUMMARIZED INTO THESE CATEGORIES:



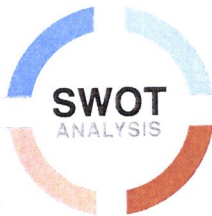
## STRENGTHS

- THE LOCATION OF THE PARK IS CONVENIENT FOR COMMUNITY ACCESS
- EVENTS HAVE GOOD TURNOUT
- STEADY DEMAND FOR EVENTS

## WEAKNESSES



- LIMITED PARALLEL
- POORLY PLANNED INFRASTRUCTURE
- OUTDOOR PARK SPACE ONLY ALLOWS SEASONAL EVENTS IN GOOD WEATHER



## OPPORTUNITIES

- IMPROVEMENTS TO THE EXISTING SPACE
- SHORT TERM ADJUSTMENT TO THE PARK LAYOUT
- LONG TERM MODERNIZATION OF THE PARK SPACE
- CREATE A FOUR-SEASON DESTINATION

## THREATS



- MANPOWER SHORTAGE
- INFRASTRUCTURE FAILURE
- POOR WEATHER
- LIMITED USE OF THE CONCESSION BUILDING

SWOT ANALYSIS

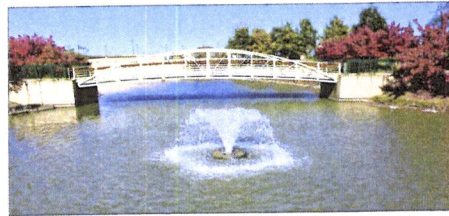
VILLAGE OF CAROL STREAM ROSS FERRARO TOWN CENTER STUDY



THE SHORT TERM GOALS SHOULD BE CENTERED ON SIMPLE AND LOGICAL DESIGN IMPROVEMENTS TO THE EXISTING PARK SPACE FOR IMPROVED SPECIAL EVENT FUNCTIONS. THE LONGER TERM GOALS SHOULD BE ON MAJOR RENOVATIONS AND EXPANSION WITH THE FOCUS OF MODERNIZING THE PARK SPACE AND GROWING THE SPECIAL EVENT CALENDAR.

CRITICAL ITEMS TO ADDRESS BASED ON THE S.W.O.T. ANALYSIS, SITE VISITS, AND ANALYSIS INCLUDE:

- STAGE FACILITIES AND VIEWING AREA LIMITATIONS
- INFRASTRUCTURE AND ELECTRICAL PROBLEMS
- PARKING SHORTFALLS (TEAM REVIEWED REDESIGN OF EXISTING PARKING AREAS AND FOUND IT DID NOT GENERATE ADEQUATE SPACES TO JUSTIFY A REDEVELOPMENT)
- LACK OF SHELTER / PROTECTION FROM WEATHER EVENTS
- VISITOR CENTER FACILITY CAPACITY ISSUES
- LACK OF SITE CONTINUITY AND FULL USE OF SPACE
- POTENTIAL FOR FLOODPLAIN IMPACTS TO SITE, REQUIRE FURTHER STUDY



Concept Plan Goals Include:

- Improvements to the stage and viewing experience
- Improvements to the sites infrastructure and electrical systems
- Parking Expansions and other services to improve access
- Expansion of Visitor Center to provide more bathrooms and vendor areas



- Organization of vendor spaces for better access and opportunities at community events
- Additional shelters and protective areas for weather and year-round use
- Development of a more contiguous park with desirable features for all settings, event sizes, and passive recreation uses





Manhard CONSULTING

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CONCEPT PLAN 2

# CONCEPT PLAN 3



**CONCEPT PLAN 3 SUMMARY**

- NEW STAGE LOCATED ON WEST SIDE WITH LARGE PARKING AREA TO SOUTH
- ORIGINAL PARK AND STAGE AREA DEVELOPED AS PASSIVE PARK SPACE WITH WALKING TRAIL AND CENTRAL GREEN SPACE. POTENTIAL FOR EXPERIMENTAL STATIONS OR OTHER SMALL FEATURES
- ENTRANCE PLAZA AT CORNER OF PARKSIDE DR GATEWAY DR. PASSIVE SEATING AREA OR MARKETPLACE
- COVERED MARKETPLACE AREA ADJACENT WITH OPPORTUNITIES FOR WINTER ACTIVITIES AND PROTECTION FROM ELEMENTS
- PARKING AREA REDUCED COMPARED TO OTHER CONCEPTS BUT COOPERATION WITH TRAFFIC SYSTEM OR ALTERNATIVE PARKING SOLUTIONS
- STORAGE RELOCATION REQUIRES REVIEW



## VILLAGE OF CAROL STREAM ROSS FERRARO TOWN CENTER STUDY

# STAKEHOLDER REVIEW

A DRAFT COPY OF THE REPORT WAS SHARED WITH SEVERAL VILLAGE STAKEHOLDERS INCLUDING VILLAGE BOARD MEMBERS, VILLAGE PLANNING STAFF, PARK DISTRICT STAFF, VILLAGE ADMINISTRATION, PUBLIC WORKS, VILLAGE ENGINEERING, AND OTHER PARTIES. STAKEHOLDERS WERE ASKED TO SHARE INPUT AND OPINIONS ON THE THREE PROPOSED CONCEPT PLANS AND DESIGN IDEAS IN ORDER TO HELP DEVELOP A CONSOLIDATED FINAL CONCEPT PLAN THAT COMBINES ALL FEEDBACK. COMMENTS INCLUDED:

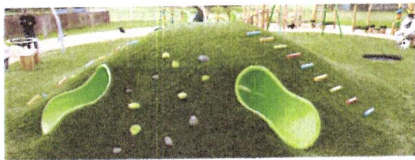
- PARKING ALONG POLYNAN VIEW DRIVE NOT FEASIBLE OR POSSIBLE DUE TO PARK DISTRICT AGREEMENTS AND EXISTING CONDITIONS
- CEILING AND SPLASH PAD NOT DESIRABLE DUE TO MAINTENANCE CONCERNS AND LOW DEMAND SHOWN IN PART STUDIES
- STRUCTURED PLAYGROUND NOT DESIRABLE BUT A NON-TRADITIONAL PLAYGROUND BENEFICIAL IF MOVED AWAY FROM PARKING LOT BUT CLOSE TO PAVILION VIEWING AREA
- DESIRE FOR PATIO AND SHADE STRUCTURE NEAR VILLAGE CENTER FOR SEATING AND DINING
- STRONG PREFERENCE TOWARDS CONCEPT TWO WITH EDITS AS LISTED ABOVE. A NEW STAGE WITH UPGRADES FOR PERFORMANCE AND OTHER FEATURES WAS A DESIRED FEATURE. STRONGER GATEWAY FEATURE ADDED



## VILLAGE OF CAROL STREAM ROSS FERRARO TOWN CENTER STUDY



ADDITIONAL DESIGN DETAILS



PLAY AREA WOUND, TUNNEL AND CLIMBERS



GATEWAY VERTICAL EXAMPLE



GATEWAY ENTRANCE EXAMPLE



PLAY AREA LOGS



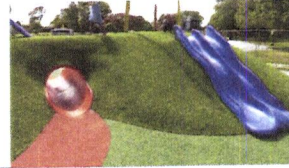
PLAY AREA CLIMBERS



GATEWAY VERTICAL EXAMPLE



PLAY AREA TRAMPOLINE



PLAY AREA TUNNELS AND SLIDE



GATEWAY ENTRANCE EXAMPLE



VILLAGE OF CAROL STREAM ROSS FERRARO TOWN CENTER STUDY

OPINION OF PROBABLE COSTS

EARTHWORK & DEMOLITION	\$400,000
SITE DRAINAGE	\$75,000
EROSION CONTROL AND TREE PROTECTION	\$22,300
WALKWAYS	\$302,000
SITE AMENITIES AND FURNISHINGS	\$500,000
STAGE AND STRUCTURE	\$330,000
STAGE ADDITIONS (OPTIONAL)	\$140,000
SITE STRUCTURES	\$465,000
PLAY AREA	\$329,000
LANDSCAPE IMPROVEMENTS	\$250,000
LIGHTING AND ELECTRICAL IMPROVEMENTS	\$757,000

SUBTOTAL CONSTRUCTION COSTS	\$3,679,000
20% PROJECT CONTINGENCY	\$734,800
12% DESIGN FEES	\$428,500
TOTAL PROBABLE CONSTRUCTION COSTS	\$4,842,300

<b>PHASING:</b>	
PHASE 1 - NEW WALKWAYS AND ELECTRICAL	\$1,987,000
PHASE 2 - NEW STAGE AND PLAY AREA	\$1,423,300
PHASE 3 - ENTRANCE, GATEWAY AND PATIO	\$1,432,000



NEXT STEPS

- CHART A PUBLIC ENGAGEMENT STRATEGY TO BUILD SUPPORT FOR IMPLEMENTING THE PLAN
- ENGAGE A DESIGN CONSULTANT TO ADVANCE THE CONCEPTUAL PROJECT INTO MORE SCHEMATIC DRAWINGS FOR A BETTER UNDERSTANDING OF COSTS AND EXECUTION
- PURSUE OPPORTUNITIES FOR GRANTS FROM LOCAL, STATE OR FEDERAL AGENCIES TO HELP OFFSET CONSTRUCTION COSTS. EXPLORE ADDITIONAL CAPITAL FUNDING THROUGH SPONSORSHIPS.
- CONSTRUCTION DOCUMENT PREPARATION BY DESIGN CONSULTANT
- BIDDING AND PERMITTING, WITH ASSISTANCE FROM DESIGN CONSULTANT
- CONSTRUCTION OF PROJECT, LIKELY FOLLOWING A PHASED APPROACH BASED ON BUDGETARY ALLOCATION

NEXT STEPS

VILLAGE OF CAROL STREAM ROSS FERRARO TOWN CENTER STUDY

