



Record of Meeting | April 17, 2025

The Illinois State Toll Highway Authority (“Tollway”) held the regularly scheduled Engineering, Planning & Development Oversight Committee meeting on Thursday, April 17, 2025, in the Boardroom of Tollway headquarters in Downers Grove, Illinois. The meeting was held pursuant to the By-Laws of the Tollway upon call and notice of the meeting executed by Chairman Arnaldo Rivera and posted in accordance with the requirements of the Open Meetings Act, 5 ILCS 120/1, *et seq.*

[Bolded entries indicate issues which may require follow-up to present or report to Directors.]

Call to Order / Roll Call

Committee Chair McConnaughay called the meeting to order at approximately 9:08 a.m. asking the Board Secretary to call the roll, those Directors present and absent being as follows:

Committee Members Present:	Other Directors Present:
Committee Chair Karen McConnaughay	Director Jacqueline Gomez
Director James Connolly	Director Melissa Neddermeyer
Director Scott Paddock	Director Mark Wright
Director Gary Perinar	Chairman Arnaldo Rivera
Director James Sweeney	

Committee Members Not Present:
None

The Board Secretary declared a quorum present.

Public Comment

Committee Chair McConnaughay opened the floor for public comment. No public comment was offered.

Committee Chair's Items

Committee Chair McConnaughay entertained a motion to approve **Committee Chair's Item 1**, the minutes of the regular Engineering, Planning & Development Oversight Committee meeting



held on March 20, 2025, as presented. Director Connolly made a motion to approve the minutes, seconded by Director Paddock. The motion PASSED unanimously by voice vote.

Having no further items, Committee Chair McConnaughay called on Executive Director Cassaundra Rouse.

Executive Director

Executive Director Rouse introduced Chief Planning Officer Karyn Roble to present a study quantifying the economic impact of the Tollway's investment in the I-294/I-57 Interchange. [See attached presentation.](#)

Committee Chair McConnaughay underscored the value of economic-impact studies and recommended commissioning additional analyses. Staff members and Directors then discussed communication strategies to highlight the positive effects of the Tollway's capital investments on surrounding communities and patrons.

Items for Consideration

Engineering

Executive Director Rouse asked Chief Engineering Officer Manar Nashif to present to the Committee the following items:

Item 1: Award of Contract RR-24-4985 to F.H. Paschen, S.N. Nielsen & Associates, LLC for Pavement and Structural Rehabilitation and Plaza Improvements on the Jane Addams Memorial Tollway (I-90) from Mile Post 12.5 (East Riverside Boulevard) to Mile Post 30.0 (Garden Prairie Road) in the amount of \$11,085,224.83.

Item 2: Award of Contract RR-24-4986 to Plote Construction, Inc. for Pavement and Structural Rehabilitation on the Jane Addams Memorial Tollway (I-90) from Mile Post 30.0 (Garden Prairie Road) to Mile Post 52.2 (Randall Road) in the amount of \$11,671,000.00.

Item 3: Award of Contract RR-24-4969 to The George Sollitt Construction Company for Facility Improvements and Roof Rehabilitation on the Reagan Memorial Tollway (I-88) at Mile Post 127.7 (Central Warehouse and Sign Shop) and Veterans Memorial Tollway I-355 at Mile Post 22.0 (M-14 Maintenance Facility) in the amount of \$9,087,495.00.

Item 4: Change Order / Extra Work Order on I-21-4836 to Walsh Construction Company II, LLC for Interchange Reconstruction on the Tri-State Tollway (I-294) Southbound I-294/I-290/I-88 Interchange from Mile Post 30.0 (Cermak Plaza 35) to Mile Post 32.4 (St. Charles Road) in the



amount of \$16,500,000.00, increasing the upper limit of compensation from \$327,556,084.88 to \$344,056,084.88.

Item 5: Change Order / Extra Work Order on I-20-4533 to Judlau Contracting, Inc. for Roadway and Bridge Widening and Reconstruction on the Tri-State Tollway (I-294) between Mile Post 32.4 (St. Charles Road) and Mile Post 33.5 (North Avenue) in the amount of \$8,650,000.00, increasing the upper limit of compensation from \$134,102,172.41 to \$142,752,172.41.

Item 6: Acceptance of Proposal from HR Green, Inc. on Contract I-19-4478 for Supplemental Construction Management for Roadway Reconstruction and Widening on the Tri-State Tollway (I-294) between Mile Post 32 (St. Charles Road) and Mile Post 33 (North Avenue/Lake Street) in the amount of \$3,000,000.00, increasing the upper limit of compensation from \$18,000,000.00 to \$21,000,000.00.

Item 7: Acceptance of Proposal from Lakeside Engineers, LLC. on Contract I-22-4852 for Supplemental Design Services Upon Request on the Tri-State Tollway (I-294) in the amount of \$1,800,000.00, increasing the upper limit of compensation from \$3,000,000.00 to \$4,800,000.00.

Upon conclusion of the presentation and discussion of items, Committee Chair McConnaughay entertained a motion to consolidate for consideration and action Engineering Items 1-7. Director Connolly made a motion to consolidate these items, seconded by Director Paddock. The motion PASSED unanimously by voice vote.

The motion to consolidate these items having carried, Committee Chair McConnaughay entertained a motion to approve placement of **Engineering Items 1-7** on the April Board of Directors meeting agenda with the Committee's recommendation for approval by the Board. Director Connolly made a motion to approve these items, seconded by Director Paddock. The motion PASSED unanimously by voice vote.

Adjournment

There being no further business before the Committee, Committee Chair McConnaughay requested a motion to adjourn. Director Connolly made a motion to adjourn, seconded by Director Paddock. The motion PASSED unanimously by voice vote.



ILLINOIS STATE TOLL HIGHWAY AUTHORITY

Minutes of the Engineering, Planning & Development Oversight Committee Meeting

Meeting Date
April 17
2025



The Meeting was adjourned at approximately 9:43 a.m.

Minutes taken by: _____

Christi Regnery
Board Secretary
Illinois State Toll Highway Authority



Economic Impact Report

Karyn Robles, *Chief of Planning*

April 2025

I-294/I-57 INTERCHANGE

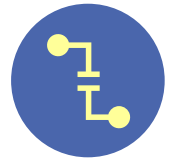
Study Goals

- Quantify economic impact of Tollway interchange investment
- Identify economic development factors
- Establish a framework for further economic impact studies



I-294/I-57 INTERCHANGE

Before Improvements



Interstates crossed without connecting



Inefficient travel movements



More time spent accessing destinations



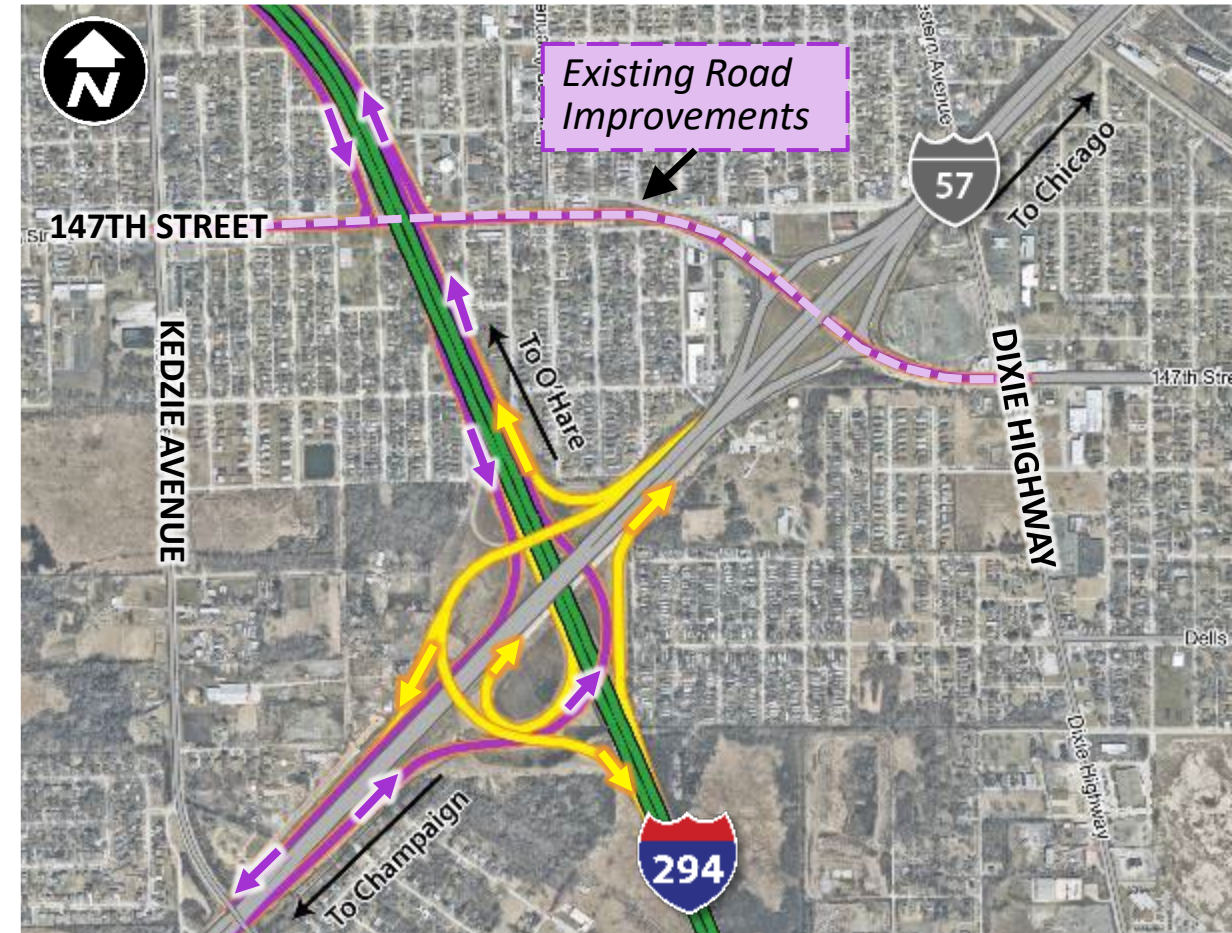
Limited economic development



Phase 1: New/Existing Road Improvements



Phase 2: New Road Improvements



I-294/I-57 INTERCHANGE

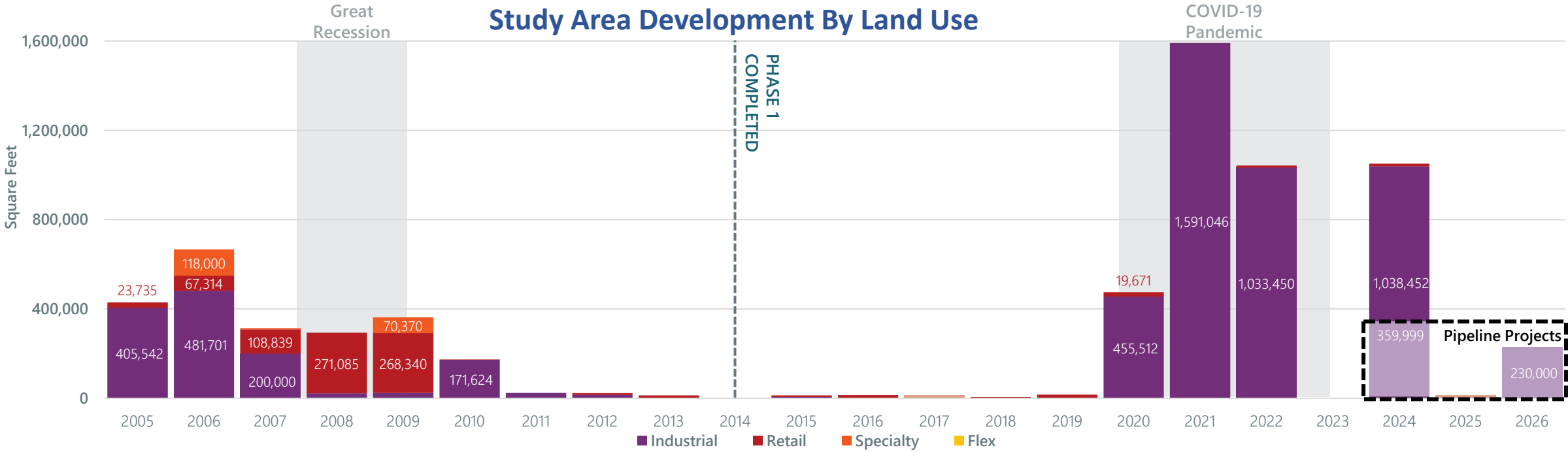
Economic Impact Analysis Findings

- ✓ **3.75 million** square feet of economic development
- ✓ **590,000 square feet** of future economic development projects
- ✓ **Increased** assessed value
- ✓ **Decreased** travel times to jobs



HISTORIC DEVELOPMENT IN STUDY AREA

3.75 million square feet of development since 2020



- Development decreased following the Great Recession and activity remained limited through 2019
- Since 2020, there has been 3.75 million square feet of development with an additional 590,000 square feet currently under construction or proposed

RECENT DEVELOPMENT IN STUDY AREA

More than \$500 million in development since 2019



5825 W 118th St
Alsip | 190,935 SF | 2024



12201 Griffith Ctr
Alsip | 169,064 SF | 2024



Amazon Fulfillment Center
Markham | 750,000 SF | 2021



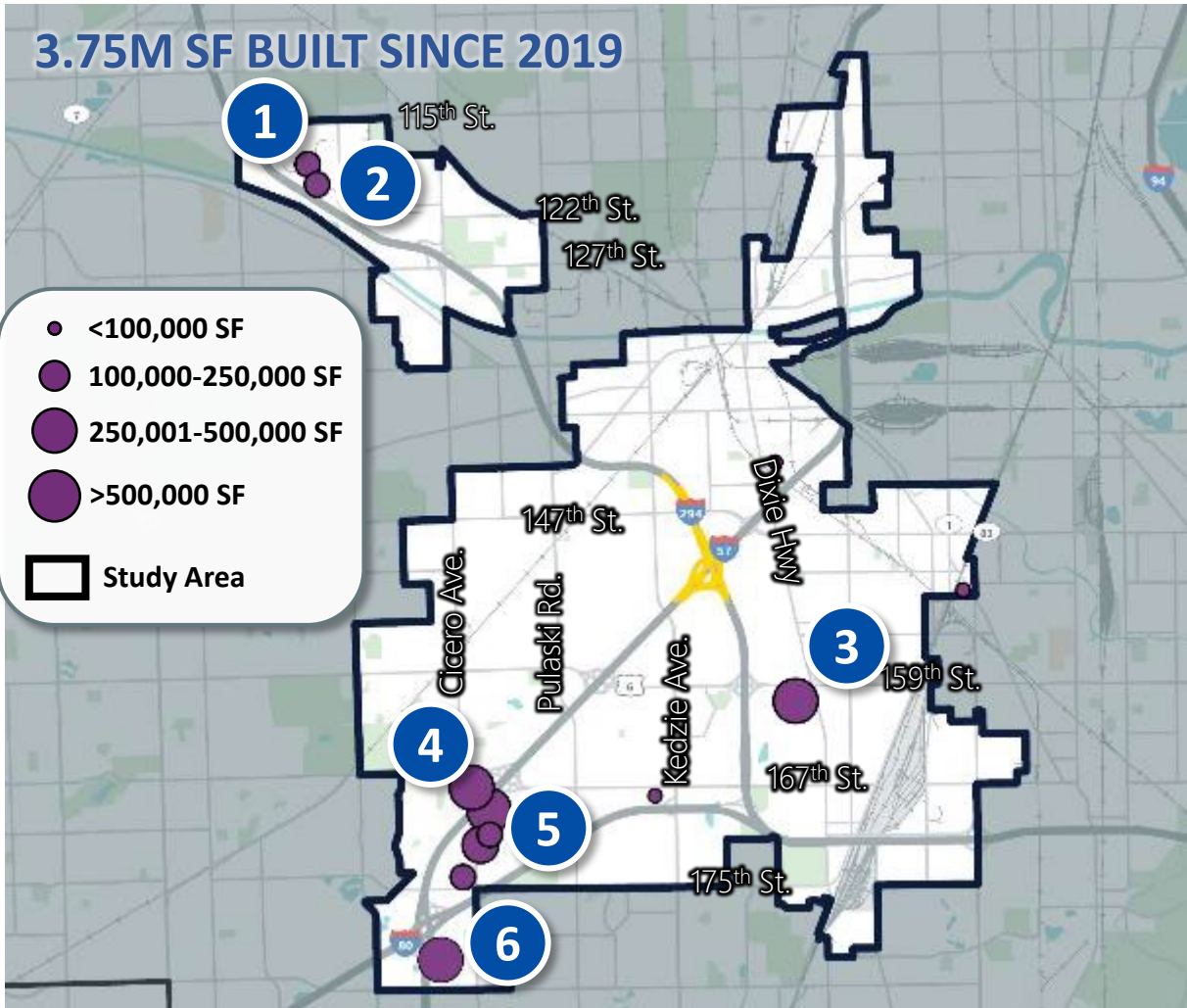
Oak Forest Logistics Park
Oak Forest | 664,453 SF | 2024



16901 S Cicero Ave
Country Club Hills | 809,496 SF | 2021



The Cubes at Country Club Hills
Country Club Hills | 1,033,450 SF | 2022



INSIGHTS

Study Area experienced additional development; increased employment, activity and property values



SPURS ADDITIONAL INVESTMENT AND NEW DEVELOPMENT

- \$500 million in private investment
- 3.75 million square feet of industrial
- 70,000 square feet of retail
- Study area captured 67 percent of recent economic development in South Triad
- 100 percent of pipeline development



INCREASES JOBS AND ACTIVITY

- Employment is higher than pre-pandemic
- New development could produce 6,000+ jobs
- Local access improvements at 147th Street have boosted local retail



INCREASES PROPERTY VALUES

- Assessed Values grown faster than rate of inflation and South Triad AV overall since 2017
- Non-residential share of Study Area AV increased, reducing property tax burden

NEXT STEPS

- Publish Economic Impact Analysis Report

- Share findings with stakeholders and local communities

- Initiate further economic impact analyses on *Move Illinois* projects





THANK YOU

