



# Village of Fox River Grove

## MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES THURSDAY, AUGUST 6, 2015

### **CALL TO ORDER AND ROLL CALL**

Trustee Anderson called the meeting to order at 7:25 p.m. in the Municipal Center. Present at roll call were President Nunamaker, Trustees Anderson, Blohm, Curtiss, Knar (attended electronically), Migdal and Wall. Also present were Attorney Hill, Administrator Soderholm, Management Assistant Bechler, Chief Lukasik and Village Clerk Brouder.

### **PUBLIC COMMENT**

Peter Johnson, 216 Millard Avenue, is concerned about the financial impact to the Village. Gart Partners is only committing to Phase 1, not the other Phases. Who will rent the apartments with prices of \$1800 and \$1350. He urges the Trustees to think about what will happen to our town if this fails.

Mavis Johnson, 216 Millard Avenue, is very concerned about traffic congestion. She is not for this development as presented.

John Martin, 514 Asbury Court, stated the trees are about the height of the proposed buildings. He is concerned about the elevation and where the underground parking will be located – below ground one floor or two?

Sheila Weber, 113 Crescent Road, asked about time lines for Phases 1 & 2. She asked if there were any properties that have not agreed in Phase 1.

Nancy Dionesoles, 203 Circle Road, said she borders the Phase 2 area and wondered if she will be affected. She stated it will be beneficial for the Village, but is concerned about condos going up and taxes increasing in the developed areas.

Lloyd Stoner, 207 Opatrny Drive, wants to sell his home now, but can not because his home is in the TIF District. He would like to get a reverse mortgage, but again can't because of the TIF. He wants to know when things will begin and what obligation the developers have to stay and complete the program.

Penny Messenbrink, 103 Crescent Road, stated she was not in favor of the development. She has fixed up her home and planned on living here forever. The developers are saying 75% occupancy in Phase 1 before they move on the next phase. When will each phase begin?

Linda Stoppenbach, 407 Lincoln Avenue, is the Library Director and stated the plans show landscaping over their current driveways. They need both driveways.

Zia Mir, 313 N. River Road, thanked the Village for a commendable job with both the negative and positive things going on and Chief Lukasik for keeping the Village safe. He asked why condos were not considered over apartments. He stated tenants do not stay. He also noted the plans have changed several times and asked if these are the final plans?

Ramon Cuevas, 1007 Stag, Cary, stated the developers keep asking for extensions and wants to know when the developers will get started.

Village President Robert Nunamaker

Trustees Thomas Anderson / Suzanne Blohm / Jennifer Curtiss / Steve Knar / Andrew Migdal / Patrick Wall

Cindy Pilz, 505 Park Court, asked if the TIF uses borrowed funds and who administers the funds. The developer would front the money and the Village will reimburse the developer from the increment.

Public Comment was concluded at 7:53 p.m.

Trustee Knar commented that he knows all that went into this, and stated the cost of inaction is far greater than no action.

### **1. APPROVAL: JULY 16, 2015 COMMITTEE OF THE WHOLE**

**Trustee Curtiss made a motion to approve the minutes of the July 16, 2015 Committee of the Whole minutes. Trustee Knar seconded.** Roll Call: Trustees Anderson, Blohm, Curtiss, Knar, Migdal and Wall – all “yes”. MOTION PASSED.

### **2. PRESENTATION: GART PARTNERS LLC – PLANNED UNIT DEVELOPMENT: DOWNTOWN REDEVELOPMENT**

Mr. Jordan Glazov, a principal in Gart Partners presented the plans for the redevelopment. He stated Phase 1 would contain 60 2-bedroom and 240 1-bedroom apartments. He added the condo market is not very robust and would not be marketable in this location. He stated Phases 2 & 3 would contain restaurants, shops, office space and an outdoor community area. Phase 4 would be a marina with a restaurant and/or hotel. He explained the facades of the projects. The development schedule for Phase 1 would begin May 2016 and be completed by June 2017. He said there are government rules and different agencies that have to give approval before they can begin, so they do not have an exact start time. Phase 2 will begin in July 2017 and be completed by October 2018. Phase 3 begins May 2018 and should be complete by June 2019. Phase 4 is dependent on negotiations with a hotel developer. He also added the developers would not encroach on the Library's driveways.

Gart Partners are requesting three variances - Density, Floor Area Ratio, and Building Heights. They will be replacing existing water lines of 4" and 6" with 8" lines which is an infrastructure benefit to the Village with a cost of an additional \$85,000 compared to routing a new 8" water main through the site.

The garage parking will be one floor below grade and one floor above and will be screened by a berm. There will be five floors of apartments and a roof that will cover the mechanical equipment. Garage entrances will be located at the ends of the building.

The landscape plan is conceptual. They will save whatever trees they can, but all ash trees will be removed.

Traffic is a concern. Gart Partners will have the original study re-done when school is in session.

Mr. Glaszov stated the developers have completion bonds to allay the fears that they will not complete their work. There is no financial reason that once started the project will not be completed. They are only committing to Phase 1 at this time, which is what the Village is committing to, as well. The developers will go through the same procedures for each Phase of the redevelopment. They have been doing this for 45 years and a project has never failed. Their vacancy rate is 3.5% and their market survey shows the proposed rents are too low.

The Public Hearing closed at 8:49 p.m.

### **3. DISCUSSION: SPECIAL USE PERMIT – PLANNED UNIT DEVELOPMENT IN THE DOWNTOWN AREA**

Administrator Soderholm explained the Special Use permit with the three variances. The developer went over all the recommendations from Baxter & Woodman, Teska and the Planning & Economic Development Commission and they will work on 99% of the items. The Board can move forward with approval of the Special Use Permit with conditions for final architectural renderings and the redevelopment agreement and associated financial incentives to be approved by the Board at a later date.

Trustee Blohm stated the public comments are a concern for her. Residents want downtown redevelopment, the Board made a façade grant program, bought property and redevelopment has not worked. Other developers said we need more people. She added some comments –

- 1) Does not like the multi-colored buildings. There are too many colors.
- 2) Building #3 – how close to lot lines and how high will it be.
- 3) Traffic flow – where are the entrances and exits. There are already issues with the train.
- 4) Rain garden – will that be a wet area all the time? Mr. Caldwell stated it is a low area that is a well drained swale.
- 5) What kind of amenities will there be? Mr. Glazov stated there is not much room for amenities.
- 6) She does not have a preference – hip or gable roofs.
- 7) Will pets be allowed? Mr. Glazov stated that is up to the leasing company.

Trustee Wall said the developer has been very amiable. It is not exactly what he would like to see, but will move forward.

Trustee Curtiss stated her concerns –

- 1) Traffic.
- 2) Colors of the buildings.
- 3) Likes and appreciates the changes they made.
- 4) Questions that the parking does not connect in the garages.
- 5) The number of people living in a unit. Can that be in their lease? Mr. Glazov will discuss that with the leasing company.
- 6) Will there be a fence along Building 3. Mr. Glazov stated yes.

Trustee Migdal stated he understands the population density. He would like to know why they would not start Phase 2 before they are done with Phase 1. He likes the idea of a community area – maybe have a band shelter.

Mr. Glazov stated they are underpricing the apartments to begin with and then after the retail aspect is added, the pricing may increase.

Mr. Johnson, another principle of Gart Partners, added they need to adjust the time frame due to the gathering of properties. Phase 2 will be challenging because it has more residential and will be harder to gather the 44 properties.

Trustee Migdal stated he likes the Teska retail in the Comprehensive Plan and would like the retail areas to look more like the Comprehensive Plan.

Trustee Anderson complimented the Planning & Economic Development Commission on their meeting. The PEDC recommended approval with the following additional recommendations.

- 1) Traffic Study completed when all schools are in session.
- 2) Asked about amenities, walking paths, playground equipment and basketball courts. Mr. Glazov stated the site is very tight and would not be easy to add amenities. They could possibly have a community room.
- 3) Photometric plan (lights). Mr. Glazov stated that will be in the final plan.
- 4) Landscape plan. Mr. Glazov stated they will have a tree inventory and will note what is removed and replaced.
- 5) Rational for three variances to get 300 apartments.
- 6) To meet with President Nunamaker, Attorney Hill and Administrator Soderholm. This was done and they went through each item from Baxter & Woodman, Teska and the PEDC and agreed with staff what would be done.
- 7) Add shade trees along the parking lot. Would prefer in parkways not in parking lots. Mr. Glazov stated that will be in the final plans.
- 8) Height perspective. This will be done for the Special Use Permit approval by August 20<sup>th</sup> meeting.
- 9) Engineering and available utilities will also be done with the final plan.

Trustee Anderson stated that two letters have been received from the Fire Protection District regarding the impact of the development on their services and he feels that the developer should give consideration to those letters/concerns. Jordan asked for copies of those letters. Trustee Anderson requested that Administrator Soderholm provide the letters.

Water & Sewer drainage and storm sewers need approvals from Illinois Department of Natural Resources and Illinois Environmental Protection Agency.

**Trustee Curtiss made a motion to recommend authorization to Attorney Hill to draft a Special Use Permit taking all comments into consideration for the approval of the overall concept plan for downtown redevelopment and more specifically the details for Phase 1. Trustee Wall seconded.**

Roll Call: Trustees Anderson, Blohm, Curtiss, Migdal and Wall – all “yes”. Trustee Knar left the meeting at 8:32 p.m. MOTION PASSED.

**OTHER BUSINESS** - None.

**EXECUTIVE SESSION** - None.

#### **ADJOURNMENT**

**Trustee Anderson made a motion to adjourn the Committee of the Whole Meeting at 9:45 p.m.**

**Trustee Curtiss seconded.** All were in favor.

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Thomas Anderson, Chairman

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Donna M. Brouder, Village Clerk

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Date Approved