

I. Call to Order

Chairman Brockman called the meeting to order at 7:00 pm.

A. Pledge to the Flag**B. Roll Call**

Present: Chairman Stevan Brockman
Tom Amos, David Goodale, Mike Kaminsky, Ellen Kijowski, Michael Sayles, Cheri Susner

Absent: Vice Chairman Scott Selfridge, Brad Brooks, Kim Gould

Staff/Council: Natalie Engel, Economic Development Director
Edgar Lara, Village Planner
Aaron Klima, Village Administrator
Noriel Noriega, Public Works Director
Mark Dudash, Building Official
Jason Barten, Deputy Police Chief
David Silverman, Village Attorney

II. Public Comments

None

III. Business Items**A. Approval of Minutes dated May 18, 2022.**

Motion by Commissioner Kijowski, seconded by Commissioner Amos to approve the minutes dated May 18, 2022. Upon roll call vote, the motion carried unanimously.

Ayes: Amos, Goodale, Kaminsky, Kijowski, Sayles, Susner
Nays: None

B. Approval of Minutes dated June 1, 2022.

Motion by Commissioner Susner, seconded by Commissioner Amos to approve the minutes dated June 1, 2022. Upon roll call vote, the motion carried unanimously.

Ayes: Amos, Goodale, Kaminsky, Kijowski, Sayles, Susner
Nays: None

C. Public Hearing**i. Petition #22-449**

Motion by Commissioner Sayles, seconded by Commissioner Kijowski to open the public hearing. The motion carried unanimously by roll call vote.

Ayes: Amos, Goodale, Kaminsky, Kijowski, Sayles, Susner

Nays: None

Village Attorney David Silverman explained the public hearing for the Hamptons of Shorewood conditional use for a planned unit development. He laid the groundwork for hearing public comments and explained the public hearing procedure.

Economic Development Director Natalie Engel presented the staff report. The Hamptons of Shorewood is a mixed-use project at the northeast corner of Jefferson Street and Wynstone Boulevard. A public hearing is necessary because the developer requested planned unit development approvals. The project features two mixed-use buildings. The first one has 13,350 square feet of retail on the ground floor and apartments on the top two floors. The buildings were designed with 360-degree architecture, so every side is attractive.

There are also townhome-style residences with 8 units in each structure. These were designed with seniors and empty nesters in mind. They are all single level the exterior maintenance is managed by a separate association.

The project also features 148 rental homes split among several 12-to-16-unit buildings. There are 2.3 parking spaces per unit which exceeds the Village's parking requirements.

The plan also includes a clubhouse and connects bike paths from east to west.

Ms. Engel then went over the landscaping and phasing plan in detail.

Rod Tonelli of Ruettiger, Tonelli and Associates, sworn, introduced the development team: Ed Mattox, Jim Russell, Joe Hammer and himself. He described the planning of the Town Centre property over the last 20 years. Plans called for an urban type of area with a pedestrian feel. They included civic uses including the Village Hall. There were changes in the market which led to less retail than originally anticipated. In 2018, a plan was prepared to evaluate how the area could be developed in a way that better reflected the market.

Large lot residential development is not as successful today as it once was. There have been demographic shifts, Millennials make up the majority of the market; people are having smaller families; and people are living longer. Since the Covid-19 pandemic, homebuyers are looking for fewer and smaller mortgages and more mobility.

Mr. Tonelli spoke to Mr. Mattox's, and his own, wishes to meet Shorewood's expectations on design and quality. Every building is designed to look good on every side. They also wish to address the community's desire for new, small-scale restaurants

and shops. Capri Sogno, Giambota Pizza, and an Italian Deli/Market are some retailers that are interested in occupying the mixed-use buildings retail space.

The dwelling unit in the mixed-use buildings will range from 1,000-1,114 square feet in area and each building will have more than adequate parking.

The townhomes are made up of single-level units and will be for sale and owned. All exterior maintenance will be conducted by a management association that is affiliated with the property's management company.

The rental units will be \$1,800-\$2,200 per month and will be highly managed. Pets and cars will be recorded to enforce clear rules in the development. Additionally, the project will include a clubhouse, outdoor pool, greenspaces, and a dog park. There will be sidewalks and bike paths to connect the path from the east to Towne Center.

Mr. Tonelli also addressed the hopes for a traffic signal at Jefferson Street and Wynstone Boulevard. That intersection is managed by IDOT and is largely out of Village control. However, new turning lanes will be installed at the intersection of Jefferson Street and Del Webb Boulevard to assist with traffic circulation.

Village Planner Edgar Lara read letters that were sent in for the hearing.

Letter from Kathryn Meyer: Ms. Meyer is a resident of Walnut Trails and a teacher. She opposes the project because apartments and condos house many children who will flood the already crowded schools. Meyer chose to live in Shorewood for its community of long-term residents. There is too much turnover with rentals and renters are not long-term residents.

Letter from Jessica Koepke: Ms. Koepke is against all apartments. Do not approve the apartments.

Letter from Daniel Jodison: Mr. Jodison is against the project because Ed Mattox is unreliable and cuts corners in his developments. He also opposes apartments because they will house kids that will flood the already crowded schools.

Letter from Karen James: Ms. James is a long-time resident of Shorewood and has experience in planning and economic development. She supports this project because it lines up with the Village comprehensive plan and original approvals for Towne Center. The development will occur on a long vacant property that has had failed proposals for big box stores. It is no longer relevant to build such stores on this site. Retail and small stores are desired in the community, but more residents are needed to attract such businesses. This development would offer a variety of shops and homes for a variety of lifestyle choices.

Ms. James suggested some changes to the plan including, fronting the mixed-use buildings to Jefferson Street, reducing the amount of parking, and encouraging walkability.

Letter from Don and Mary Bogt: The Bogts do not support apartments, condos, and big box stores for this location. They want to see mom and pop stores and a light at Jefferson Street and Wynstone Boulevard.

Letter from Kathryn Drey: Ms. Drey is a college student who likes living in Shorewood. The Village is largely unaffordable to students. Ms. Drey wants to live in an apartment close to home. Apartments near universities are high revenue and fill quickly. They can generate revenue for Shorewood too. This project will provide new families and diversity for the community.

The public comment period began

Mark Serratore, sworn, addressed the Planning and Zoning Commission. He described how he lived in apartments during his early career in baseball. It required him to find short-term places to live. He later moved home. When he was considering buying a home, he rented an apartment to get a better idea of what he liked and to test out whether the community was a good fit for him. Apartments were a good transitional tool that helped him experiment with different communities.

Amy Ward, sworn, addressed the Planning and Zoning Commission. She said that she liked the project and was excited about the businesses that were coming. She thought it was nice to have an option nearby that would be a good fit for older parents so they could be close to family. She has not seen problems with apartments; Shorewood needs the businesses; and the buildings look fantastic.

Paul Cracco, sworn, a Shorewood resident of 15 years, said that growth has stagnated, and this project will bring growth to the community.

Carol Smith waived her opportunity to comment.

Chris Drey, sworn, has lived in Shorewood for 24 years and lives in Fox Bend. He underscored the importance of providing a diversity of housing options and referenced the letter that his daughter, Kathryn Drey, had sent for the hearing. He pointed out that the Fox Bend subdivision was approved as a PUD and had zoning ordinance exceptions which made it more affordable. This allowed him to move in many years ago on a single income and the subdivision still looks nice. He was Public Works Director for many years and feels that the town has been quiet for too long and needs new development.

Dave Ruchla, sworn, is a longtime resident of the area and has lived in Saddlebrook for 2 years. He takes pride in being part of the city and thinks we need to expand. We need to have a say in our own growth, or we will be surrounded like Rockdale.

Barry Dalaba, sworn, is a resident of Shorewood Glen. He was a teacher in business management, a department chair in schools, and a realtor. He explained that conventional real estate wisdom says that rentals will lower surrounding property value and that the average income will decrease in the community.

He said that the turning lane for Shorewood Glen would cause a stacking problem.

James Halstead, sworn, said that when he thinks of homes, he thinks of a nice Cottage with picket fence and not rental homes. The proposal shows big buildings like on the southside of Chicago. He pointed out that there are 148 apartment units in the 12-to-16-unit building.

Jefferson Street is already busy and has no speed control. This project will worsen traffic.

He is concerned about landlord control and referenced laws restricting rentals and requiring that landlords accept rental voucher or subsidies because not accepting them would be considered discrimination by the State. He believes that this project will result in Section 8 housing.

He referenced the 2022 law 775 ILCS 5 / 3 which says landlords may not discriminate among tenants because of sex offence charges, sexual preference, etc. Without landlord controls, he is worried the development will "go to hell in a handbasket." The project will bring about a very large change and increase in traffic. Things will be difficult to enforce due to shouts of discrimination. The property values will decrease in the area. He requested rejection of the petition.

Jim Lynch, sworn, referenced the 148 pages of information on the website. He questioned whether the name Del Webb Boulevard can be used and whether the road can be accessed. He was concerned about the intersection of Wynstone and Jefferson. Monday, he called IDOT in Springfield and they had not approved any improvements between River Road and the railroad tracks. He is concerned about guest parking at the rental homes and apartments as there is no street parking. He thinks traffic is very important and he had a hand in reducing the speed limit on Jefferson to 50 MPG.

A resident on National Court whose husband was an architect, sworn, said that she liked the design of the project. She is concerned about the rentals. She appreciates the review of the tenants. She asked whether there will be an association to manage the residents and the property. Mr. Tonelli said there would be an association for the Condominiums that would be responsible for their exterior maintenance. The property will be managed by the ownership. In addition to the day-to-day tasks, they inspect each dwelling every six months.

She pointed out that the area west of the train tracks will be in Shorewood. She would appreciate a stop light at Wynstone instead of a Del Webb because of the traffic noise.

Diane Kelly, sworn, said that she was a longtime area resident whose great-great-grandfather built the I&M Canal. She doesn't like the plan and thinks the Village should aim higher. It is rinky dink. Look at River Crossing, Westminster Gardens and Lake Forrest. She doesn't like the idea of retail near residential and thinks the neighborhoods should be single-family only neighborhoods.

Patty McGrath, sworn, said she has a few concerns. She asked about parking for the mixed-use building. Mr. Tonelli confirmed that the residents of the apartment would park in back of the building.

She asked about the phasing and how long it would take to build out. Phase One would begin this year with site prep; Phase Two would be next year; and the project should be completed in approximately three years.

Who would be held accountable for the project if there was a recession? It would be the ownership - Ed Maddox and Jim Russell

Jill Knutsen, sworn, said she grew up in Shorewood and didn't need to rent an apartment to come back. She is concerned about the schools because 4 grade schools feed 1 Middle School and Junior High. Minooka schools are overcrowded and this project will bring in more kids. She is also concerned about businesses along Wynstone and in front of Towne Center Park creating too much traffic. Don't let them come into the neighborhood.

Mike Carroll, sworn, said that there were nice pictures and the presentation sounds good in theory but traffic is an issue. From 55 to River Rd, it is bumper to bumper at rush hour. There is nowhere to widen the road and now we're talking about an increase of people.

A resident referenced the need for background checks and is concerned with the type of clientele albeit the rent of \$2,000. Is there another better suited area?

Nora Gruenberg, sworn, is a local affairs person with the Illinois Realtors. They support policy that addresses the lack of housing inventory and smart growth. Will County is leading Illinois in job growth and in single-family development but not everyone wants a single-family residence. The county is falling behind in multi-family housing. She referenced several projects in the area, including in Plainfield, Bolingbrook, and Romeoville and the Redwood development, which leased out most of their spaces in 1 to 2 years. There is strong demand for these developments, and they do not have the mixed-use amenities that are in the Hamptons proposal.

Matt Persicketti, sworn, has that he, his wife, and their 4 kids have lived in the community for 15 years. He's a realtor and stays on top of the market.

We are in a housing crisis, there is now a 50-year record shortage of affordable homes. We have been underbuilding and demand is through the roof. The median age in Sherwood is 41.2 compared to 34.8 in Plainfield. Millennials are not moving to Shorewood at the same rates because they're not attracted to the area due to lack of amenities or they can't afford to live here. In order to attract the amenities young home buyers like, we need additional rooftops. Water is about to get very expensive due to the Lake Michigan water project. Prices will be reduced if we're able to share the cost with more people.

He said that Kipling had done several nice developments in Shorewood.

New home prices average \$358,980 in Shorewood which is \$57,660 more than in Plainfield. In just 12 months, Shorewood's home values have increased 14.8%; however, Plainfield home values have increased 17.7% in the same amount of time. Values are going up faster in Plainfield despite the fact that they are building apartments.

Mike Hoyt, sworn, said that he and his wife moved in 7 years ago from Joliet. They were attracted to and like the splash pads, parks, family-oriented environment, and Party in the Park. They moved it to Towne Center where all the kids play together and the neighborhood is close knit. He worries that renters will not have the same strong investment in community. There are other places for rentals to go, not in Shorewood. Smaller homes of 1800 square feet sell well. Build more things like town homes but not rentals.

Julie Cottrell agreed with Mike Hoyt.

Petra Hollibaugh, sworn, said she moved to Shorewood 10 months ago. In 2010, she moved to a 144-unit apartment complex in Glendale Heights. She lived there for 13 years to save money to come out to a nice community to retire. She was close to North Avenue and Bloomingdale Road near I-355. Her apartment was in a high traffic area and part of a bigger apartment complex. The density did not attract good restaurants as people were saving their money to get out of the area. There were small, dirty, take-out places as well as hookah bars and payday loan places. There was a Salvation Army Store that closed. There are other places to build apartments. You don't have to stack and pack. Consider condos instead of apartments.

Michael Topps, sworn, said that most of his concerns had been raised. He was concerned about traffic, education, and public service. He was speaking on behalf of himself and 172 residents of Shorewood who signed a petition against the project.

He heard the terms young professional and college graduate and open market and target price and challenged them. He said that the average college graduate makes \$598 a week which eliminates them from the market. People aged 25 to 34 earn \$837 weekly. They won't be able to afford the development.

We need to build community. Apartments bring temporary residents who are not interested in the betterment of the community.

He pointed out that we are moving towards a recession and asked about the agreements that the village would have to address the phasing of the development. David Silverman, the Village Attorney, said that there would be an annexation agreement amendment and development agreement that go along with the project. This will ensure the project will be more likely to complete. The developer is also required to post financial surety to cover the costs of installing all public and stormwater improvements. Natalie Engel pointed out that there would be an underlying special service area that could be used if the ownership or management company defaulted on their obligations.

Tom Bagley, sworn, said that a lot of his thoughts had been expressed. He is concerned about the traffic patterns becoming dangerous in the long run across Route 52. The Village needs to think about the safety of the people. He spoke about the need for good management and brought up a concern about the Walnut Trails pond. Dave Silverman said that the owner is responsible for maintenance and the Village has property maintenance codes they need to follow. If they default on their obligations, the Village can fall back on the special service area. Typically, just threatening the special service area is enough to get the developer to do what they need to.

Terrence Fenison, sworn, thanked everybody for their time. He understands the concerns because he is from the inner city in Chicago and moved to Shorewood for the community. He was raised in apartments, sometimes with 8 to 10 people in a two-bedroom apartment. He pulled himself up enough to be able to afford a place of peace. He does not hear helicopters and gunshots here. Apartments cause high crime and bring people that come and go as they want. Nothing changes once you bring that element.

The project sounds good but it changes the dynamics of the community. The mixed-use buildings will be the worst in the community. He does not want to see his property decrease in value. Nothing good comes with mostly rough rental homes and it is disrespect to the people who helped to build the community. He rejects the proposal.

Tom Schweitzer, sworn, said that he moved into the community nine years ago. He is totally against rentals and believes property values will go down. He is concerned about the need for police and fire safety services.

Corey Krakowski, sworn, asked about the traffic study and pointed out that it was done during the Covid-19 pandemic. Noriel Noriega, Shorewood's Public Works Director spoke about the traffic study and how it made assumptions regarding the traffic that would be generated by the development. IDOT would use those figures when analyzing whether improvements, such as a traffic light, are warranted. With the permission of the Village Board, the Village will conduct a survey to address signalization at Wynstonc.

A resident said that he had witnessed two accidents at Jefferson and Del Webb. There will be two people facing one another at that location.

Mr. Silverman asked the commission for questions.

Commissioner Susner asked about maintenance after Construction. The management company hired by the HOA is responsible for the townhome area while the owner is responsible for the mixed-use buildings and rental homes.

She asked about what was put in place to keep the properties from declining. She understands that what she wanted was different from what kids these days want but we have to set things up to succeed. There was discussion about adding regular Village inspections to the agreement so that staff could evaluate the site and landscaping on a regular basis.

Commissioner Kijowski said she also lives in Shorewood Glen. She believes that there is some congestion due to stacking of cars at the gates to the community. She said that it was difficult to turn west from Shorewood Glen. Mr. Tonelli explained that the Hamptons side of 52 at Del Webb was designed to line up with the Shorewood Glen access on the south which is why it has an extra wide median.

Commissioner Kijowski brought up the use of the street name Del Webb Boulevard. The attorneys will look at whether the street name can be used but the name is likely in the public domain since it is already a street name.

Commissioner Goodale asked how parking will be enforced in the development. Mr. Tonelli explained that every resident's license plate will be recorded and they will have a permit sticker for their car. Cars that are parked without a permit for an extended period of time will be noticed and dealt with. Natalie Engel mentioned that every resident over 18 must include their name on the lease. Mr. Mattox and Mr. Tonelli confirmed this.

Commissioner Amos asked about the developer's experience with managing properties. Ed Mattox replied that he and Jim Russell were business partners. He has built a lot of neighborhoods in Shorewood and has been a resident for approximately 40 years. His children, family, and office staff live here. Their office is in People's First Bank Building. In addition to the residential developments, he also developed the Brookforest Shopping Center and the Timber Oak project in Joliet.

Commissioner Kaminsky said that he was one of the first Towne Center residents. He moved in in 2007 but lost value in his home in 2008 due to the economic situation. He asked how the developers would weather the economic storm of a recession. Mr. Mattox said that the rental market is one of the strongest markets today. He has been in business for a long time and has weathered many storms. If there is no market for the product, he may have to pause but the company has the stamina and the desire to wait it out until they can build. The market will eventually come back.

Commissioner Kaminsky about the potential of a pedestrian bridge over Route 52. Mr. Tonelli said that they did not consider that as part of the project. It is not inconceivable but would have to be part of a large-scale regional project involving IDOT.

Commissioner Kaminsky asked about empty storefronts in town. Mr. Tonelli replied that there is not high vacancy rate of retail space in Shorewood.

Commissioner Kaminsky asked about the impact on schools. Mr. Tonelli said that multifamily residential generates high assessed value with lower impact of student which tends to be good for the schools. Essentially, they produce high tax revenues and introduce few children to the school system.

When asked about stormwater, Mr. Tonelli said that pipes were sized for large rains but that larger storm events would be handled by overland flood routes to the ponds through the development.

Commissioner Kaminsky asked whether a u-turn would be required when leaving the future commercial site. No u-turn would be required. There will be a right-in, right-out access on Jefferson Street and internal access to Del Webb Boulevard and Towne Center Boulevard.

Commissioner Sayles asked about the ratio of townhomes to rentals. Mr. Tonelli said there were different land plans and an economic model they used. They believed they could sell higher-value homes along the lake. Mr. Silverman said that the properties would have individual PINs in case they were sold as condos.

Commissioner Kaminski asked what would cause the developer to go condo. Mr. Tonelli said it would take an economic shift. Mr. Mattox said, if a unit is more valuable as a condo, then it should be a condo.

Jim Lynch asked for clarification on the right-in, right-out on the commercial site.

Barry Dalaba said that, if you put all the economists in the room, they would never reach a solution on the project's economic feasibility. He said to turn the rental into condos so the project can be passed in an appropriate way. If you brought all civil engineers into the room, they would concur that the intersection of Jefferson Street and Del Webb Boulevard would create a stacking problem.

Motion by Commissioner Kaminsky, seconded by Commissioner Susner to close the public hearing. The motion carried unanimously by roll call vote.

Ayes: Amos, Goodale, Kaminsky, Kijowski, Sayles, Susner

Nays: None

Motion by Commissioner Goodale, seconded by Commissioner Amos as follows.

I move that we (1) enter findings of fact that the standards set forth in Sections 10-11-7 of the Village Code have been met and (2) recommend that the Village Board grant the Conditional Use for a Planned Unit Development for the Hamptons of Shorewood subject to the property being developed, utilized, and all businesses operated in conformance with the Zoning Ordinance and all other applicable ordinances and regulations of the Village.

The motion carried unanimously by roll call vote.

Ayes: Amos, Goodale, Kaminsky, Kijowski, Sayles, Susner

Nays: None

IV. Reports and Communications

A. Staff Updates

i. Development Update

None

ii. Other

None

B. Commissioner Feedback

None

V. Adjournment

A motion was made by Commissioner Goodale to adjourn the meeting, which was seconded by Commissioner Amos. The motion carried unanimously by roll call vote:

Ayes: Amos. Goodale. Kaminsky, Kijowski, Sayles, Susner

Nays: None



Natalie Engel

Date

Economic Development Director