

August 26, 2008

PRESIDENT RICHARD CHAPMAN CALLED TO ORDER THE SHOREWOOD VILLAGE BOARD AND OPENED THE MEETING WITH A PUBLIC HEARING.

### **PUBLIC HEARING**

#### **REGARDING A PROPOSED AMENDMENT OF CERTAIN ANNEXATION AGREEMENTS BETWEEN THE VILLAGE OF SHOREWOOD, ILLINOIS AND DISTINCTIVE LAND DEVELOPMENT, INC. (TOWNE CENTER I AND II)**

Administrator Carroll presented a proposed ordinance amending the annexation agreements that are in place and noting that the changes were primarily for the commercial area. The amendment would acknowledge the issues related to the commercial development of the Towne Center with respect to the Illinois Department of Transportation's demand for a five lane cross section along Route 52 from River Road to the EJ&E tracks. In order to help the commercial area be economically competitive the Village is working toward the creation of a Business District (create a 1% sales tax upon all retail sales within the Business District. This tax would pay for the needed infrastructure improvements. The amendment also creates a fallback position (a possible recapture area) if a Business District cannot be established (there is no reason to think that a District cannot be developed. The Towne Center is still obligated to make the improvements dictated by IDOT. The amendment would also incorporate recommendations from the Planning and Zoning Commission regarding preliminary and final plats, special use permit and vacating an easement to allow the moving of an existing sanitary line. The Board has been kept informed on these issues and there were no comments or questions from the Public.

Trustee Schwartz made a motion to close the Public Hearing. Seconded by Trustee Fitzgerald. Roll Call: Yeas: Anderson, Fitzgerald, Gron, McDonald, Schwartz, Stahr. Nays: None. Motion carried.

### **PRESENTATION OF GRANTS**

President Chapman introduced State Representative Tom Cross and thanked him for his work for the State and for the Community. Rep. Cross presented the Village of Shorewood with a check for \$750,000; The Shorewood Police Department with a check for \$50,000, and the COPS Organization with a check for \$25,000. The one grant for the Police Department will go for electronic fingerprinting equipment.

PRESIDENT RICHARD CHAPMAN CALLED TO ORDER THE REGULAR MEETING OF THE SHOREWOOD VILLAGE BOARD.

President Chapman announced that the Community had lost a well known and respected member this past week with the passing of Loren Uden who was a leader in many activities and organizations in the Village.

## ROLL CALL

After the Invocation was given by Pastor Josh Koehler of the Grace Baptist Church of Shorewood and the Pledge of Allegiance to the Flag the following answered to Roll Call: Trustees: Dan Anderson, Gary Fitzgerald, Dan Gron, James McDonald, Celine “Cene” Schwartz, Lea Stahr and President Richard Chapman,. Also present: Attorney Sherri Freeman, EDC Nancy Roman, and Administrator Kurt Carroll.

## CONSENT AGENDA

- Minutes of the regular meeting of August 12, 2008.
- Approval of accounts payable invoices in the amount of \$233,580.94.
- Approval of payment in the amount of \$358,971.80 to “D” Construction, Inc. for work completed on the 2008 MFT Program.
- Approval of payment in the amount of \$19,600.00 to Robert H. Ward & Associates, Inc. for work completed in conjunction with the 2008 MFT Program.
- Approval of payment in the amount of \$90,836.27 to H&H Electric Company for work completed on US Route 52 Street Lighting.
- Approval of payment in the amount of \$31,924.25 to Hitchcock Design Group for Towne Center Park Design Work.

Trustee Stahr made a motion to approve the Consent Agenda. Seconded by Trustee Anderson. Roll Call: Yeas: Anderson, Fitzgerald, Gron, McDonald, Schwartz, Stahr. Nays: None. Motion Carried.

## REPORTS & COMMUNICATIONS

President Chapman reported on a meeting with the Chamber of Commerce attended by Nancy Roman, Kurt Carroll and himself. There had been discussion regarding the Chamber moving into the Village Hall, however there are some changes on the Board and they aren't ready to make a decision at this time. They are welcome, but it appears to be on hold for now. We will move forward to make this a Community building.

## ORDER OF BUSINESS

### TOWNE CENTER I & II

Mr. Carroll presented (Item # 1) the proposed ordinance to approve an amendment of Certain Annexation Agreements between the Village of Shorewood, Will County, Illinois and Distinctive Land Development, Inc. (Towne Center I & II) as a first read. A Public Hearing had been held before this regular meeting. Mr. Carroll noted that the next four agenda items were all related: Also up for consideration:

( Item # 2) An approval of an Ordinance Granting an Amendment to a Conditional Use Permit for a Planned Unit Development including Two Drive-Thrus (Towne Center I & II Commercial, East of Wynstone) (Second Read);

( Item # 3) Approval of a Preliminary Plat for Towne Center I & II;

( Item # 4) Approval of a Final Plat of Subdivision for Towne Center Commercial; and

(Item # 5) Approval of a Site Plan for Towne Center Commercial Lots 1,2,3, & 8.

Consideration of this ordinance (Item # 1) will be treated as a first read.

#### VIDEO PRESENTATION (SITE PLAN)

Mr. Chuck Smith of Arete' 3 (on behalf of Distinctive Companies and MCZ Development) presented a video of the few changes made at the comprehensive presentation at the last Board meeting and follow up suggestions from that meeting. Mr. Smith noted some changes in landscaping, making larger green areas, also changes were made in access by moving sidewalks to have wider green area also. Placing of kiosks were pointed out. Signs and Banners were discussed. The entire presentation will be a part of the PUD document.

After the presentation Trustee Fitzgerald made a motion to continue items # 2, 3, 4 & 5 until a future meeting. Seconded by Trustee Gron. Roll Call: Yeas: Fitzgerald, Gron, McDonald, Schwartz, Stahr, Anderson. Nays: None. Motion Carried.

#### ECONOMIC INCENTIVE (KOHL'S) ORDINANCE # 08-1500

Mr. Carroll presented a proposed ordinance authorizing and approving the Execution of an Economic Incentive Agreement (Kohl's). Mr. Carroll reviewed the desire and intention of the Board to create a new commercial corridor westward on Route 52. While development has been very successful on Rt. 59 this corridor going west was also necessary for the financial health of the Village. CVS, Walgreens, and a bank are a good beginning but a catalyst was needed to move west of River Road, and Staff is pleased to be working with Kohl's as that anchor. An incentive to Dominicks proved very successful going up the 59 corridor north and the incentive for Kohl's will continue that success going west. The agreement is a ten year agreement for \$600,000 based on the Village's portion of the sales tax. This will equate to 50% over the ten years up to the \$600,000 maximum. Their intention is to use some of these funds on the upgrade of the façade of their building (to meet the character desired for the Towne Center). Trustee McDonald pointed out that incentives have been very successful over the years. After discussion Trustee Gron made a motion to pass an ordinance (#08-1500) authorizing and approving the execution of an Economic Incentive Agreement for Kohls, waive the second read, and contingent upon attorney review and the passage of items 1 – 5

(documents as noted above).. Seconded by Trustee Stahr. Roll Call: Yeas: Gron, McDonald, Schwartz, Stahr, Anderson, Fitzgerald, Chapman. Nays: None. Motion Carried.

DISPOSAL OF SURPLUS PROPERTY  
ORDINANCE # 08-1501

The property for disposal consists of very old used furniture (mostly chairs) from the former Village Hall. Trustee Schwartz made a motion to pass an ordinance (#08-1501) directing and authorizing the disposal of surplus property by the Village of Shorewood and waive the second read. Seconded by Trustee Gron. Roll Call: Yeas: McDonald, Schwartz, Stahr, Anderson, Fitzgerald, Gron. Nays: None. Motion carried.

DAVIDSON EASEMENT

The Board considered an additional consideration for the Davidson Easement. After discussion, Trustee Schwartz made a motion to pay the Davidson family an additional \$4,800. Seconded by Trustee Anderson. Roll Call: Yeas: Schwartz, Stahr, Anderson, Fitzgerald, Gron, McDonald. Nays: None. Motion carried.

COMMITTEE REPORTS

Trustee Anderson reported 2008 MFT Program is wrapped up for the year. Restoration is done. Water lines are being put in from the wells to the water treatment plant. Mr. Carroll added the State will be resurfacing Rt. 52 from Wynstone Drive to County Line Road after September 2<sup>nd</sup>.

Trustee Fitzgerald reported the next Planning and Zoning meeting will be Wednesday, September 3<sup>rd</sup> at 7:00 p.m. The agenda will include a concept plan for Trinity School; a request for a setback variance in Walnut Trails; and a discussion by Rod Tonelli about landscaping and the “green” initiatives.

Trustee Gron announced that a local business, ATI Physical Therapy has set up a “Cruising for Kids” motorcycle run on Saturday, September 6<sup>th</sup>. Proceeds go to local children in need. President Chapman noted the Shorewood Exchange Club has a bike rally coming up, and a Mark Staehely scoot also on September 6<sup>th</sup>. We should get all these dates on our web site.

Trustee Stahr announced the Citizens Advisory Committee will meet Thursday, August 28<sup>th</sup> at Fire Station # 2. Fire Chief Bob Schwartz will be giving a presentation on their 5-year plan and a status of the new fire station to go up on Rt. 59.

Trustee Schwartz reported the movie “Happy Feet” had approximately 230 people in attendance. The next movie will be “Field of Dreams” on Saturday September 6, and will be sponsored by Parks & Recreation, Shorewood Rotary Club and the Shorewood Exchange Club. Registrations are now being taken for the P&R fall programs and

everyone should have received The Parks & Recreation Fall Brochure by now (registration forms and brochures are available at the Village Hall). Even though the Mark Staehley Softball Tournament had been rescheduled (resulting in the loss of a few teams), it was still successful and the winning team was sponsored by the Shorewood Police Department. The firefighters scholarship recipient for this year was Matt Muehlbauer. The next meeting date is dependent on Hitchcock Design Group who will be presenting designs for the Towne Center Park.

Trustee McDonald asked about the status of the Alden Nursing Home on Black Road. Mr. Carroll reported they are progressing and will probably be looking at construction next year (2009). He also questioned the repairs needed at Brookshore & Deerwood. They will be done in-house.

#### ADJOURNMENT

Trustee Schwartz made a motion to adjourn. Seconded by Trustee Gron. Roll Call: Yeas: Anderson, Fitzgerald, Gron, McDonald, Schwartz, Stahr. Nays: None. Motion carried.

Julia A. Russell  
Village Clerk