

June 1, 2010

MAYOR RICHARD CHAPMAN CALLED TO ORDER THE WORK STUDY SESSION OF THE SHOREWOOD VILLAGE BOARD.

ROLL CALL

After the Pledge of Allegiance to the Flag the following answered to Roll Call: Trustees: Dan Anderson, Gary Fitzgerald, Dan Gron, Jim McDonald, Celine "Cene" Schwartz, Lea Stahr and Mayor Richard Chapman. Also present: Economic Development Coordinator Nancy Roman and Administrator Kurt Carroll.

Discussion will center on issues the Board needs to clarify in order to help stimulate growth by modifying policy issues while maintaining the Village's high standards. Two developments that would like to move forward possibly are Waterstone and Westminster Gardens. Staff needs some direction regarding these two developments

Mr. Carroll gave a review of a presentation developed by Tracy Cross, a residential home consultant. The statistics were for the Chicago and the surrounding area, however, this area is a good picture of the whole country, and it gave a general picture of the building status. Shorewood is in a better position than most of our surrounding communities. Going forward with development will show the "norm" to be the mid 1990's and not the 2003-2005 era according to the statistics and the Village's own experience.

Mr. Carroll gave an overview of the existing subdivisions that are under construction in Shorewood highlighting areas of concern and some positives. Everyone is affected when lots that one time were valued at \$70,000 now are valued at \$12,000. Lighting is good in most subdivisions. The infrastructure is fairly good and detention issues are in fairly good shape also.

There was discussion on changes that could be made such as smaller lots without lowering any architectural standards. Putting down the final surface on roads seemed to be one of the major issues that needed to be addressed. The timing of the final surface was discussed such as when the subdivision is 100% complete or 75% complete, a date certain or 2 years from base coat, etc. To give the Board flexibility and a degree of control it was suggested changing our ordinance by inserting the phrase "**or at the request of the Village Board.**" Possible rezoning (developed or undeveloped areas). How to build out Mound and Seil Roads was discussed. Total buildout is cost prohibitive and lack of recapture is a problem.

Some issues for future study sessions will be impact fees, discussion with Joliet re: sewer costs and boundary agreements.

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

Julia Russell, Village Clerk