

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS  
PLAN COMMISSION

The Tuesday, September 15, 2015 meeting of the Plan Commission was called to order at 7:00 p.m. by Mark Sundquist. On call of the roll members present were: Earl Munson, Karl Wellensiek, Jim Etmanczyk, Dave Benforado, Debra Remington and Brauna Hartzell. Also present was Karl Frantz, Village Administrator, Karla Endres Deputy Clerk.

**Consider approval of change to specific development plan at 700 University Bay Drive as a minor revision converting one three bedroom market rate unit to a one bedroom and efficiency increasing the number of units by one to fifty five.**

Paul Lenhart gave a brief explanation of the change being requested.

Mr. Sundquist stated it was a practical change and asked if it changed the economics of the project.

Paul Lenhart explained that it will change the economics by a benefit of about \$100 per month.

Mr. Sundquist stated the change would be considered minor.

Mr. Benforado moved and Mr. Wellensiek seconded a motion to recommend the change to the specific development plan at 700 University Bay Drive as a minor change converting one three bedroom market rate unit to a one bedroom and efficiency increasing the number of units to 55.

Voted: 7-0

Passed unanimously

**Consider action on Plan Commission Resolution recommending rezoning of property located at 4610 University Avenue (Pyare Square apartments) to Planned Unit Development and approval of General and Specific Development Plans**

Michael Stiennon, 2814 Marshall Court, stated the number of subsidized units in the developments are way too low and it forces the rest of the agreed upon units on to Marshall Court. He would like to see a greater number of affordable units at the AT&T Plaza and Pyare Square instead of Marshall Court.

John Flad stated the reason it doesn't work is because of TIF subsidy. He stated they are paying \$3,850,000 for the Pyare Square property and its current assessment is \$3,750,000. The TIF of \$2.4 million will be made up of \$1.4 million in affordable housing and \$960,000 for the demolition of the current building.

Michael Stiennon, 2814 Marshall Court, stated that Marshall Court would need a lot of TIF assistance and would require a large building to achieve the requirements from HUD.

Mr. Munson stated there is nothing wrong with affordable housing. He feels the Village should provide 60 units of affordable housing.

John Flad stated the project is based off the Comprehensive Plan and the Pyare Neighborhood Plan.

The apartment is designed to flow with The Lodge at Walnut Grove as phase two of that project.

Mr. Munson asked if only apartments could go in that space according to the Planned Unit Development.

Mr. Sundquist stated that no, the building could convert to condos eventually.

Mr. Munson is concerned that the Village is not stopping to think about apartments like Verona did with Epic's growth.

Mr. Benforado moved and Mr. Etmanczyk seconded the recommendation rezoning of property located at 4610 University Avenue (Pyare Square apartments) to Planned Unit Development and approval of General and Specific Development Plans.

Mr. Benforado stated the project is responsive to the TIF policy by the village. It has developer financed TIF.

Mr. Wellensiek stated the Pyare Square property is a difficult parcel to develop and this project is beneficial to the village.

Bob Corbett, 1001 Edgehill Drive, explained that light rail is in the comprehensive plan with high density development along the corridor. He would like to see the village take a step back from development and re-evaluate the comprehensive plan. He also stated a lot of growth has happened in a short time.

Mr. Benforado stated light rail and Bus Rapid Transit (BRT) systems are interchangeable mass transit options.

Voted: 6-1 (Mr. Munson opposed)

Passed.

**Discussion and possible recommendations on tax increment finance districts and projects in the Village including formation of new and amendment to existing districts as well as tax increment financing requests for the redevelopment projects at 3306-3314 University Avenue (ATT Plaza) and 4610 University Avenue (Pyare Square)**

Mr. Frantz gave a brief background on the status of the two TIF districts. TIF 4 has been advanced funds and will start to pay back over the next three years. TIF 3 is in great shape as well. The Village is running up against project plan limits currently. Both TIF's can possibly help pay for the University Avenue project. If Flad Development were to do the fifth floor on the Lodge phase two, it would add one to two million in value to compress the TIF.

No further discussion

**Approve previous meeting minutes**

Mr. Benforado moved and Mr. Etmanczyk seconded a motion to approve the August 11, 2015 minutes.

Voted: 7-0

Passed unanimously

The meeting was then adjourned at 8:56 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk