

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, December 8th, 2021 at 5:15 PM

Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairman Jochman at 5:17 p.m.

PRESENT: Chairperson: Chair Dennis Jochman & Vice Chairman Aaron Sabel
Commissioners: Mr. Tom Young
Mr. Morris Cox
Mr. James Zielinski
Ms. Tracy Romzek
Excused: Mr. Michael Scheibe
Staff: Community Development Director George Dearborn
Deputy Clerk Chantel Kasriel
Village Manager Jeffrey Sturgell
Village President Dale Youngquist

Other:

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – October 20th, 2021

Chairman Jochman noted that there are errors in the minutes. His suggestion was to table the minutes until the next meeting to allow time for the errors to be fixed.

MOTION: Mr. Sabel, seconded by Ms. Romzek to table the meeting minutes of Wednesday, October 20th, 2021 until next meeting.

Motion carried 6-0-0-1

PUBLIC HEARING

Chairman Jochman recused himself due to his involvement with all three items and observed from the audience. Vice Chairman Aaron Sabel assumed the Chair position, and officiated the Public Hearing.

1. Tax Increment District #5

MOTION: Ms. Romzek, seconded by Mr. Cox to open the public hearing.

Motion carried 5-0-1-1

Director Dearborn gave an overview of the Project Plan for the TID. He explained how the property was acquired from the town of Clayton in a settlement. The village has tried marketing it for an extended period of time, with no success. A developer offered to purchase the land with the incentive of using a TID. The Developer plans to build 200 residential units at the southwest corner of Clayton Avenue and East Shady Lane. This project would potentially increase the Village's value by \$20 million. Director Dearborn then introduced the Village's financial advisor, Brad Viegut of Robert W. Baird & Co.

Mr. Viegut reviewed the economic feasibility analysis for the TID, outlining the anticipated revenues and expenditures. He reported the anticipated timing of construction to begin in 2022 with a completion date in 2027. He also noted that the developer incentives are only paid if the development is there. By 2039 all expenditures would be recovered and the TID would close. Ultimately, Mr. Viegut stated that the TID was financially viable. After Mr. Viegut's presentation, Vice Chair Sabel opened the Public Hearing.

Nick Gebert of 1920 Bridgeview Drive

Mr. Gebert stated he is concerned with the Village having to help finance the development of multifamily housing. He expressed that if the Village is having to invest money into the project, it may not be economically viable to build them. He suggested that the Village spend more time on other issues such as making sure the residents don't see a 40% increase in water rates. He also noted that when the Village is discussing the sell and development of land, it should be done in public and not behind closed doors. He stated the public has a right to know what is being done with public land and tax dollars.

Steve Krueger of 1270 Frances Way

Mr. Krueger explained that he did not agree with the location and purpose of the TID. He expressed that TIDs were created to help with growth in blighted areas. He feels as though this development will not help with economic growth, being that it is on the fringe the Village. He suggests that a TID would have better use in an area such as the eastside where there are dilapidated properties and a need for economic growth.

Alvin Bellmer of 2529 W. Palisades Drive

Mr. Bellmer inquired about the other Village TIDs and asked how they were performing. He also requested an explanation of the \$1.5 million in municipal infrastructure funds that were listed in the Project Plan.

Director Dearborn stated that the other TIDs were performing well and are on schedule except for TID #4 which was never developed. Director Dearborn explained that the funds in question, are a standard practice of all TIDs. The funds are placed in the Project Plan to conduct infrastructure improvements that may be necessary.

Village President Dale Youngquist 1325 Prairie Lake Circle

President Youngquist followed up on some of the questions and comments made. He also gave an overview of why a TID was being used.

Michael Prince of 2647 East Shady Lane

Mr. Prince stated that he is a neighbor to the property and requests the developer and Village be respectful of them living next door. He also asks that they keep in mind the landscape and location when designing the building. Mr. Prince also expressed the need road improvement in the area and suggests that the Town of Clayton is already making improvements to the south. He noted that the Town of Clayton is also building apartments in this area so this TID seems consistent with other developments in the area.

MOTION: Ms. Romzek, seconded by Mr. Cox to close the public hearing.

Motion carried 5-0-1-1

2. Overlay District for Parcel #12104710101

MOTION: Ms. Romzek, seconded by Mr. Young to open the public hearing.

Motion carried 5-0-1-1

Director Dearborn gave a brief overview of the applicants request to create a Reduced Setback Overlay District. He explained, without these updates the building would most likely be torn down.

CJ Snyder

Mr. Snyder is purchasing the building and has a desire to put a facade on the front of the building to improve the appearance of building from the highway. He also plans to update and move the sign 2ft higher to make it more visible.

MOTION: Ms. Romzek, seconded by Mr. Cox to close the public hearing.

Motion carried 5-0-1-1

3. Rezoning of Parcel #1214813

MOTION: Ms. Romzek, seconded by Mr. Cox to open the public hearing.

Motion carried 5-0-1-1

Director Dearborn gave an overview of the applicants request to rezone parcel #1214813 from Suburban Medium Density Residential to Mixed-Use. The current owner of this property also owns the two parcels just north of this parcel. The applicant intends to purchase parcel #1214813 and build flex space condominiums on the property.

MOTION: Ms. Romzek, seconded by Mr. Cox to close the public hearing.

Motion carried 5-0-1-1

OLD BUSINESS

None

NEW BUSINESS

1. Tax Increment District #5

The Commissioners began deliberations. Commissioner Zelinski, Commissioner Young, Commissioner Romzek and Vice Chairman Sabel all commented and asked for clarification on a few things. Village Manager Sturgell, Village President Youngquist, Director Dearborn, President Jochman and the Developer Mike Coppens all helped answer questions they had.

MOTION: Mr. Young, seconded by Ms. Romzek to approve as submitted.

Motion carried 4-1-1-1

2. Overlay District for Parcel #12104710101

MOTION: Mr. Zelinski, seconded by Mr. Cox to approve as submitted.

Motion carried 5-0-1-1

3. Rezoning of Parcel #1214813

MOTION: Mr. Cox, seconded by Mr. Zelinski to approve as submitted.

Motion carried 5-0-1-1

4. CSM – 1403 Ridgeway Drive

Chairman Jochman assumed Chair position.

MOTION: Mr. Cox, seconded by Mr. Young to approve as submitted.

Motion carried 6-0-0-1

OTHER BUSINESS

1. Development Activity Report

Director Dearborn reviewed the Development Activity Report and answered a couple questions that were asked by the Commissioners.

COMMUNICATIONS

None

PUBLIC FORUM

Nothing

ADJOURN

At 6:57 p.m., **MOTION:** Mr. Sabel seconded by Ms. Romzek to adjourn.

Motion carried 6-0-0-1

Respectfully submitted,

Chantel M. Kasriel, Deputy Clerk

Note: These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.