

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of February 17, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, February 17, 2014 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

I. CALL TO ORDER

Chairman Zawacki called the meeting to order at 7:30 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Gaspar, Mast, Przepiorka, Zawacki

Absent: Hendricks and Page

Director of Community Development Michael Mays, Senior Planner Jenny Horn, Planner Jason Zawila, Village Attorney Thomas Good and Recording Secretary Peggy Halper were also present.

III. APPROVAL OF MINUTES FOR THE DECEMBER 16, 2013 AND JANUARY 27, 2014 MEETINGS

Commissioner Przepiorka made a motion, seconded by Commissioner Gaspar to approve the minutes of the December 16, 2013 meeting with no changes. A roll call vote was taken:

Ayes: Balogh, Gaspar, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

Commissioner Balogh made a motion, seconded by Commissioner Gaspar to approve the minutes of the January 27, 2014 meeting with no changes. A roll call vote was taken:

Ayes: Balogh, Gaspar, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

IV. SEVEN BRIDGES NORTHWEST QUADRANT WORKSHOP

Mr. Mays, Director of Community Development, stated this was a unique situation in what they are calling the Northwest Quadrant workshop. The idea is that the Plan Commission can provide the developers with preliminary feedback on their development proposal for the northwest quadrant of Seven Bridges. He stated there is a long history with the Seven Bridges development within the community. The

annexation agreement was in 1987 and it contemplated a mixed use development with over 400 acres within the community.

Mr. Mays said this development is east of the DuPage River and it includes several multi-family developments. Main Street, which is east of Double Eagle Drive, is the commercial component of the development. In 2007, when the annexation agreement expired the Village simultaneously entered into a development agreement with the owners of the Main Street Development. Mr. Mays stated it also provided for approved uses for the northwest quadrant which included a 120 unit hotel, 18,000 square feet of retail, a 6,400 square foot bank and 150 condos. He showed on the overhead a picture of the approved northwest quadrant plan in 2007. He stated he will now turn it over to Harold Francke who is the attorney for the new owners.

Harold Francke, attorney for Meltzer, Purtill & Stelle, LLC, thanked the Commission for coming out on this snowy evening. He said this is the first time they had a workshop on a development concept or proposal that preceded the filing of any formal application or consideration of plan approval. He stated they have had numerous conversations and meetings with Village staff about what their objectives are for the northwest quadrant. Mr. Francke then introduced each member of their team that was present.

Mr. Francke stated the purpose of the workshop is so they can present a revised development proposal for the northwest corner. Back in the 80's the owners came into the Village with a unique concept which was to rezone the property and create a whole host of acceptable uses. He said they created a concept plan and development parameters that gave the developer certain assurances as to what would be considered acceptable uses for the property. At the same time it gave the Village comfort and knowledge to know that nothing would be built on the property without going through a rigorous plan review and approval process.

Mr. Francke said the existing development proposal goes back to 2007. It did call for a hotel and a 150 condominium unit on the property. He said the concept of residential use for the northwest quadrant is not new, but what they are proposing is different. They are not proposing high rise condominiums but low rise with upscale rental and instead of being 150 condos they are proposing 242 units. Mr. Francke said they have a lot of people this evening that have been working on this for quite some time. They feel there has been a lot of change in the market place and demographically, which has happened everywhere. He said the time is right to take a fresh look at Seven Bridges.

Mr. Francke stated this originally came before the Board in 1987. The annexation agreement, under the Illinois law, had a 20 year term. He never felt that over the 20 years later they would be amending the agreement or that there would be vacant parcels. He said at that time they knew where the golf course was going to be but nobody knew exactly where what use was going to go where. Due to the size of the project they had called it a Regional Planned Unit Development because of the impact it would have. He said the concept plan had a whole set of regulations, development

parameters, and shared parking which is still used today. One of the development parameters was that at no time would there be more than 1,200 multi-family dwelling units constructed at Seven Bridges. Right now they are a little over 900 units constructed that are multi-family. He stated this development would max out that number but it will not exceed the 1,200.

Mr. Francke said going back to 1987; corporate authorities made the determination that annexing this large parcel of property would accomplish a number of Village goals and objectives. It extended the Village's corporate limits, they would be able to control the growth and development of a large parcel, expand property tax base, increase state motor fuel tax allocations and state income tax allocations. He said it generally enhanced and promoted the general welfare of the Village. These goals come directly out of the original annexation agreement. He said these are still the goals of the Village and the concept that is presented this evening will help the Village achieve those goals.

Mr. Francke stated the Main Street itself is 22 acres and the northwest quadrant is a little over 5 acres that has been vacant since 1987. He stated only a hotel can be built on Lot 11 and the 150 condos on Lot 15. According to the documents the condominium use can not go forward unless the hotel is built first. The documentation that was approved back in 2007 also approved a privileged tax rebate agreement which is an incentive for a developer to build a hotel on the site. He said even with this incentive, the prior owner and the current owner have not been able to attract a hotel user to this site. Both buildings were approved to be 12 stories or 120 feet in height. Mr. Francke said this will conclude his presentation and now he would like to introduce Jed Dealy.

Jed Dealy, Broe Real Estate Group, stated he would give a little history as to who the Broe Group is. They are a family owned, private investment company which was started over 40 years ago by Pat Broe who still owns the company. Mr. Broe started the business in real estate but also has businesses in transportation and energy. Mr. Dealy stated in the railroad business they are one of the largest privately owned railroads and own 17 regional railroads companies. They own ports and terminals throughout the United States and Canada and also have an oil and gas business in Colorado.

Mr. Dealy said on the real estate side they invested 1.3 billion and have touched upon everything you can possibly do in real estate over the past four years. He stated they do everything on a comprehensive basis. They construct, lease, property manage and acquire properties and have been doing it for a long time. Mr. Dealy stated Mr. Broe and his company have owned and managed over 6,000 apartment complexes. In Denver they are in the process of building two towers with about 500 units each. He stated they do have good experience with multi-family. In summary, they basically do about anything in real estate, they are well capitalized, and have good partners.

Mr. Dealy stated a little summary on Seven Bridges. The previous owners borrowed about 20 million back in 2004. They failed to repay their loans in 2008 and the

foreclosure process started which was completed in 2011. The occupancy has fluctuated between 60 to 70 percent and has never really generated a stabilized level of rent to support any new retail or office. However, they have been maintaining their level of occupancy. He said now he will turn it over to David Galowich.

Chairman Zawacki asked the Commissioners if they had any questions at this time.

Commissioner Przepiorka asked what attracted them to buy this property. He asked if they had any other developments in the area.

Mr. Dealy said when they looked at this they saw great potential especially with the northwest quadrant and the development possibilities to improve the area. He said with the components of office, retail, and residential it fits a mixed use project. They have had success with this in the past. He said they have had other projects in the Chicago area and Pat Broe is actually from the Chicago area.

David Galowich, Madison Realty Group, Inc. stated he was going to talk about the status of the currently built product that Broe Group owns. Currently they own five buildings with four of them being single-story retail buildings and one building is a three story office building. He stated on the overhead it shows the northwest quadrant and lots 3, 4, 9, and 10 which they also own. Of the built product, the single story retail buildings are 65% leased and the office building is about 76% leased. He stated these are challenging numbers and they worked hard to get them up to those numbers.

Mr. Galowich said over the past five years eight tenants have moved out totaling 23,493 square feet. They have been able to gain back 13,000 square feet of the retail. He said this has created a net loss of over 10,000 square feet of retail in the past five years. They went back to see why those tenants had moved out and most of them were business loss or bankruptcies. They had talked to a handful of those business owners and the number one thing they cited was a lack of traffic or foot traffic. Mr. Galowich stated after talking with past and current tenants they would like to develop a more walkable community.

Mr. Galowich stated just within the last couple of years that he has been involved they have approached 1,400 businesses. He introduced Jeff Ludwig and Nicholas Kyriazes from Alter 360, who have been working hard on this and pounding on doors to find businesses. He stated if the Commission has questions as to what has been said or who has been approached they can answer questions.

Mr. Galowich said they have been working with staff that has been asking if they can get a grocer there or medical office. He then provided a list of grocers that they had approached. One concern raised by grocers is that the northwest quadrant has zero visibility to Route 53. Retailers do not want to move into a place where they will not be seen. The second reason is the average daily traffic volume on Route 53 is insufficient for those types of business.

Mr. Kyriazes stated the average daily traffic count is about 31,000 vehicles daily. He said when they talk with national groups they are looking for about 40,000 vehicles.

Mr. Galowich said Alter 360 has a sister organization within their corporate umbrella that focuses on health care, so they have reached out to try to solicit medical offices. He stated health care is going through a transition right now and for the most part anything that is getting built is being built close to the hospital campus.

Mr. Dealy stated in the Chicagoland area they have owned about a 1.5 million square feet of medical offices within various buildings. The company that they were renting to was bought out by Advocate. He stated they know Advocate very well and called them in regards to this project and they said no.

Mr. Galowich said if you put a grocery or medical office in the northwest quadrant they are destination orientated uses. Generally your consumer going to that use is on a mission. He said even though they have searched for these types of uses based on the recommendation from staff, they don't believe that is really the right thing at this point. The site is currently entitled for a hotel and there has been a desire for one out there. He said staff wanted to get more definitive metrics on whether a hotel would be viable or not. Last year the Village commissioned a hotel study from a local well regarded hotel consultant. They came back and stated it was not economically or market feasible even with the incentives that the Village would provide. Mr. Galowich said additionally the Village commissioned a market assessment to focus on getting more retail for the northwest quadrant. What that study stated was that it would be very difficult to attract a retailer or hotel to this site. The reason that they sited has become very obvious to them on the operating end and that is Seven Bridges is what they call a "tweener". He stated it is in between different commercial nodes. There are big retail nodes in Oak Brook, Naperville and Bolingbrook so they fall in the middle.

Mr. Galowich stated lastly they have reached out to the current businesses of Seven Bridges. They asked them what they felt would be a good use for the northwest quadrant. He stated Cinemark wholeheartedly supports a residential development for that quadrant and most of the businesses stated they need more live bodies or foot traffic. He stated they have received a letter from Mid-America stating that they might be interested in lots three and four depending on a significant residential project for the northwest quadrant. Mr. Galowich said as they get further into this presentation they will explain why they feel that residential is the right thing to do for the 5.8 acres.

Jon Talty, OKW Architects, said he is very fortunate to be a part of this team and study for this very important development. He said Seven Bridges has been up and going for the past 25 years. The overall concept has not changed, but their focus is to create or reinforce the sense of pride at Seven Bridges. He said over the past 25 years mixed use development has changed and they have all learned their lessons. Their intent is to bring to the table some of those lessons learned. He stated when talking about the site itself, Route 53 has changed since I-355 has been built. He showed a picture of what the proposed development could look like when looking from Mulligan and Main

Street. Mr. Talty said there has been dialogue in the development community over the course of the last several years in regards to rental product over for sale product. He said rental over for sale product is a matter of semantics. The buildings are going to be built at a very high level with high standards and they will demand the highest rents that the market place can bare. He said this is a legacy type of development and rental products nowadays offer other amenities that will help enforce a sense of pride within the community.

Mr. Talty stated their intention is to have a building of this scale with 242 units. There will be community rooms and business centers within the context of the building to help reinforce the community that lives here. He stated most of the tenants might be working out of their apartment since corporate America has down sized. They are trying to attract young professionals who work at home or the older community who are looking to downsize. He stated there will be front doors located on Main Street which will increase the foot traffic.

Mr. Talty showed another picture looking northwest from the southern end of the development showing that the building can offer a variety of housing types. On the corner it is a two story row home with front doors on Main Street and then it begins to break down the mass scale of the building. He said at the tallest component it is a four story building which then goes down to three stories to the north and then down to two stories to the south. The building is like a doughnut, where the parking structure would be the center of the doughnut and is not visible from the exterior of the building. Mr. Talty said the parking would not only serve the residents but also supplemental parking for the retail businesses. He stated the success of this project will be measured as to how it is engaged with the rest of the community and that is why shared parking is important. Mr. Talty stated in summary this is a unique multi-family rental project for the Village. It is unique due to the type of rental product they are going to offer, variety, and the location on Main Street.

Steve Friedman, SB Friedman Development Advisors, said he wanted to share some insights of information from the market and demographic context. He stated he believes this information supports the idea that in the next 10 years the opportunity lies in multi-family housing. The chart on the overhead shows the changes in population by age in DuPage County. He stated the chart for Will County is very similar and is more pronounced. The growth in population is in young professionals under 35 and the empty nester or young seniors. He said what they call the family years is the period where people are still preferring to choose single-family environments. There are studies that show that younger people and older people prefer the mixed use environment with different types of housing and amenities. Mr. Friedman stated 60% of the younger age group has been choosing in recent years some type of multi-family housing and 45% of the rentals comes from that age group. The demographic trends really support the rental and multi-family product at this stage.

Mr. Friedman stated this is a different kind of multi-family product from the dominant multi-family product in Woodridge. There are about 1,000 units that are of a quality

tier that this product represents which is about 8% of the housing stock and adding this would bring it to 9%. He said the community would still be at 58% single-family and the bulk of the multi-family are in buildings that are 19 units or less. They feel that this is a different type of housing opportunity to add to the housing stock and mix.

Mr. Friedman said the public fiscal impacts are always of great concern with any kind of multi-family development. Their initial estimates are the property will add about \$675,000 in property taxes for all the taxing bodies per year. For the Village portion they estimate about \$164,000 in property taxes. He stated one of the things that they learned is that in an infill context there is a small increase to serve it at a local level. However, they are at a level where most taxes generated result in a positive gain for taxing bodies for this multi-family use.

Mr. Friedman stated for the schools they did an initial analysis of the school impact and the number students that were expect. They are projecting very few children and a net positive fiscal impact of \$180,000 for the grade school district and \$64,000 for the high school district per year. He stated he will now turn it back over to Mr. Francke to summarize.

Mr. Francke said as he stated at the beginning they are here to get the Commissions thoughts about a parcel that has been vacant since it was first annexed to the Village in 1987. The area has been referred to as Main Street, but it does not really function as what they might really call a Main Street of a town or community. He said there are a lot of good reasons to support this new way of looking at an opportunity to create synergies between uses to activate this streetscape. They are not asking for any kind of rezoning but rather have created a conceptual plan presentation. He stated it would be their intent after getting their input or thoughts to give the Commission more detailed studies. They believe this project would be very positive and would have the support of the Seven Bridges business community. Mr. Francke stated they look forward to their thoughts or input and would like to take this to the next level with that input. He thanked the Commission for their time and stated that this would conclude their presentation.

Chairman Zawacki asked if there were any questions or comments from the Plan Commission members.

Commissioner Balogh said she understands the concept that by bringing additional people the businesses will supposedly thrive. She stated it is not a traditional Main Street. She feels that the single owned family businesses will still not have the traffic to make it. She asked if they have looked into any other type of use like a sporting complex. She feels if they brought in businesses that are not mainstream that might help bring in people. She stated she is sure that they have done a ton of research, but have they looked into other types of developments.

Mr. Galowich stated yes they have, but they are trying to look at holistic ways to help out Main Street. What they found out is if you look at the ice arena at the other end

maybe a handful might go to a restaurant in Seven Bridges. Very few do that and most of the time they get into their car and leave. He said if you site something like that on the northwest quadrant like a bowling facility, they would be getting their drinks or food at that facility. Secondly, they are not there to go get a haircut or get their nails done. He said none of those uses intended to be holistic for the other three quadrants of Main Street.

Commissioner Mast said they had made good points in trends and demographics regarding reference of lifestyle. She asked if they can give more detail on the type of environment that would be established. She is a little lost on the concept or vision that has a unified level of attractiveness for that demographic of young professionals. She said she feels it is not pedestrian focused. There are trends that are important to consider that might cost more money for the development. She said she has looked at developments in Burr Ridge and recently in Huntsville that is all pedestrian oriented. She asked if they looked at something like that where there is something beyond having housing. She is not seeing a vision for an attractive area for young professionals who are very active. She said maybe some biking trails, gardens or museum. Just adding housing wouldn't necessarily be the answer to really creating a sense of community for that area. She stated she had one question in regards to any data on occupancy rates for the Marriot in Lisle. She said she knows it had some issues, but in her experience, they were almost always fully booked. She is not convinced that a hotel would not be needed.

Mr. Dealy stated on the pedestrian side when you look at the building there is a pedestrian walkway. What the building is trying to do is bring the Main Street together so there is a walkway. He stated if there is a restaurant across the street from the apartments then it is creating a synergy in that Main Street walkway. He said they have places like this in Denver where all uses are mixed together. The younger generation of residents walk out of the complex and head to these places. Mr. Dealy said they can take a look at the area to spruce it up to make it more pedestrian friendly.

Commissioner Mast said since there is no geographical interest at this location that there should be something there that is unique. She stated there should be some theme that would be valuable to young professionals to draw them in.

Mr. Dealy stated when you look at that northwest quadrant you have some residential living with a natural break with a beautiful golf course. If you look at the northwest quadrant today it does seem dingy, like nothing is happening, but that is the start. He stated that is why we created that walkway.

Mr. Galowich said that for a hotel to be economically viable it needs to maintain a certain occupancy level at all times. With the data they were provided there are certain times of the year that a hotel could hold the occupancy but those are short lived. He said the rest of the year it did not sustain itself. Mr. Galowich stated their consultant should be able to provide her with the data she is requesting. What they have seen is there are a few new hotels built in the market but they have all been highway focused

trying to grab the traffic. He stated that with the recent room additions, it had dragged the whole market down.

Commissioner Mast stated she was thinking about young professional or older people that would have friends or relatives coming in from out of town. She asked if there are any trends regarding rental property with a small portion of hotel space.

Mr. Galowich said Villages are wrestling with that all over the place because the internet has changed all of that. What you are seeing are a lot of short term rentals and municipalities don't like that because they can't tax or police it. He stated unfortunately Seven Bridges is not the right place for a hotel and it will not happen.

Mr. Good, Village Attorney, stated the Village has been pushing for a hotel for many years. He said developers have said through the years that it won't work. He stated the Village has looked at it and has kind of agreed with that decision.

Mr. Mays, Director of Community Development, said to clarify, the studies were completed through a joint effort by the developer and the Village. Both worked together to select the consultant. The consultant was selected to get an independent view on both the hotel and retail feasibility issues. Regarding using rental units as a hotel room, it is occurring in Seven Bridges right now. If you search the internet you will find them. He said the consultant also recommended that a hotel would not be viable for the site.

Commissioner Przepiorka asked who owns the lots that are vacant and is there a vision for those lots.

Mr. Galowich said lots three and four because of their visibility to Route 53 are likely to be a retail use. They have had some soft indications from retail developers that if they were able to do the residential component they would want to develop these lots sooner rather than later. He said lots nine and ten are the ones that they need to fill. They think lot nine is a strategic place on Main Street which might be some type of retail use and lot ten might be professional office/retail. He stated in talking about maybe adding some type of amenity lots nine and ten might be a good opportunity for something.

Commissioner Przepiorka stated he assumes their goal is to maximize the return on the investment and to ensure that their other parcels are fully occupied. He said what you are saying is in order to do that the residential development is the best path. He stated there are 900 other residential units in that development, why do they feel that another 242 units will magically make it work.

Mr. Dealy stated the road Double Eagle Drive acts as a barrier. When you are talking about pedestrian traffic this is a huge barrier when you have to cross it. He stated what they are talking about is right on Main Street. He said they will be able to walk right across the street without any barrier. Mr. Dealy stated they are balancing the front part

to the back part and putting it right on Main Street. They feel 242 units is the right number to make it work.

Mr. Galowich said the Amli project and the Retreat are nice projects but they are very inbound and everything is facing the inside. He said those people don't feel like they are part of Main Street. They might walk to Starbuck's but that is generally it.

Mr. Talty stated an example of this is The Glen in Glenview. Its success is from the residents on Main Street. He stated the people who support it the most are the people who walk down stairs and go to the local businesses. The part of that 1,200 acres that are fragmented are just as inclined to shop elsewhere in Glenview or to go to Northbrook as they are to support their own downtown. He stated it is similar here in regards to establishing that foot traffic. People would rather walk out their front door and leave rather than having to cross streets and go around the back of a store to get where they are going. Mr. Talty stated it is not going to solve everything but it will be the right step to take to re-enforce what the original spirit and intention was for that development.

Commissioner Przepiorka asked if the 242 units were going to be enough to increase retail occupancy. He stated it does not seem like enough.

Mr. Galowich said he feels confident to say yes. He stated they were looking for studies to show the Commission but they knew the question would come up.

Mr. Dealy stated this apartment complex would be a higher end complex so they should have the capital to buy the goods and services next door.

Chairman Zawacki said he has a lot of problems with the overall development. He stated the Village does not want more multi-family, but they appreciate what they are trying to propose by having more bodies there. He stated the concept of renting an apartment and having a store beneath you sounds good. However, a lot of these small business that aren't capitalized end up bankrupt within the first year. He said if you lose the business then you lose the apartment upstairs. He stated the parking on Main Street is not enough to service those businesses.

Chairman Zawacki said they had talked about people going out the front doors to Main Street. He stated if he lived there 9 out of 10 times he would be going out the back door to get to the parking garage and he would not be walking out the front door. When he looks at the development he thinks about how the people who live there are going to use it and what their traffic patterns are going to be. He stated with the 242 units if there are two people living in a unit both having cars that is a lot of parking stalls. He said looking at the project the buildings seem flat and blasé. Chairman Zawacki stated he is not sure what to offer them but do appreciate their attempts. He said he would like to see more detail to the final project.

Commissioner Gaspar stated he has a couple of concerns. He said apartments tend to degrade over time. He stated when you build high volume property 25 years later it is not a high volume property. He said you are only predicting 20 kids will be in the school district but in twenty years that can be triple. If you look at the Four Lakes complex there were never any kids 30 years ago and now there are 170 kids there and it taxes the school district at that point. Commissioner Gaspar asked if they had any studies that showed how their high end properties have done over time.

Mr. Dealy said the only way he can answer that is by experience. In Denver they built a high rise about 25 years ago and there are not many kids in there. He said it is still the young generation or the young seniors living there and not many young children. He said that is just from experience, but he can not answer definitively what would happen with this project.

Mr. Friedman stated Four Lakes is an interesting analog. He said some of the other properties are less of a problem. He stated this particular concept includes a single building. It will be managed by a single entity which gives you the opportunity to maintain it as a high end development. He stated he is aware of this problem throughout DuPage County. He said the ability to project that is difficult but the best way to avoid that is by the way the property is managed.

Commissioner Gaspar said his other concern is initially residents are going to move in there and think it is great. Sometimes the next iteration of residents move in and they may complain about the noise on Main Street. He said they may hamper the business growth that can happen. Commissioner Gaspar stated an example of this is Downers Grove. They built those nice condo buildings right next to the tracks and then the people started to complain about the noise on the street.

Chairman Zawacki stated in regards to the question about property degrading over the years a different type of use perhaps and they didn't intend on more school children when it was built.

Mr. Galowich said you have to look at the actual product. Some places are more family friendly based on their design. What they are proposing here is not going to attract a lot of families.

Commissioner Mast asked what they feel are their top selling features to bring young professionals to their building.

Mr. Dealy stated they have offered 1,000 residential units and probably have six to seven hundred on the books right now. He said young professionals want a safe environment, walkable communities and access to entertainment. They have talked about walkability but you can't forget the car. He stated they have to be beholden to the vehicle as much as to the pedestrian. He said 1 ¾ cars per unit is more than enough to satisfy parking. They want a safe place for their car, a safe and friendly environment, and to be able to plug in as a business aspect. Young people today want

to be able to work from home and they need to provide that amenity to do that. He said there is a complex in Orland Park that is being developed that has an office center that is connected for residents. He stated here they have a fitness area in the complex and in the area. There is one of the best golf courses across the street, restaurants, and a movie theater. He stated these are things people want.

Mr. Galowich said the past two Sundays there have been articles in the Tribune as to why people are choosing to rent. He and Mr. Dealy have been a guest and have toured the project out in Orland Park. He would love to get the Commissioners out there to see it. It is a different kind of a project than what they are talking about, but it really shows you how you can create a new downtown. They would be happy to coordinate a tour of that project because it shows what the young people are looking for.

Commissioner Przepiorka stated it sounds great if they are going to have all those amenities. He asked where are they going to draw the tenants from and who is their competition.

Mr. Galowich said it will be the people who grew up here or work close to here. As far as who their competition is there are some projects that are being built in Wheaton and Naperville.

Mr. Good asked if they knew what the rents were for those types of places.

Mr. Dealy stated it was about \$2 a square foot and it is going up.

Discussion continued in regards to similar projects being built in the area.

Mr. Francke said the original vision for Seven Bridges along the golf course was to be corporate offices and headquarters. The Village and the developer tried to tell the market what it was going to be and over time the market told the Village and developer what it was going to be. All the offices that they thought would go there ended up going in on the east/west tollway. There is a championship public golf course that is owned by the Village, which has a fantastic club house, a defined mixed use of residential, a theatre, a health facility, and an ice area. He stated there are all these uses but there are barriers with the road being there. It does have a theme with all these entertainment uses and with residential, with this project being the last piece. Mr. Francke asked if they do not think this would be the right use and after hearing what the hotel consultant stated, what they think should go here. He said this is a different type of residential that they feel would fit in and help.

Chairman Zawacki asked if there were any other questions or comments. None responded. He then asked if staff had any comments.

Mr. Mays asked if there was additional research that staff could provide to the Commissioners. One item that was brought up was data on the number of students that have attended different apartment complexes over the years.

Chairman Zawacki said he feels they might need some time to digest what was presented.

Mr. Mays asked if there were any elements that stood out, ones that they liked or even ones that they might have concerns about.

Commissioner Przepiorka stated one concern for him is the high ratio of multi-family in the Village. He feels it should be lower and not increased. The question is have they really looked at everything to maybe see if there is another solution.

Chairman Zawacki said he feels if it was owner occupied then they would have more support.

Mr. Francke stated they appreciate their comments but they don't know if that is what fits in to what their vision is right now. Their intention is to move forward and they would like to know that the Commission has an open mind if they come before them with more specific plans. He said there were comments about the architecture, amenities, and focal points. What they are really focusing on tonight is the type of use and they want to know if the Commission has an open mind to this type of use.

Chairman Zawacki stated none of the members have said no, however they do not like the numbers for multi-family.

Mr. Francke stated what they are proposing and what they have built at Seven Bridge is totally different than the type of multi-family the Village has. If you look at the chart it may be considered a higher percentage than what the Commission or Village wants, but it is not made up of this type of institutional owned high quality development.

Chairman Zawacki said everyone knows that those higher density rental type uses versus owner occupied gives you a different type of society in the community. Those that own tend to stay in the community longer. He stated it is not that they don't like their project but these are the battles that they have dealt with.

Mr. Galowich stated staff has challenged them every step of the way and they certainly understand the sensitivity. The challenge that they have for the northwest quadrant is they really have explored every possible non-residential use that they can think of for that area. That quadrant has done nothing but grow weeds for the past 27 years. He said they are trying to develop what they think is the corner stone for Seven Bridges. As far as the concern in number of multi-family, he is not sure how to solve that. However, if you build the best product you can build then that raises the bar for everything else. If people are going elsewhere and they are vacant then they will have to fix their place up or bulldoze and build something else. Mr. Galowich said they want to work with them to finish out Seven Bridges. He thanked the Commission for their time and for coming out on such a snowy night.

Mr. Mays said if any of the Commissioners have any additional questions or comments for staff to please feel free to contact them.

V. PUBLIC COMMENT (ITEMS NOT RELATED TO THE AGENDA)

None

VI. DISCUSSION ITEMS

A. Review of Public Hearing Procedures

Mr. Good, Village Attorney, stated the public hearing procedures form that has been in use for years is legally correct but it does use all the legal language. He said people get excited to talk and may get confused with the legal terms. Last week, he was asked to take a look at what they were using and revise it. He stated it was just sent back to Mr. Mays that day.

Mr. Mays then passed out the revised form from Mr. Good.

Chairman Zawacki stated he feels the people get confused as to the order of when they can speak.

Mr. Mays said they can go through it very briefly and if the Commission wants they can bring this back and continue the conversation in March. He explained the reason for this discussion item was in response to last month's public hearing and the concerns raised by the residents. That experience gave staff time to reflect on the process used for public hearings. Mr. Mays said that while the rules of procedure are provided to the public at the beginning of the meeting, the public may not review it. The people are also nervous coming up before the Commission to speak. He said that staff is looking to streamline the procedure to make people feel more comfortable about contributing to the process.

Mr. Mays stated the Rules of Procedures which is also handed out is a simplified version of what happens during the public hearing process. He said he would like to continue having Chairman Zawacki give an overview during the meeting to guide people as to what is happening. He asked if the Commissioners felt if there was anything else that they could do to help people feel more comfortable with the process.

Commissioner Przepiorka asked if they could use the overhead projection in addition to the handout, to help guide the audience as to when they can speak or what phase they are in.

Mr. Mays said that might be helpful as a transition slide, but might be difficult with presentations going back and forth.

Commissioner Przepiorka stated he feels a lot of residents don't realize that they do not work for the Village. It should be stated that they are volunteer citizens and what their role or authority is.

Commissioner Gaspar had to leave the meeting at 9:49 p.m.

Mr. Mays then briefly went through the changes and the new sheet that will be handed out to residents at the meetings.

Chairman Zawacki stated he would like to have the people who have clarifying questions to be able to come up and speak first. Then you can have those who want to make comments come up after.

Discussion continued on procedure for public comments and eliminating the Rules of Procedures.

Mr. Mays said they can take the time to look at the material and they can touch base again at the next meeting.

VII. UPADATE OF PREVIOUS PLAN COMMISSION CASES

Mr. Mays asked if the Commissioners had any additional comments regarding Seven Bridges or additional information they would like researched by staff.

Commissioner Przepiorka said he agreed with Commissioner Mast when she was talking about the amenities or attractions. He felt their original draft did not have much detail and he would like to see a list of amenities.

Mr. Mays stated if there are elements that were missing that would help the Plan Commission with their consideration to please let him know so he can pass that on.

Commissioner Mast said a much stronger case as to what would attract the demographic they were talking about.

Commissioner Przepiorka stated he would like to see more green space.

Chairman Zawacki stated he would like to see something that didn't look like tract housing. He felt that their proposal has no character.

Mr. Mays asked if a tour of the development in Orland Park would be helpful.

The Commissioners agreed either a tour or pictures of other similar developments might help.

Chairman Zawacki asked if there were any other updates.

Mrs. Horn said on February 13th the Village Board did approve the Fox Wood Estates Subdivision.

VIII. ADJOURNMENT

Chairman Zawacki called for a motion to adjourn the meeting.

Commissioner Mast made a motion, seconded by Commissioner Balogh to adjourn the meeting. A roll call vote was taken:

Ayes: Balogh, Mast, Przepiorka, Zawacki

Nays: None

Motion passed

Donn Zawacki, Chairman

Peggy Halper, Recording Secretary