



## **MINUTES**

Special Village Board Meeting

Tuesday, August 22, 2017

6:00

Cary Village Hall  
655 Village Hall Drive  
Cary, IL 60013

### **I. Call to Order**

This meeting was called to order at 6:00 p.m. by Mayor Kownick.

### **II. Roll Call**

Present: Mayor Kownick and Trustees Betz, Covelli, Weinhammer, Kraus, McAlpine and Cosler.

Absent: None

Others present included Village Administrator Rife, Community Development Director Simmons, Public Works Director Erik Morimoto, Village Attorney Simon and members of the audience per the sign-in sheet.

### **III. Pledge of Allegiance**

Mayor Kownick led in the recitation of the Pledge of Allegiance.

### **VII. Maplewood Development Discussion**

Director Simmons stated School District 26 recently approved a purchaser/developer for the Maplewood property. Following the approval, Village staff met with the purchaser who requested an opportunity to meet with the Village Board. Mr. Simmons stated that the meeting is intended to be an introductory meeting with the selected developer, to provide preliminary feedback on redevelopment of the site, prior to formal production plans being drawn. Maplewood is a fifteen-acre site adjacent to the downtown area of Cary.

Director Simmons reviewed the Village's Comprehensive Plan and the land use guidance for the Maplewood property.

Mr. Patrick Taylor, Principal of Central One, LLC, gave a presentation of the building/construction background of his company. Mr. Taylor asked the Village Board and members present for questions, guidance and input for development of the property. Mr. Taylor's preliminary ideas are to build a development starting with apartments on the north side of the property by the railroad tracks.

Trustee Betz asked Mr. Taylor about the height of the apartments. Mr. Taylor stated they would most likely be three or four stories.

Trustee Covelli asked if Mr. Taylor has developed a mixed-use, residential/retail location. Mr. Taylor stated that his company only develops residential mixed-use.

Trustee Cosler asked Mr. Taylor what the minimum density for the development would be. Mr. Taylor stated he will most likely co-develop with another builder and he doesn't yet have final numbers. However, he stated his plan is to create denser construction closer to the railroad tracks and lighter density closer to the existing residential subdivision.

Trustee Kraus asked Director Simmons about spacing between construction and the railroad tracks. Director Simmons stated that has not been decided. Trustee Kraus asked Mr. Taylor if the subdivision would be viable if the apartments were taken out of the equation. Mr. Taylor replied he believed the project would not move ahead without the apartments.

Trustee McAlpine asked if the apartments would be fair market rates for the rentals. Mr. Taylor stated yes, they would be offered at fair market.

Trustee Weinhammer stated she went through the surrounding neighborhoods asking for feedback regarding the proposed project. She reviewed with Mr. Taylor the following questions residents had asked. Questions included: 1) if a stoplight would be put at Cary Algonquin Road and Seebert Street; 2) how the new development would impact the local schools; 3) are the current fire truck ladders tall enough to reach a top floor if an apartment building is four stories; 4) where will the apartment parking be located; and 5) would the development contain any single-family homes. Trustee Weinhammer stated the residents she spoke to stated they like the Village of Cary and it's "small town feel."

Mr. Taylor stated most of these questions would be answered as the plan design progresses. He also stated the new way of building is a form of detached townhomes, less land but a nice sized home. Mr. Taylor stated he is listening to all the comments and questions and will incorporate what he can into the future development plans.

#### **IV. Open Forum**

Mayor Kownick called for Open Forum at 6:46 p.m.

Christy Wagner, 539 Krenz Ave, Cary, asked Mr. Taylor about providing residences for seniors. Mr. Taylor stated that the proposed condominiums will be one level units.

Ms. Wagner continued to discuss her concerns with the potential loss of the existing open space to development with the proposed project.

Mr. Mike Boyce, Alida Drive, stated his concern is to keep the culture the same around the Maplewood area. Mr. Boyce is concerned about traffic issues, density and maintaining proficiency of the local

sewer and water service. Mr. Boyce does not believe retail development is appropriate for the location.

Ms. Fran Steinke, Alida Drive, stated she is concerned with losing open space and that the sewer system is not equipped to handle new development. Mr. Taylor stated that new development is required to address sewer and water connections and water detention.

Ms. Martha Ritter, School St., asked who would manage the apartments. Mr. Taylor stated a management company would manage and oversee day to day operations of the apartments. Mr. George Ritter asked for clarification on the detention area of the project. Administrator Rife stated detention specifics would be included in the engineering designs on the development plans.

Mr. Dick Hasman, School St., stated he moved to the area because he likes the small town feel of the community.

Mr. Dan Seiber, 410 W. Main St. stated he would like see the Maplewood ball fields replaced. Mayor Kownick stated the Park District is working on their comprehensive plan and Mr. Seiber would be able to review the Park District's future plans for ball fields.

Ms. Kristen Fadden, 26 N. Prairie St. stated her concern about increased traffic and parking in her neighborhood. The road becomes very narrow with parking allowed on both sides of the street and increased traffic could cause issues. She also stated that open space is very important for the neighborhood.

Ms. Jen Crick, 315 Inverness Dr., thanked Trustee Weinhammer for going to door-to-door for resident input because she feels that residents' comments are being absorbed. She also asked if any park built would be one that would support and include children with special needs.

Mr. Barrett, 557 Krenz St., stated his concern is with an increase in traffic.

Mr. Rich Foster, 520 Cary Algonquin Road, discussed his concerns with traffic issues. Mayor Kownick stated there will be a third-party traffic study submitted with the proposed plans and drawings.

Trustee Weinhammer asked about the engineering of the Seebert road extension's location. Director Morimoto stated the road extension will be discussed and designed with the developments plans.

Trustee Kraus discussed options and plans for a park to be placed within the development.

Director Morimoto reviewed specific items that will be included on the proposed development site plans; traffic flow, patterns and counts, and stormwater detention areas.

Jim Hersh, a Crystal Lake resident who owns industrial property in Cary, has concerns with additional traffic using Industrial Drive.

Theresa Slavik, Krenz Ave., stated she appreciates the presentation and meeting tonight and would like to be kept apprised of the details. She stated she has concerns about the apartments' impact on the school district. Ms. Slavik thanked Trustee Weinhammer for canvassing the neighborhood to gather residents' opinions and concerns.

Mr. Bill Reitveld, 551 Krenz Ave., agrees that a concern is the potential increased traffic and how it will impact the neighborhood. He would encourage the changes to be considered carefully and the development to be designed with the residents in mind.

Mr. Jim Chambers, Krenz Ave., stated he agrees with open space to buffer the existing residential community. He also is concerned with the quality and density of the homes being built.

Mr. George Ritter asked Mr. Taylor for the total number of units planned. Mr. Taylor stated that has not been decided and/or designed at this time.

Mr. David Stevens, 338 Krenz Ave., stated he believes a development will negatively impact the existing neighborhoods. He doesn't think tall apartments are a good fit for the village.

Director Morimoto reviewed the scope of area that will be covered in a traffic study. Once the proposed site plan is submitted, that will decide the area studied.

Mr. Egan, 565 Krenz Ave., asked if there is a requirement for a land donation to the park district from the developer. He also stated he is concerned about the density of the development.

The resident at 232 W. Main St. asked the time length of the developments construction time. Mr. Taylor stated it will be approximately a five- year program.

The resident at 337 W. Main St. expressed concern regarding traffic counts including train commuter traffic. He also asked if the village would encourage foot traffic on sidewalks and creating bike lanes.

With no additional comment from the public, Mayor Kownick closed the Public Comment of the meeting.

Administrator Rife stated any residents with additional comments to please email: [villagehall@caryillinois.com](mailto:villagehall@caryillinois.com).

Trustee Kraus stated his concern is increased traffic on Main Street and the extension of Seebert and Prairie should address some of the potential traffic issues. Trustee Kraus stated he would like the developer to review the feasibility of keeping the auditorium of the school kept and renovating it to become a type of community center.

Trustee Cosler stated he wanted to know who was in favor of the proposed concept. Few residents raised their hands. Trustee Cosler stated he believes the development is too dense and will most likely not fly in this town. Mr. Taylor replied he wanted to know how the Village Board and residents felt and what they were looking for in a development. Mr. Taylor stated he will offer a quality product to the

Village. Trustee Weinhammer asked Mr. Taylor if a single-family development was feasible. Mr. Taylor stated he believes a standard single family subdivision is not feasible for that location.

Mr. Steve Degnin-Schmidt, 1320 Mulberry Lane, stated the Village Board voted on the Sage expansion and it affects each and every resident of his neighborhood. He knows change is difficult. He believes that development on this property is important for all residents and the Village. He stated the property has been non- taxed and vacant for quite a long time and it is important to add it back onto the tax rolls.

Trustee Covelli stated she did not like the plan. She would prefer to see some retail with the development, but she did not like the plan discussed.

Trustee McAlpine thanked Mr. Taylor and the residents present for the discussion. She added that she would like to see a proposed plan and have an open discussion with the developer and Board members to review and consider potential options for development.

Mayor Kownick asked Mr. Taylor if he received ample feedback from the board and the residents to put a potential plan together. Mr. Taylor stated he would plan to bring a potential concept plan to the Village Board for future discussion and input.

**X. Adjourn**

There being no further items to discuss, a MOTION was made to adjourn the meeting at 8:05 pm

**MOTION: Trustee McAlpine**

**SECOND: Trustee Kraus**

**The Voice Vote noted all ayes and the motion carried.**

Respectfully Submitted,



Janice Rhodes, Village Clerk



Susan Greene, Deputy Village Clerk