

**I. CALL TO ORDER:**

President Nelson called the Special Regular Board Meeting to order at 7:30 pm.

**II. ROLL CALL:**

Present were Village President Christopher Nelson, Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka.

Also present were Village Manager Cavallaro, Village Attorney Brechin, Community Development Director Tymoszenko, and 9 people in the audience.

**III. PLEDGE OF ALLEGIANCE:**

Trustee Hanley led the Board and the audience in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Trustee Kembitzky and seconded by Trustee Price to approve the agenda as presented. Motion was unanimous upon voice vote.

**V. VILLAGE PRESIDENT'S REPORT:**

President Nelson thanked the Board and Staff for the participation in Dickens in Dundee.

President Nelson announced that the December 16<sup>th</sup> Board Meeting will be held at Center Court at Spring Hill Mall.

**VI. REPORTS AND QUESTIONS FROM TRUSTEES:** There were none.

**VII. VILLAGE STAFF REPORTS:**

Director Tymoszenko announced the Appearance Review Commission meeting to be held on Tuesday, December 10<sup>th</sup>. She said the items on the agenda consisted of signage for Century Plaza, 1GR8 Carwash, Allstate and a Temporary Sign discussion.

**VIII. NEW BUSINESS:**

**A. Shorewood Properties (Galvin/Origer) Concept Plan Review**

Director Tymoszenko introduced this item by explaining the process for this concept plan which is a proposed plan for the commercial and apartment parcels located on the northeast corner of Randall and Route 72.

Mike Origer, Shorewood Properties, gave the background of his company, introduced the firm's members and the properties that they manage. He reiterated that they not only own the properties, but operate them as well.

Ryan Trottier, Shorewood Properties, said the subject site is a 48 acre site at the northeast corner of Route 72 and Randall Road, consisting of commercial parcels which front Randall Road and Recreation Drive and an apartment parcel, which is a 38.3 acre parcel that includes 4.8 acres of on-site wetland.

He said that Shorewood is proposing 234 dwelling units in 13 buildings (18 units per building), with site amenities to include a club house with pool, a tennis court, a central open space courtyard with benches, garden, walking path, a tot lot, rose garden and water features (detention and wetlands).

Mr. Trottier said access would be from Recreational Drive and they are working with KDOT. He said that this plan has addressed the majority of Staff's concerns and has been improved with the elimination of one building, increased parking, straighter and wider roadways with less curvature and more turn around area, more room between buildings, larger and more traditionally shaped commercial parcels and improved walking path amenities.

Mr. Trottier explained the design of the buildings, access to the units, garage amenities, and building materials (cultured stone and vinyl shake siding in neutral colors).

Jim Origer, Shorewood Properties, described the balconies and porches as well as the parking spaces which will have a loop design for ease in and out and will create green space.

Discussion took place. Trustee Price asked about the continuation of Recreation Drive (there is room to continue it), the south detention basin which is on an elevation (would need to be cut and filled to level it off and should work well with grading), soil borings ( one or two are possibly questionable) and his desire to see rain gardens and swales to maintain wetlands.

President Nelson expressed concern for rental demand on this particular site. Jim Origer said he sees no problem as the area has great access to I90.

President Nelson inquired about the interiors of the buildings. Jim Origer said there are 9' ceilings, 8' high windows to let in a lot of light, stone countertops, washers and dryers and flooring surfaces would be carpeting on the upper floors and manufactured wood flooring which is durable and easy to change out elsewhere.

President Nelson asked the time length for the deliveries of the apartments and said he would like to see the landscaping increased on the eastern leg of the area.

Jim Origer explained that there are few deliveries of apartments in November, December and January. He said they are usually staggered in spring, summer and fall.

Trustee Kembitzky inquired about how garages would be secured and how exterior clutter will be handled.

Jim Origer said the garages are open at the back and goes into a heated hallway and exterior clutter, will be handled by storage units in some areas for bikes, etc.

Trustee Wilbrandt inquired how snow removal would be done on the roads.

Mr. Origer said the road is private and they are responsible for plowing and snow would be pushed out of the parking areas and roads towards the buildings and piled on the ends.

Trustee Wilbrandt inquired about the length of leases.

Jim Origer said the leases are usually annual, but they are also looking into corporate leases which can run from 3-9 months. He also said that they have the highest resident retention of 80%.

Mike Origer said that they have had 100% occupancy in their currently owned building in the last 24 months and 85% of occupancy comes through referrals.

President Nelson asked if Shorewood could provide a list of their facilities and contact information to Staff so the Board can visit them.

Shelly Dehart, Regional Manager of Shorewood Properties, explained that each of their properties is about 40 years old and that Shorewood has had each for twenty years. In answer to Trustee Pflanz's questions, she said that there will be an onsite manager, two full time people in the office and two full time maintenance people along with a part-time person in the office and in the maintenance department.

Trustee Pflanz said he would like to see illumination on the walking path and what type of commercial development they expect to see.

Jim Origer said uses dictate what will be there.

**MOTION:** Moved by Trustee Price and seconded by Trustee Kembitzky to direct the applicant to prepare a preliminary plan based on the site plan dated November 6, 2013 and refer the preliminary plan to the Planning and Zoning Commission for Public Hearing and recommendation. Upon roll call, motion was approved.

**AYES:** Trustees Pflanz, Wilbrandt, Kembitzky, Price, Hanley and Yuscka.

**NAYS:** None

#### **VIII. ADJOURNMENT:**

**MOTION:** Moved by Trustee Pflanz and seconded by Trustee Kembitzky to adjourn the Special Regular Board Meeting. Motion passed unanimously upon voice vote.

The Special Regular Board Meeting adjourned at 8:35 pm.

#### **ATTEST:**

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Barbara Traver  
Village Clerk

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Christopher Nelson  
Village President