

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
MEETING MINUTES
Tuesday, November 15, 2016**

Present: Chairman Trustee Haas, Marlee Jansen, Rebekah Schaefer, Christina Berger, John Galanis, Martha Kendler, Jan Schoenecker, and Stew Elliott
Absent: Pete Moegenburg, Joe Klein
Also Present: Stewart Wangard, CEO of Wangard Partners, Wayne Wiertzema, President of Wangard Partners, Mary Clair Lanser, President of Lanser Public Affairs, Wayne Higgins of Traffic Engineering Services, Tim Anderson, Development Manager of Wangard Partners, Village Manager David De Angelis, Village Clerk Mary S Stredni, Village Attorney Hector de la Mora, and Zoning/Planning Administrator Thomas Harrigan, and members of the public.

1. Bring the meeting to order and roll call

Chairman Trustee Haas brought the meeting to order at 6:03PM.

2. Review and act on minutes dated October 26, 2016

The Committee did not act on this item.

3. Review, discussion, and possible recommendation regarding Wangard-Reinders conceptual development plans

Mrs. Berger expressed that she would like to open the floor for public comments at the next Ad Hoc Committee meeting. Many committee members have received letters from citizens which express opinions of the proposed redevelopment.

Mrs. Schoenecker objected, stating the charge of the Ad hoc Committee is to make recommendations to the Village Board and other standing committees that will review the development proposal once it is submitted.

Mrs. Berger motioned to schedule a separate Ad hoc Committee meeting for the purpose of hearing public comments, Jansen seconded.

Aye: Elliott, Haas, Kendler, Schafer, Berger, Jansen

Nay: Schoenecker, Galanis

Motion carried 6-2

Mr. De Angelis suggested the next meeting be scheduled for a date in the Court Room for video recording purposes. It was also suggested that public comments be held to 3 minutes per person.

Chairman Trustee Haas opened the floor to Mr. Wangard and his team.

Mr. Wangard gave a brief historical perspective of his experience growing up in Elm Grove, and where the community has potential to head in the future.

Mr. Wiertzema provided an analysis of the first redevelopment proposal and compared it to the revised conceptual plan. Mr. Wiertzema introduced Tim Anderson, development manager for Wangard Partners.

Mr. Anderson commented on items that came into consideration at the October 26th Ad Hoc Committee meeting, density, building size, parking, traffic and neighboring properties.

Mr. Anderson provided a comparison of multi-family developments within the Village. These properties were chosen based on size in comparison to the Wangard redevelopment proposal. The comparative properties were:

- Elm Grove Terrace
- Emerald Woods
- The Watermark
- Heritage

Mr. Anderson stated that the required number of parking spaces for the commercial component of the proposed development have been satisfied. However, twelve additional parking spaces will need to be included in the residential parking calculation.

Renderings of the proposed redevelopment were shown from the vantage point of neighboring properties along Elm Grove Road ("Cave Road"), and from Watertown Plank Road.

Traffic analysis was provided by Wayne Higgins of Traffic Engineering Services, Inc. Mr. Higgins explained the baseline data used in the traffic analysis was derived from data gathered in 2013. Mr. Higgins stated the study is an empirical evaluation based on where the Village is going grow to.

Mr. De Angelis commented that the Village will be obtaining a second opinion of the traffic study by consulting with Ayres and Associates.

Mary Clair Lanser provided a brief summary of comments received from the open house held at the Elm Grove Women's Club on November 14th.

Mrs. Berger inquired if the question regarding an increased train noise level (due to the development) had been addressed.

Mr. Anderson was able to have this question answered from a former colleague who is an Acoustical Engineer. Analysis focused on properties across from the proposed redevelopment on Elm Grove Road. The conclusion was that there would either be no difference in sound volume, or there would be a reduction in train noise volume up to 8 decibels. A reduction in 8 decibels can be viewed as the existing noise being reduced by half the current volume.

Committee members discussed the 'Topics To Be Considered' document. Committee members agreed to discuss which project components should be considered for Tax Incremental Financing (TIF), and include those in the written recommendation to the Village Board of Trustees. Specifically, the committee will consider those components which will provide public benefit.

The committee will provide a formal recommendation to the Village Board of Trustees after the public has had an opportunity to comment on the proposed redevelopment project.

Committee members agreed to schedule the next Ad Hoc Committee meeting for Tuesday, November 29th at 6:00PM in the Court Room at Village Hall. This meeting will specifically be for members of the public to provide comment to the Ad Hoc Committee.

The subsequent Ad Hoc Committee meeting will take place on Wednesday, December 7th at 6:00PM in the O'Neill room at Village Hall. The intention is for the committee to formalize a recommendation to the Village Board and standing committees.

4. **Other business**

None

5. **Adjourn**

Schaefer motioned to adjourn, and Berger seconded. Motion Carried 8-0.

Meeting was adjourned at 9:24PM

Respectfully Submitted,

Thomas Harrigan, Zoning and Planning Administrator