

# **Minutes of A Joint Public Hearing and Special Meeting Of The Board Of Trustee and the Plan Commission For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, September 13, 2011 At #90 Town Center Drive In The Village of University Park**

## **A. CALL TO ORDER**

Mayor Covington called this joint public hearing/special meeting/of the Board of Trustees and the Plan Commission to order at 6:18 p.m.

## **B. ROLL CALL**

Mayor:	Vivian E. Covington	Present
Trustees:	Elizabeth Williams	Present
	Oscar H. Brown, Jr.	Present
	Milton C. Payton	Present
	Keith Griffin	Present
	Joseph E. Roudez, III	Absent
	Larry B. Brown	Present

Plan Commission Members present: LaVerne Williams, Ruby Giddings, Chere`se Williams, and Vernita Martin.

Also present were Village Manager Lafayette Linear, Village Attorney Ivan Tomic, Village Treasurer Devon Dilworth, Economic & Community Development Director Kim Porter, Public Works Director Jerry Townsend, Cable Studio Manager Eddie Pearson, and Village Clerk Dorothy R. Jones.

## **C. PUBLIC HEARING**

**C-1: Annexation Agreement With The Owner Of A Tract Of Land Consisting Of 154.68+/- Acres At The Northwest Corner Of Stuenkel Road And I-57 [154.68 +/- Acres On The Northwest Corner Of Stuenkel Road And I-57 In Unincorporated Monee Township, Will County, Illinois, Pin: 14-05-300-003-0000]**

Former Village Attorney Forest Miles addressed the Board and public noting his attempts to bring this piece of land into the Village of University Park in an attempt to further the I-57 – Stuenkel Road Interchange project.

**Public Hearing-continued:**

Attorney Miles stated that this joint meeting and public Hearing of the Board of Trustees and Plan Commission is a proposed annexation agreement between the Village of University Park and the owner of a tract of land consisting of 154.68 +/- acres generally located on the northwest corner of Stuenkel Road and I-57. He noted that the proposed annexation agreement is the result of negotiations between counsel for the Village of University Park and counsel for the owners of the territory to be annexed. Also, that this annexation is in furtherance of a directive by the Mayor and Board of Trustees to expand the Village's jurisdiction to include the Westside of Interstate 57 in light of the anticipated Stuenkel road and I-57 Interchange.

Mr. Miles pointed out some specifics contained in the terms of the proposed agreement, noting the following:

- The land would be zoned I – Industrial District, but may continue to be farmed or otherwise used for agricultural purposes until it is developed with an industrial use.
- The Village of University Park would extend sewer and water underneath Interstate 57 to the territory at the Village's cost.
- Real estate taxes imposed as a result of annexing the territory including Village and Library District taxes shall be rebated to the owners for so long as the land remains undeveloped.
- The Village of University Park will understate an analysis of the territory to determine whether or not all or portions of it will qualify for tax increment financing.
- If the territory does not qualify for tax increment financing, the Village will use its best efforts to work out a tax abatement program with one or more of the other major taxing districts having jurisdiction over the territory.

Mr. Miles noted that the annexation of this territory is an important step for the Village in obtaining jurisdiction of land that is reasonably expected to become prime, developable property as a result of the installation of the interstate on-off ramps at Stuenkel Road. Additionally, he stated that other near by municipalities have included the area west of I-57 along the Stuenkel Road corridor within their long-range planning maps. He also stated that the cost to the Village would be approximately 2.5 million dollars to run the sewer and water to the territory.

Mayor Covington asked to know if the village would recapture the expenses incurred for running sewer and water to the property, if later the owners decided to disconnect from the Village of University Park.

Mr. Miles stated that language would be included to address that concern, and that the engineers are addressing that issue.

**Public Hearing-continued:**

Trustee Griffin referred to information he received from Trustee Payton and noted that street names of the area involved were not included on the map. He asked if there would be any disruption to I-57 during this project.

Attorney Miles stated the streets are Stuenkel Road, Ridgeland, and Interstate 57 and that there would be no disruption to I-57 during this project.

Commissioner Laverne Williams commented on the location for sewer and water, and asked if we would be obligated to run it at or near the Smucker's building, beyond the cloverleaf; asked if Aqua Water Company representatives would present to the Board prior to proceeding with this project; and if annexed, would the money be required before or after the work is begun. She also suggested that we look into making this a TIF District.

Attorney Miles stated that one of the promises is to offer TIF incentives, but the property must first qualify as a TIF. However, if it does not qualify it is important for the village to offer comparable incentives.

Mayor Covington asked if there had been request for any variances. Mr. Miles responded that not at this time.

Trustee Payton asked Mr. Miles to explain the process of annexation, and if we would be obligated to provide other utilities such as gas and electricity.

Attorney Miles responded that the property must be contiguous to the village, and we must have consent of the land owners, and that he thinks that there is gas and electricity to the property, however, the cost would be that of the utility companies.

Public Works Director Townsend commented that he submitted to IDOT for approval for water and sewer, and feels that a workshop would be in order in the near future.

Trustee Griffin referred to a statement that the value of the land would increase as the I-57 project proceeds, and asked if larger pipes should be installed in the initial stage of the project.

Attorney Miles responded that he does not know Aqua's water pressure and that could be better answered by the engineer or aqua.

**Public Hearing-continued:**

Commissioner Chere`se Williams asked to know if Aqua had requested anything from us; if the property owners have any other property in the same area; if TIF able, would it accommodate any other projects such as hotels and business ventures; would the Village of University Park be able to get taxes from this annexation; and if the area is in a flood plain.

Mayor Covington asked the benefits to the Village of University Park if we agree to this annexation, and if we could get funding to assist in this project.

Attorney Miles responded that Aqua has not requested anything from the village; he is not aware of other property by these owners that would be beneficial to the village; and, if this area qualifies as a TIF, once it is developed, the taxing bodies would get its share of taxable revenue. However, the benefits to the Village of University Park is that this is the property that the Board needs to further the I-57 Interchange project; this is a valuable piece of property, and if GSU becomes a four year school there will be needs for housing, shopping and other economic developments.

Trustee Larry Brown asked if this area could be zoned both industrial and commercial.

Trustee Payton asked if the language in the agreement could include a recapture of village expenses, and stated that we need to re-negotiate the terms, because this locks us in a TIF or TIF like contract, and he wants to be sure that we are not locked into a situation that we cannot recover from.

A discussion was had as to whether or not there would be another hearing prior to accepting this proposal.

Attorney Miles responded that we would not recapture from the property owners, the language would be changed, and we would include any other developers on the property to recapture expenses. However, we are not bound to anything at this time. He also stated that by holding this public hearing with the Plan Commission and the Village Board of Trustee, changes could be made, and presented to the Board without holding another public hearing. He also stated, in response to a question from Ms. Chere`se Williams that the maximum length of TIF is twenty-one years.

Ms. Sandra Heard asked to know who determines if the area qualifies as a TIF, and if the abatement would be only for the village's portion.

Attorney Miles responded that a preliminary review of the territory is needed by a company who does this type of work, and stated that there are different types of abatements for the Village of University Park and other taxing bodies.

**Public Hearing-continued:**

Mayor Covington stated that she wants another meeting with all other entities involved in this project.

**Recommendation From The Plan Commission:**

Plan Commissioner Laverne Williams moved, Commissioner Giddings seconded a motion that the Plan Commission approves the annexation, and recommends that the Village Board of Trustees approves to move forward with this annexation.

Trustee Payton stated that he does not feel that the plan commission needs to make a recommendation.

Ayes: Commissioners Laverne Williams, Ruby Giddings, Chere`se Williams and Vernita Martin.

Nays: None.

***Motion To Approve Carried.***

There were no further comments from the public.

**D. ADJOURNMENT**

Trustee Griffin moved, Trustee Oscar Brown seconded a motion to adjourn this Joint Public Hearing/Special Meeting of the Board of Trustees and the Plan Commission at 7:00 p.m.

***Motion to Adjourn Carried By Voice Vote.***

Respectfully Submitted,

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Dorothy R. Jones, CMC  
Village Clerk

/drj