

Minutes of a Public Hearing (**Revised**)
PRESIDENT and BOARD OF TRUSTEES
Village of Evergreen Park, Cook County, IL
Monday May 2, 2022

CALL TO ORDER Mayor Burke called the meeting to order at 7:30 P.M.
The second floor Council Chambers of the Village Hall.

ROLL CALL Village Clerk Aparo was asked to call the roll with the following results:

Physically Present:

Mayor Kelly Burke
Trustee Carol Kyle
Trustee James McQuillan
Trustee Jeannie Olson
Trustee Mark Phelan
Trustee Norman Anderson

Trustee Mark Marzullo was absent with notice as he is being installed into the Evergreen Park High School Hall of Fame tonight.

PLEDGE OF ALLEGIANCE

Trustee McQuillan led the Pledge of Allegiance.

Mayor Burke stated the Village Board is holding this public hearing to act as a Zoning Committee of the Village of Evergreen Park for the rezoning to the “B” Multi-family Residential District with a special use for a planned development for 16 single family attached homes on the property located at 3220-3240 West 98th Street and 3225 West 97th Street.

The Chair thanked everyone for coming. She stated the Village currently owns the property and Flaherty Builders has made application to redevelop the property. She invited everyone to look at the handouts provided and take a virtual walk through by going on their website. There are townhomes nearby at 111th and Rockwell and 107th/ Rockwell and 111th /California in the Beverly area. Mr. Flaherty will do a presentation and the Board and audience are welcome to ask questions.

The Chair introduced Mr. Mike Flaherty of Flaherty Builders who presented site plans and artists renditions of the development. He introduced his team, Joe Duffy, Steve Francis, Bill Loftus and Jim Olgvin. Mr. Flaherty stated he has been building these types of developments for over 25 years. There are three (3) different floor plans ranging from 700 to 2300 square foot for a total of 16 single-family homes with 2 car attached garages. Three options are available, ranch homes and two story homes with laundry and

master bedrooms and bathrooms on the first level with covered porches. Open space floor plans, islands, granite surfaces and hardwood flooring are standard in the homes. He invited everyone to look at their previous projects.

Mr. Flaherty anticipates at least a three (3) year time frame from demo to completed construction. Price ranges are from low to mid \$400,000. Demographics are local folks looking to stay in town but not want the maintenance of a home. Mr. Flaherty stated this is a small project in an established community. They are aware of the neighbors' concerns regarding site activity and construction.

**BOARD
COMMENTS**

Trustee McQuillan questioned if a model will be available and is this is a 55 and older community, are there HOA fees and will rental of the units be allowed. Mr. Flaherty stated a model will be built and often they presell units while building out other homes. He stated this is not a 55 and older community, there are HOA fees for maintenance of the unit, landscape and snow removal and rentals are not allowed, only owners. He is willing to work with the Village on verbiage of the contract. Trustee McQuillan stated the projects he has seen are first class.

Trustee Olson questioned the three year plan. She researched the Frankfort project and it is sold out. When do they break ground on pre sale? Mr. Flaherty answered they like to get the first building done and judge pre selling at that point and continue with construction.

Trustee Kyle asked when would they start the building process and fencing of the area. He answered demo would occur first, a common driveway is needed so it would be where the church is currently. They need one month to dig and back fill with ground work done first. He stated fencing of the construction site will be a perimeter privacy fence.

Trustee Anderson questioned the type of fence. It will be a temporary fence with typical chain link but wrapped for privacy. Trustee Anderson also questioned the demo of the church structure. Demo was estimated at four to eight weeks.

Trustee McQuillan asked about snow removal and asked it not be pushed into 98th Street for the Village to remove. Mr. Flaherty stated the HOA is responsible for lawn maintenance, landscape, tree trimming and snow removal. Typically, the snow is usually put on the parkways and removed later.

**AUDIENCE
COMMENTS**

Mr. Tom Sullivan, 3237 W. 97th Street, stated his garage opens into the L-shaped alley and he questioned if the alley would be

closed. He had concerns about the sewer and plans to keep the water out of the alley. Mr. Flaherty stated there is an existing manhole structure tied into with future engineering to take water out to 98th Street. They will refine and replace what is there now. The alley would not be accessible for vehicles or pedestrians and would be a dead end. Mr. Flaherty will take another look at the alley.

Mr. Ken Schwarz, 3271 West 97th Street had concerns about his RV which he parks and needs access to the alley. He also questioned why the Board is building multifamily homes when the Village would not allow the property at 3245 W. 97th Street to be renovated and it was demolished due to two homes on one lot. He noted another parcel on his block that had two homes and now only has one. He expressed concern about additional police and fire responses and the possibility of a lot of children in the homes and fears they will flood the schools.

The Chair answered she is only familiar with the 3245 W. 97th Street home which was in disrepair and vacant and in violation of current Village code. A court ordered demolition was done after ten (10) years in court. The Chair stated there is a demand for this type of development.

Mrs. Barb Miller, 3223 West 97th Street asked if the alley would be blocked off and questioned the type of research done for the buyers of these homes. Mr. Flaherty responded access would remain and only the alley behind the church structure will be blocked off. He added they have looked at the area to see what is happening in this barbell society. Empty nesters and older people are leaving town to find this type of housing. Mr. Joe Duffy, stated a lot of time was done researching and matching demographics.

Mrs. Holly Wlodarski, 3267 W. 97th Street asked if retirees can afford a price point of \$415,000. She had concerns that if there are 4 people in one house with the development that would add 64 people to the area. She feels this may cause a burden to already busy school district. She quoted data suggesting the average house is selling for \$325,000. Mr. Flaherty responded you could buy a house for \$300,000 and add another \$100,000 to remodel it. His buyers are usually older and most own a second home in another location. Not too often a single family parent household will purchase one of his homes.

Nancy Gleaves and husband Ken have operated a business out of the Village owned 3220 W. 98th Street building for the past 24 years. She did not receive notification of this meeting and is not ready to relocate. The Chair stated that is an issue for the Board

not the builders. The Chair will work with Nancy and Ken and find alternative spaces for rent.

Dr. Thomas, Evergreen Care Center, 9760 S. Kedzie Avenue, stated he did not receive the notice about the meeting. His concerns are his 125 to 200 patients per day which average to 55,000 patients per year and the lack of parking and congestion in the area. He added he is interested in expanding his business but has concerns. He thanked the Board for bringing it to the table and suggested the Village consider sharing their plans before they agree to build project. The audience applauded his comments. The Chair noted that notice of this meeting was sent to everyone within 250 feet of the proposed property and beyond. Her list of names and addresses shows (5) five notices were sent to offices in his building.

demolished?
ideal modern
open gym
Village continues
the Senior Center.

Tammy Kowalczyk, 98th & Spaulding asked if this is a done deal and where will the children go if the activity center is demolished?
The Chair answered the current activity center is not an ideal modern facility. Other Village spaces are being considered for open gym and basketball and volley in the Village. Also, the Village continues to offer classes at the community Center and the Senior Center.

Mrs. Virginia Wrobel, resident, stated she has lived her for over 40 years and is actively involved with the Village Seniors. She knows there is a need for senior housing but questions the price range of \$400,000 and feels the cost is not feasible for the seniors she knows. The Chair responded this is clearly a niche type market and will not appeal to everyone.

Adrienne Kyle, 3245 W. 97th Street, stated she researched current real estate information and there are 53 homes on the market now. Taxes are approximately \$16,000 on a \$300,000 home. She is not aware of any seniors who would purchase these proposed homes.

Kids play t-ball on the empty lots by the activity center. She does not know why a gym was not built when the community center was built. She would like to combine her three residential (3) lots and pay less in taxes. She feels there is no need for this development. She would like to see more open space for kids.

She related hearsay asking if Mayor Burke intends to build on the now empty lot at 3245 W. 97th Street. The Chair answered no, she does not intend to buy it or build on it. The property was condemned and a court ordered demolition took place. The Chair stated the Village does not own it and encouraged interested parties to contact her for the attorney's for this property.

Mr. Mike Sullivan, 3336 W. Clark Street stated every rain brings four inches of water in the alley and questioned more people in the area if the homes sell. The Chair will contact him tomorrow regarding the water issue.

Mr. George Lyons, 3307 W. 97th Street, wondered how the construction/demo equipment will get down the alley. He is concerned about damage to the shade trees on his property. The Chair responded they stated they will use 98th Street not the alley.

Mrs. Barb Miller asked if not all the units sell can the HOA bylaws can be restricted not allowing rental properties. Mr. Flaherty agreed yes that will be stated in the bylaws.

Claire Maloney, no address given, asked if the HOA bylaws can be changed/ revised by the residents. The attorney for Mr. Flaherty answered the State of Illinois requires HOA bylaws. He stated the builders will work with the Village Board on the bylaws.

Jessica, 3260 W. 98th Street, expressed concerns about the amount of children/ students walking in the neighborhood and the volume of traffic. She asked does the Board think the development will attract young people to the village. The Chair answered there is a desire and need for empty nester housing. She stated it provides flexibility and a type of housing we do not currently have in Evergreen Park. She added traffic is an issue no matter where you live in town.

Mr. Bob Heffernan, no address given, said he is a grandfather, and a father and says the neighborhood works fine. The 97th Street traffic is already bad and new construction brings new concerns and more traffic. He suggested the Board give kids a safe place to play.

Mr. Anderson, 3210 W. 97th Street, has concerns this will devalue our community. He asked the Board to support our children.

Steve Zelensky, 3250 W. 97th Street, asked if due diligence has been done to sell these \$ 415,000 homes. Mr. Flaherty answered this is the first time people have said the prices are too high for a neighborhood. He stated yes they have done extensive research for buyers who fit a financial type and make over \$135,000 per year. He is sure there is quite a demand for this type of housing.

Mrs. Delores Smith, if every home has a two car garage and driveway where do the visitors park? Mr. Flaherty stated they will park on the off street in the development and there is room for four (4) cars in the driveway.

Mr. George Agee, 99th & Turner was concerned about water retention and traffic studies. He requested a traffic study due to the amount of dangerous traffic during construction. Mr. Flaherty stated signs will be erected for traffic flow.

Ron Luchtenberg, 3242 W. 97th Street, questioned how this development came together. He questioned if any other developers looked at this property and if there were bids. He asked the Board not to vote tonight and to table this due to his serious concerns. He is concerned this is our only option. He asked if anyone has a better use for the property. He was in the Activity Center tonight and at least 20 people were playing basketball; none of them knew about this meeting. The Chair responded she would love to have a new activity center but it would take time.

Mr. James Sullivan, 3237 W. 97th Street asked if the alley is closed how are the Police going to patrol the area.

The Chair noted there is a Village Board scheduled after this meeting. Police Department promotions are on the agenda and the families are waiting in the vestibule.

The Chair requested everyone who wants to get information give their email or phone number to Stacy Schuble, the Community Engagement Officer. Trustee McQuillan explained that his service business takes him to other towns, Tinley Park, Orland Park and Oak Lawn where he sees many seniors from EP who have moved away. They leave because they are unable to do repairs and maintenance of their homes. This type of housing is needed but not currently available in Evergreen Park.

Trustee McQuillan made a motion to adjourn this public hearing to be reconvened at another time. Trustee Kyle added that all the concerns have been duly noted. She seconded the motion. Upon roll call Trustees voting to reconvene this meeting at a later date: YES: Kyle, McQuillan, Olson, Anderson and Phelan; voting NO: NONE. There being no further business, this public hearing was adjourned at 8:36 p.m.

Catherine T. Aparo, MMC
Village Clerk