

**VILLAGE OF CARPENTERSVILLE
BOARD OF TRUSTEES
SPECIAL BOARD MEETING
June 12, 2021**

Board Meeting Location –
1075 Tamarac Drive, Carpentersville, IL 60110, Public Works Training Room

The special meeting of the Village Board of Trustees was called to order at 9:00 a.m. Those present for roll call were Trustees Garcia, Malone, Sandoval, Vela, and President Skillman. Also present were Village Manager Eric Johnson, Attorney David McArdle, Community Development Director Benjamin Mason, Fire Chief JP Schilling, IT Director Kevin Roberts, and Assistant Public Works Director Ed Szydowski, and Village Clerk Mastera.

Trustees O’Sullivan and Frost were absent from the meeting.
The Pledge of Allegiance was led by President Skillman.
Public Comment – None.

New Business

A. Huntley Square Presentations and Discussion

Director Mason gave a brief overview of how the meeting would run. He gave a short explanation to the Village Board to remind them how a Tax-Incrementing Finance (TIF) District works. Director Mason stated that after the presentations today, any proposal will still have to go through the proper channels for the project to proceed, which includes going before the Planning and Zoning Commission for approval as well as the Village Board.

Manager Johnson reminded the Board members that demolition costs on this property were about \$750,000, which would most likely be included in the different groups’ requests for TIF money.

- 1. Tulsi Chaudhari / Hotel Appraisers & Advisors**
 - Hotel Option

Developer indicated a Hilton representative from the Tru by Hilton brand has visited the property and gave verbal approval for constructing an 85-room hotel. Mr. Chaudhari walked through presentation of the Tru brand as well as information about their architect HA&A and one of the builders they are considering Reed Construction. Developer noted a franchise contract with a hotel brand typically runs for 10 years. The construction cost information referenced was primarily estimates and could be subject to change.

President Skillman asked for a brief recess at 9:39 a.m.
The Board re-adjourned at 9:48 a.m. with all still present.

- 2. Keller Williams Commercial / Powell Stern Capital**
 - Luxury Apartments and First Floor Retail

Developer is proposing a four-story structure, the first floor would be designated for retail and restaurant uses. The upper levels would consist of a total of 105 residential apartments, with a mix

of studios, 1-bedroom, and 2-bedroom units. The Keller Williams team presented concept renderings of the building design and floor plans, and construction cost estimates. Developer has been in contact with several different restaurant groups that have expressed interest in occupying first floor commercial space.

President Skillman asked for a brief recess at 10:15 a.m.
The Board re-adjourned at 10:26 a.m. with all still present.

3. WT Group / Olive Street

- Luxury Apartments

Developer is proposing a three-story upscale residential apartment development, with 99 units consisting of a mix of studios, 1-bedroom, and 2-bedroom units. The WT Group team provided a comprehensive presentation with background on the project team, construction cost estimates and design renderings. Developer noted an abundant amount of existing vacant retail space that would render low desirability of site for commercial tenants.

Manager Johnson requested that Board members submit any follow-up feedback and questions to himself or Director Mason on the development proposals. He explained staff will be getting back in touch with each developer team within the next week, to provide a list of additional information required for further review by staff and the village's TIF consultant Kane McKenna.

ADJOURNMENT

As there was no further business, Trustee Garcia motioned to adjourn the meeting. Trustee Malone seconded. Voice vote was unanimous.

The meeting adjourned at 10:53 a.m.

Respectfully submitted,

Kelly Mastera

Kelly Mastera, Village Clerk