

CITY OF BURTON
SPECIAL COUNCIL MEETING MINUTES
JULY 15, 2002, 6:30 P.M., COUNCIL CHAMBERS

THE SPECIAL MEETING IS CALLED TO ORDER BY COUNCIL VICE-PRESIDENT DANNY WELLS AT 6:30 P.M.

MEMBERS PRESENT: Wells, Cross, Bement, Tinnin, Centilli, Martinbianco

MEMBERS ABSENT: Brawner

OTHERS PRESENT: Atty. Richard Hamilton, J. Major, DPW Director, J. Adams, Clerk's Office

PURPOSE OF THE MEETING: Second Public Hearing for Zoning Case #271 to rezone property from C-2 to RM, located at 2045 E. Maple Rd., SPID #59-32-300-007, 22 acres northwest corner of Maple and Saginaw Roads, for the purpose of building Townhouses (E. Stanley Foster, 6881 Fieldstone Drive, Burr Ridge, IL 60527).

PRESENTATION:

E. Stanley Foster passed out information to Council and said he wants to address issues that came up at the Planning Commission meeting. He started a process here in Burton last July and had to have site plan. He spoke to a number of people on City Council and the Planning Commission about this site, and because of the interest, his real estate agent said they wanted him to look at doing a second development.

Mr. Foster stressed this is not a continuation of the Covert Road site. It has always been his intention to have this development owner-occupied. He said Piper Realty did some work for him and they said there were no townhouses in Burton. In Grand Blanc there were some of similar size and amenities.

Mr. Foster said the townhouses for the development would probably sell in the \$110,000 to \$120,000 range. At the last Planning Commission meeting it was mentioned it would be a good site for a mini mall. I am not opposed to making this somewhat a mixed use site. I think two acres or less would be sufficient to provide a mini mall. Mr. Foster said he spoke to Tom Strasser in DPW a few weeks ago about slightly amending changes to accommodate that. As it stands today, my plan was to build two bedroom and three bedroom town homes with attached garages. The two bedroom would be 1,296 square feet with two bathrooms, and three bedroom with 2 ½ bathrooms at 1,415 square feet with attached garage.

Mr. Wells asked for clarification as to townhouses or apartments.

Mr. Foster responded they are townhouses and it would not be a MSHDA transaction.

Mr. Centilli asked Mr. Foster if he owns the property.

Mr. Foster said he has contracted and has financing to buy the property.

Mr. Centilli asked Mr. Foster if he has a survey as to the need for these type of homes.

Mr. Foster responded we feel we can sell these types of homes.

AUDIENCE PARTICIPATION: No one from the audience wished to speak.

COUNCIL DISCUSSION:

Mr. Centilli said when this came before the Planning Commission it was denied 9-0. He spoke to Maple Brook and Boulder Creek and both complexes which is approximately 400 units, had two major fires that destroyed about 100 units. Neither one said they are going to re-build because there is no need for it. They run approximately 20% to 25% vacancies. Twin Meadows has 158 units and the last time he checked they had 16 vacancies. Maple Grove has 110 units with 22 vacancies, Tudor Estates has 310 units with 20 vacancies, Green Briar has 482 with 120 vacancies. The south part of all Green Briar has hardly been built and I don't know if it ever will. Delta has 62 units with 12 vacancies.

Mr. Centilli stated further, there are 1,500 rental units in that area with approximately 250 vacancies. This acreage is the only piece of property left in that area we have for a mini-mall or something of that nature. Sooner or later it will be built there. Also, this property was turned down recently when it came before the Legislative Committee because the sewer capacity in that area is over-loaded, and it still is. It has not been corrected but in time it will be.

Mr. Centilli said State Representative Vera Rison, in an article in the Flint Journal on June 9, 2002, stated the development of housing has to be closely monitored and controlled. We have to be very careful in how we build and how we bring into our city more of what we already have. We already have a lot of property that has become rental property and that is when you start to lose your homeowners. We don't want to continue to lose our homeowners. That is what keeps people in the community.

Mr. Foster said he did have some market research done and was told Maple Brook and Boulder Creek was 95% occupied, Delta was 100% occupied. Also, he was told Maple Grove only rents to owners and Tudor Estates does not rent at all.

Mr. Centilli indicated the managers working in the offices of these complexes gave the figures he stated.

Mr. Wells asked for clarification again, as to the townhouses being rented or sold.

Mr. Foster said his intention is to sell them.

Mr. Centilli said he can do anything he wants with the property once he has multiple zoning on it. He could put rental units on it and there is no way we could stop him.

Mrs. Tinnin inquired regarding the property being developmental in the Master Plan.

Mr. Major said the Planning Commission's thoughts on creating a developmental at various sites throughout the city, and this being one of them, felt options should be available to the developers. The present zoning at those locations brought no proposals for development. Some sites have sat there undeveloped 20 to 30 years. So, they left it open-ended looking for a site plan and a direction by the private sector. It does not mean it has to change from its present commercial. The Planning Commission apparently thought RM was not appropriate for that.

Mrs. Tinnin commented concerning no discussion in the Planning minutes. She asked if there is a market analysis presented from Mr. Foster through DPW.

Mr. Major said he does not have a market analysis in the file.

Mrs. Tinnin inquired regarding the status of Blackberry Creek and the water and sewer permits.

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Mr. Major said they are still going through the Federal regulation of finalizing the loan. They are paying the minimum water and sewer charges on the number of units, and making a monthly water bill on each one of the units.

Mr. Centilli said in the Legislative Committee Meeting of January 14, 2002, regarding Burton Commons, Mrs. Tinnin said she wanted to know when the market analysis was done because it would tell us if there is a need for that type of housing. Mr. Brawner asked Mr. Foster that with or without the Pilot Ordinance, he owns the land and would he build no matter what. Mr. Foster responded he owns the land and he would build no matter what. Mr. Centilli stated he did not own the land. Mr. Foster also said he does not have any problem showing pictures as to what his past developments look like. Mr. Centilli said he feels he should bring pictures instead of just asking for the zoning.

Mr. Bement said he is on the Planning Commission and they felt that area would be better off with something else than what was proposed.

Mr. Martinbianco asked if any portion of that property is in the DDA.

Mr. Major replied that he thinks all of it is.

Mr. Martinbianco said that being the case, I would think the appropriate posture would be at least the immediate eastern portion of that property be maintained as commercial if nothing else.

Mr. Cross said he looked over that portion of the city and this is the last piece of good C-2 property we have left. The DDA needs something to work with over there to offer. If we could leave this a C-2, it might be a good area for an enclosed mall. We need something that end of town to spur development.

COUNCIL ACTION:

Centilli moved and Tinnin seconded the following motion:

1. Approve and authorize the second public hearing for Zoning Case #271 to rezone property from C2 to RM, located at 2045 E. Maple Rd., SPID #59-32-300-007, 22 acres northwest corner of Maple and Saginaw Roads, for the purpose of building Townhouses (E. Stanley Foster, 6881 Fieldstone Drive, Burr Ridge, IL 60527).

Motion denied, 6-0.

Martinbianco moved and Cross seconded the following motion:

2. Approve and authorize the denial of the second public hearing for Zoning Case #271 to rezone property from C2 to RM, located at 2045 E. Maple Rd., SPID #59-32-300-007, 22 acres northwest corner of Maple and Saginaw Roads, for the purpose of building Townhouses (E. Stanley Foster, 6881 Fieldstone Drive, Burr Ridge, IL 60527).

Motion carried, 6-0.

Mr. Wells adjourned the meeting at 6:55 p.m.

jra