

# Village of Union Grove: Your Community

# RECENT DEVELOPMENTS

## The Residences at Dunham Grove (69th Dr. east of Shumann Dr.)

In 2018, Pre/3 purchased the western half of the "Fonk property," a 45-acre parcel located in the southeast corner of Union Grove on 69th Dr., east of Shuman Dr. The Residences at Dunham Grove will be a residential development consisting of 63 single-family homes and 120 multi-family units (10 buildings with 12 units each). Phase 1 of the project started in fall 2019 and it will be comprised of 23 single-family homes and all of the multi-family units. Phase 2 will be constructed at a future time and will include the remaining 40 single-family homes.

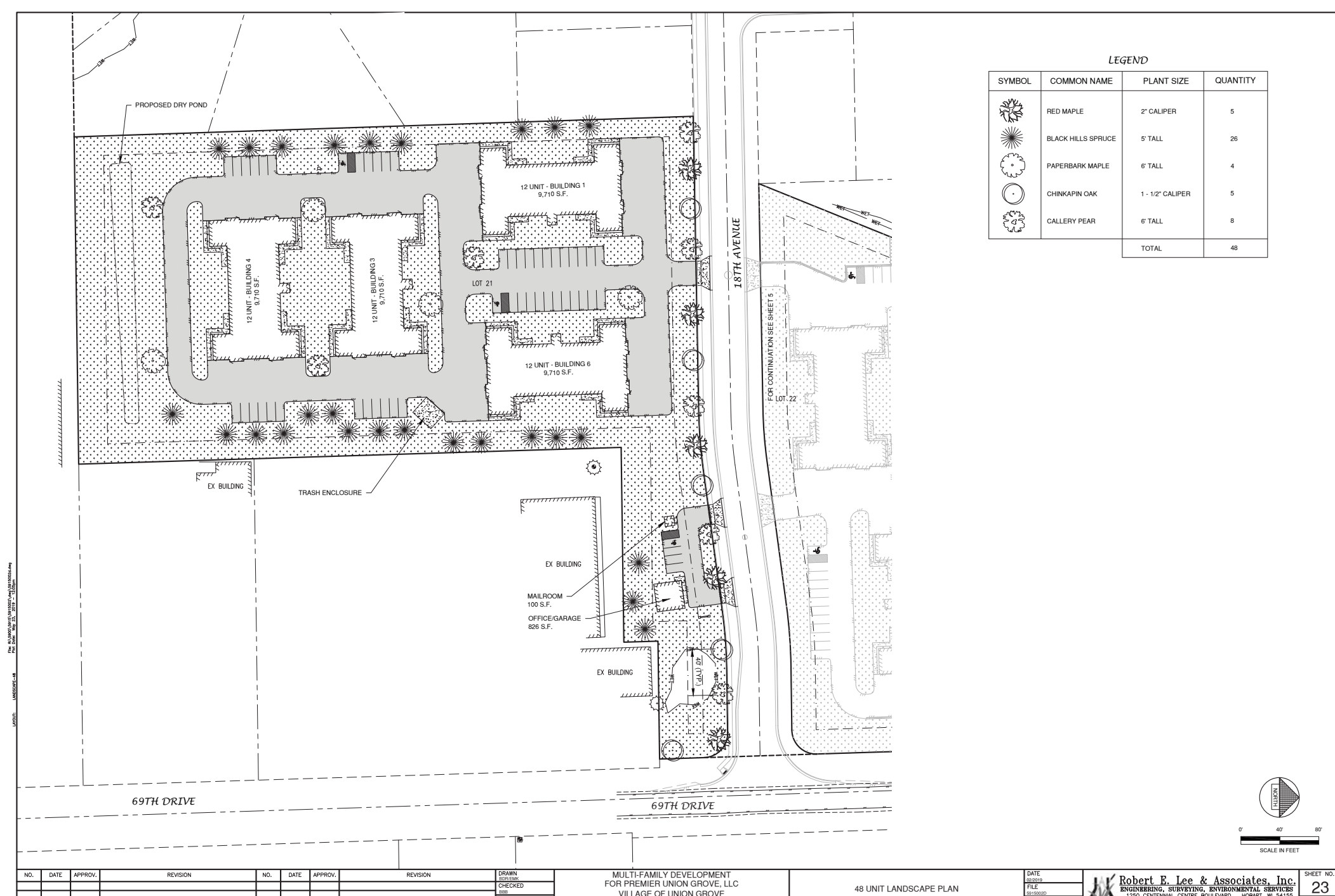
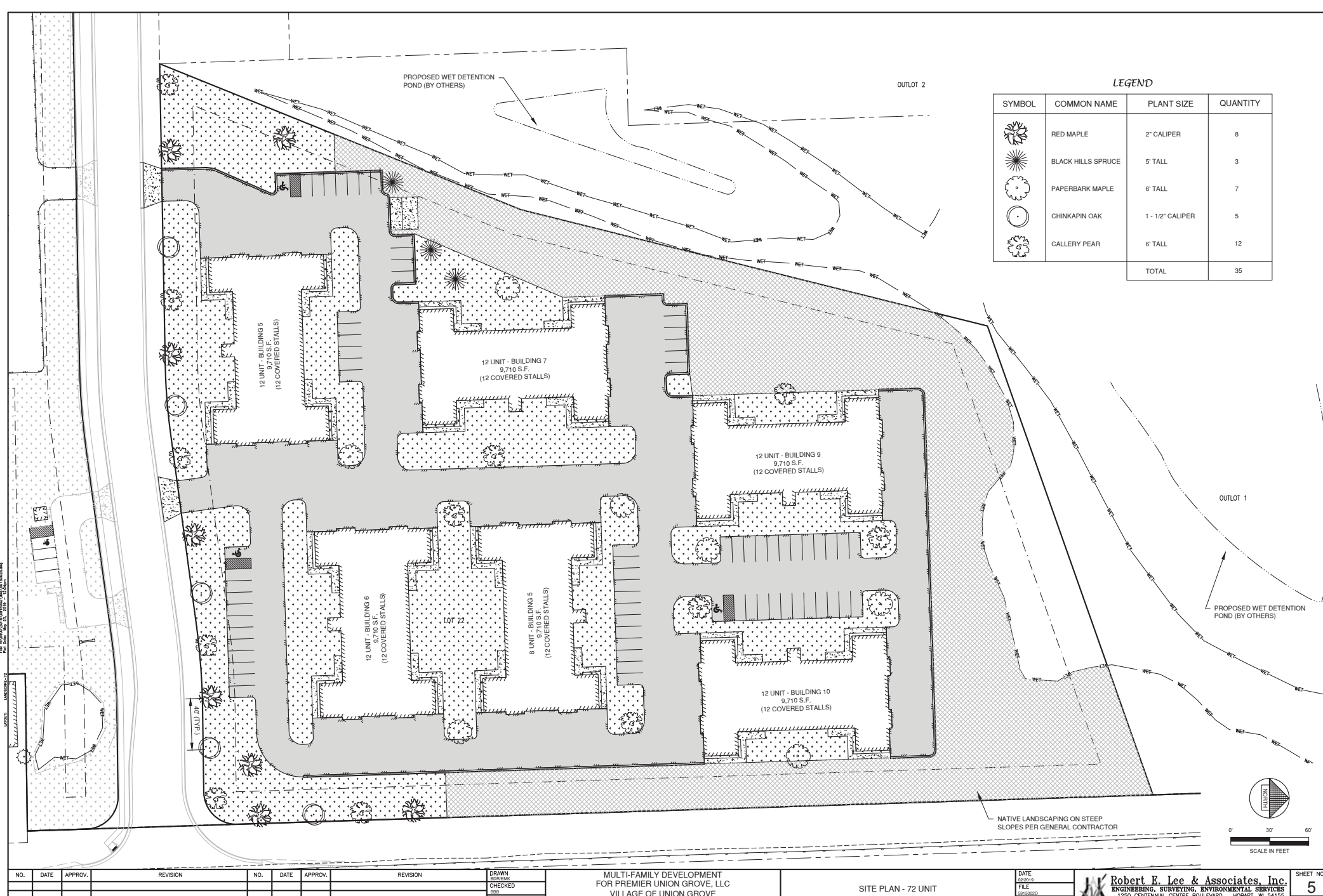
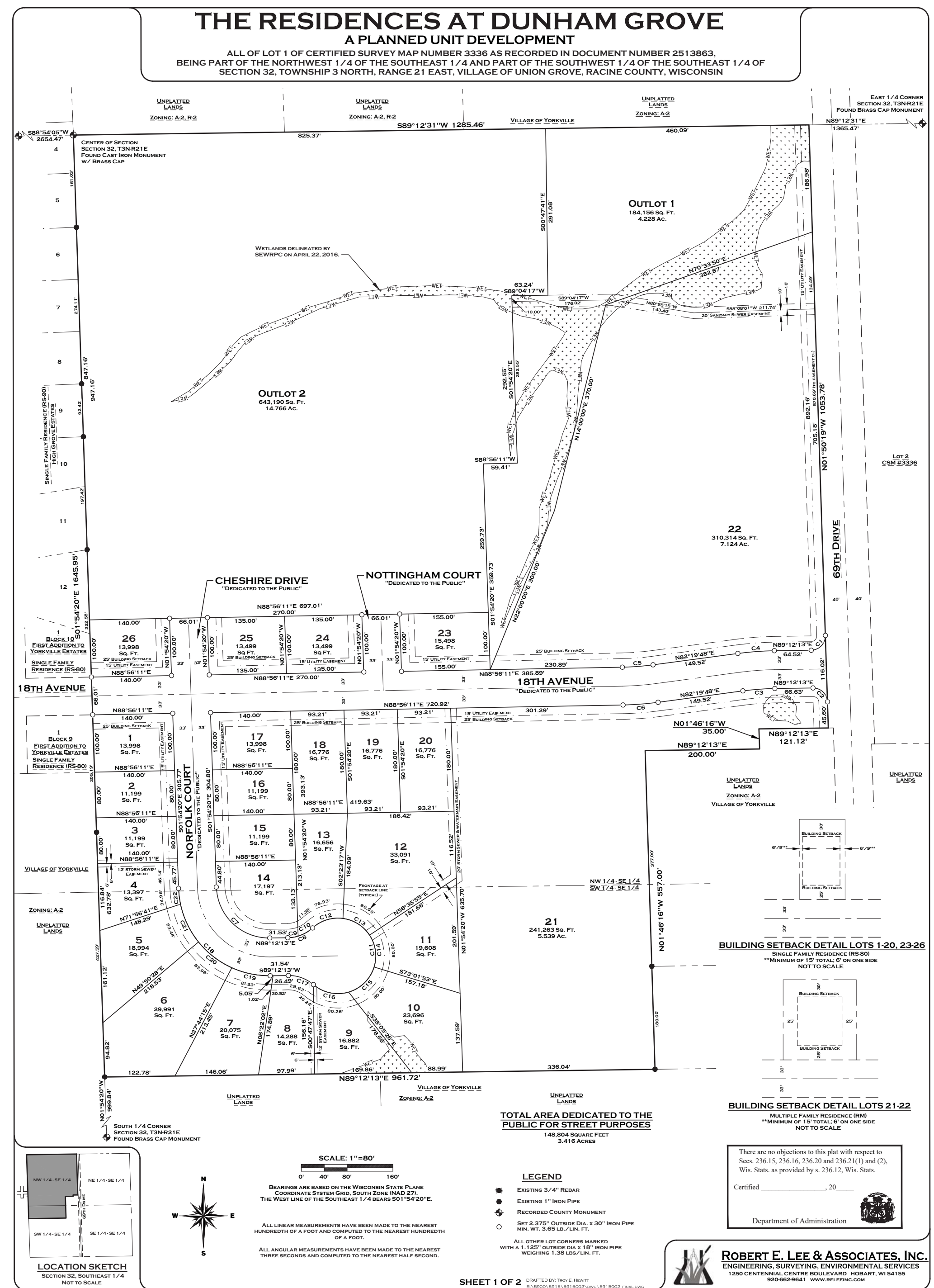
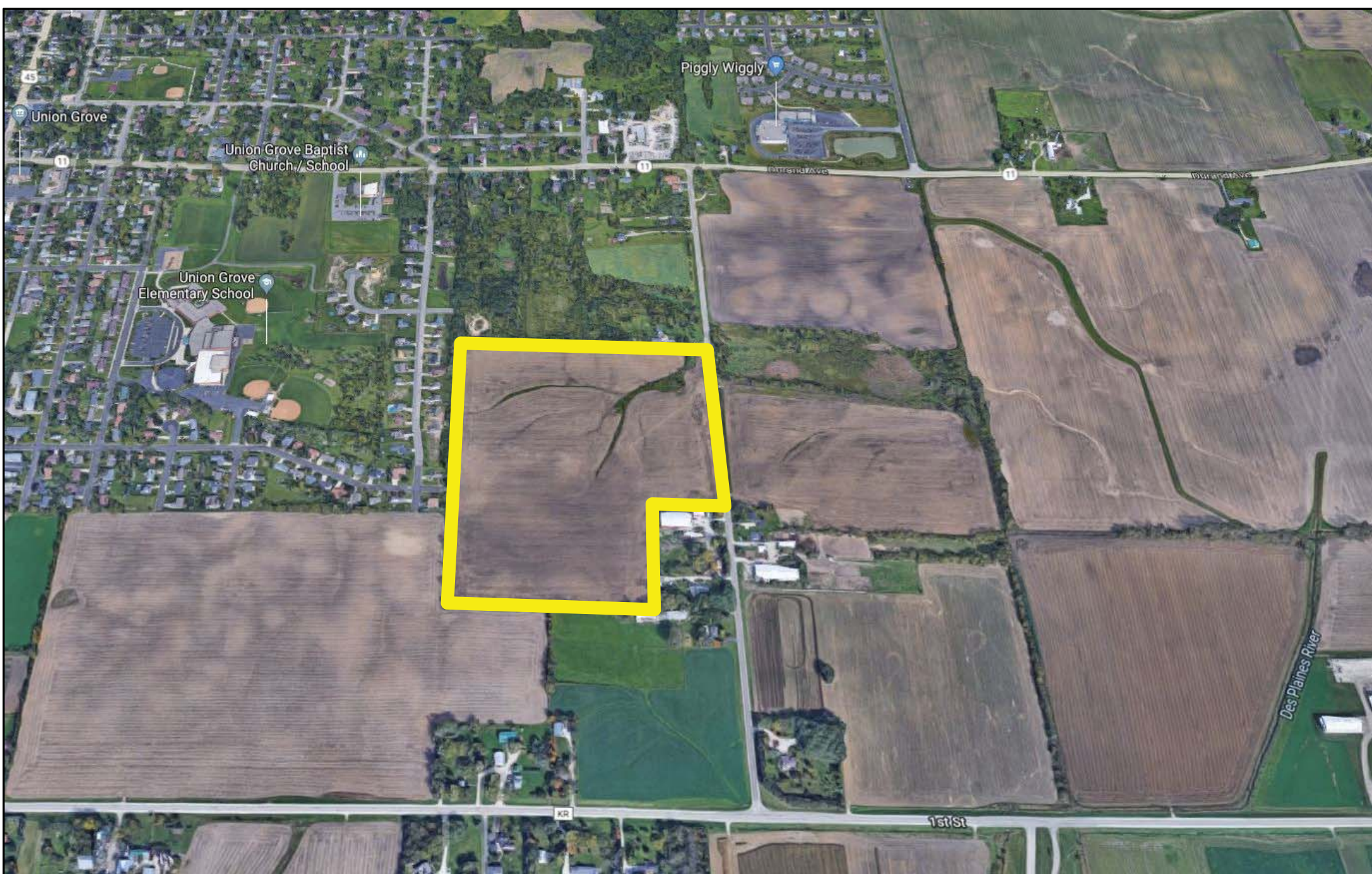
### Project Economics

The Village Board approved a development agreement on April 22, 2019. It was subsequently amended on August 26, 2019 to reflect additional sidewalks as recommended by the Plan Commission. Public hearings and zoning approvals took place at meetings held by the Plan Commission and Village Board in May and June 2019. The development agreement was conditioned upon the creation of a tax incremental financing district (TID #6) to fund the infrastructure needed to serve the development. As part of the agreement, the project will achieve a minimum assessed value of \$20.7 million by 2023 and an additional value of \$14.2 million by 2029. TID #6 is projected to close by 2040 and an expected \$34.8 million will be added to the Village's property tax base. In addition to adding considerable assessed value and new housing options, the project will result in new water and sewer service to the southeast corner of the Village from Highway 11.

### Project Updates

January 2020 – Grading and utility construction within the development site is underway, along with initial construction of several of the multifamily buildings. The developer is in the process of obtaining building permits for construction of single-family homes, with the intent of having completed homes available for sale in June. The developer anticipates having a website with more information soon. The Village's contractor (Globe Contractors) is in the process of constructing water and sanitary sewer main pipes along 69th Dr. For safety purposes, 69th Dr. will be closed to thru-traffic during daytime hours for periods of December and January.

Figure 1: Project Site





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## The Granary (State St. and Mill Ave.)

The Granary development is a 73-unit multi-family development project consisting of five townhouse-style apartment buildings near State St. and Mill Ave. and one commercial building on Main St. The project is the result of a multi-year planning effort to revitalize an old grain mill site near downtown Union Grove. The Granary development has eliminated blighted conditions that existed on these lots and will help support local businesses in the downtown area.

### Project Economics

In September 2018, the Village Board approved a development agreement for The Granary, which involved the creation of a tax incremental financing district (TID #5) to help fund the necessary land acquisition, environmental remediation and infrastructure costs associated with the project. The agreement provided that the development will result in \$10.0 million of new assessed value and that initial tax increment generated by the development will reimburse the land and infrastructure costs and will provide development incentives of up to \$1.3 million (if minimum values are met).

### Project Updates

January 2020 – Four of five townhome buildings have received occupancy permits and units are available for rent (visit <http://thegranaryapt.com>). The retail building on Main St. is also nearing completion; a tenant has not yet been announced. A significant amount of new public infrastructure has been constructed around The Granary, including roads (with some new angled street parking), storm sewer, sanitary sewer and water mains.

