



# Village of Fox River Grove

## **PLANNING AND ECONOMIC DEVELOPMENT COMMISSION PUBLIC MEETING MINUTES FEBRUARY 18, 2014**

### **CALL TO ORDER**

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:11 p.m.

### **ROLL CALL**

Present were Chairperson Melissa Schladt and Members Mike Fath, Ron Hameetman, John O'Meara and Patrick Wall (came at 7:30). Also in attendance was Secretary Alison Dal Compo. Kevin Lentz was absent.

### **APPROVAL OF THE JANUARY 21, 2014 MEETING MINUTES**

A MOTION was made by Member Hameetman to approve the January 21, 2014 meeting minutes with one change. Seconded by Member O'Meara. Motion Carried Unanimously

### **RESIDENT'S COMMENTS—none**

Chairperson Schladt welcomed Village President Bob Nunamaker and Trustee Tom Anderson

### **BUSINESS RETENTION ACTIVITIES**

Member Hameetman asked if there were any updates on the New China situation. Village President Nunamaker said that he spoke to Bill Gee. There was a falling out between the owners and the contractor, and there is now a lien on the property. The building inspector went through the building and said there is still about \$200,000 worth of work to be done. Despite some fundraising efforts, there has still not been enough money raised. The on-going value of the business itself is gone, as customers have gone elsewhere. The building is only worth about \$600,000.

Chairperson Schladt asked if there are any active pursuers of the 50/50 façade program; she was told no. Member O'Meara asked about the bowling alley; Village President Nunamaker said they chose not to participate in the program. Member Fath noted that it was too bad New China couldn't have participated and kick started the program.

Member Hameetman asked if there has been any interest in the former bike shop location; he was told no. Village President Nunamaker noted that the back area of the store has not been improved, and Chairperson Schladt added that it is mainly used for storage now. Member Hameetman said that at one time there was a game type place there. He asked if the site is listed anywhere.

Village President Nunamaker said that the Fox River Grove business roundtable is to be held on March 13. Cary had theirs last month. Their discussions centered on re-developing the downtown area. They had a study done, and have had multiple meetings with community members regarding what to do with the downtown. They also introduced their new planning commissioner and building inspector.

**Village President** Robert Nunamaker

**Trustees** Thomas Anderson / Suzanne Blohm / Joanna Colletti / Steve Knar / Andrew Migdal / Michael Schiestel

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## PLANNING & ECONOMIC DEVELOPMENT COMMISSION FEBRUARY 18, 2014

The key questions at the Grove's business roundtable will be what is happening with the former Dominick's location, the façade program and the former Escape building.

Chairperson Schladt said that the Trax and Tapas Restaurants are anchors for Cary. Village President Nunamaker said that the Grove's study cost less than what Cary is expected to pay. Member O'Meara asked if it is possible that apartments will go in the Grove Plating building. Village President Nunamaker said that there is a "mating dance" going on between two parties in this regard. Chairperson Schladt asked how infrastructure improvements will be made since the sales tax increase did not pass. Village President Nunamaker said if a six story apartment building were to be built (in the Viking Stairs lot for example), a reimbursable TIF allowance could possibly be made. Member Hameetman noted that previous negatives regarding a six story building were that the Grove's Fire Department does not have a hook and ladder to accommodate that height. Village President Nunamaker said that a hook and ladder might be a TIF reimbursable expense as well.

Chairperson Schladt noted that there are three establishments in town with poker machines. Village President Nunamaker said that the owners of a restaurant named "Dotty's" has expressed some interest in the Grove. Dotty's has about 150 locations around the U.S. currently. They are nice sandwich shops, which also serve wine. They also feature gambling machines, and are more geared towards women. Dotty's internet site was displayed for the members. Chairperson Schladt observed that they look like luncheonettes, not like fast food places. Village President Nunamaker said the potential location would be near Jimmy Johns. Chairperson Schladt said that in general, another eating place would be a good idea. Member O'Meara observed that it doesn't seem like the best location for a gambling establishment.

Chairperson Schladt and Member O'Meara asked what role the PEDC can play in this. Village President Nunamaker said that the Village cannot offer any type of "deal" to prospective business owners. Chairperson Schladt asked if the prospective business owners would ever come to a PEDC meeting. Village President Nunamaker explained that they would eventually have to come before the trustees. There is a limit to how many gambling machines can be in town. All the members agreed that it seems like a good opportunity to look into.

Village President Nunamaker said that the downtown redevelopers are still trying to work out certain details. They need to make up profit and loss statements, and decide whether the apartments will be luxury or efficiency, etc.

*Dominick's Update:* Village President Nunamaker stated that the site was within two days of a closing and the deal fell apart. Safeway said they had gotten a better offer. (Subsequent to this meeting, another deal was struck.) Chairperson Schladt noted that this was a "suitor" that Village President Nunamaker had worked with diligently. Member O'Meara asked about the TIF ramifications. Village President Nunamaker said that the TIF falls apart as soon as Safeway sells. He further explained that there is a plan B. Since a TIF district is designed for blighted areas, if the building does not sell the Village has powers it can invoke due to the TIF. Member Wall asked if there was definitely a signed contract with the previous suitor; he was told possibly not. There were investors and financing; Safeway said that they had accepted the offer but then got a better one.

*Community Showcase:* This event will be held on March 1<sup>st</sup> at Cary Grove High School. Volunteers are needed. Member Hameetman offered to take 10 a.m. to 11 a.m., and Member Fath will also try to take a shift.

PLANNING & ECONOMIC DEVELOPMENT COMMISSION FEBRUARY 18, 2014

Chairperson Schladt reported that Administrator Soderholm is looking into training options for the PEDC as to PUD's. Village President Nunamaker said that Teska Associates is working on plans for downtown re-development. In the meantime, a prospective developer keeps calling with different options. The two eventually need to get together for any plan to move forward. Village President Nunamaker noted that developers usually don't like to air their ideas at an open meeting, due to the Open Meeting Act.

**CGCC**—The Chamber sponsors Village President Nunamaker's address in mid March. The new Special Events Committee is planning a "Cars and Kegs" car show/Kraft beer sampling in Stonehill Center on June 7<sup>th</sup>. Chairperson Schladt asked if this has come out in any sort of communication yet; she was told not so far. Village President Nunamaker said that there will be a wristband system used at the event.

**OTHER BUSINESS**

**VILLAGE UPDATES**

*Metra:* Chairperson Schladt said that at the last meeting, there was talk about problems such as cable lines, water pressure and vandalism at the new train station. She wondered if there had been any resolution. Village President Nunamaker reported that the water line under Route 14 had fractured, but it has now been fixed. This corrected the water pressure issue. The vendor, The Morning Grind, didn't want to start up business until the heating system was working correctly. Metra sent out a contractor to fix it. At this time, Metra did not have any security cameras available. Comcast still would have to drill under Route 14.

**NEXT MEETING**

The next meeting is scheduled for Tuesday, March 18, 2014 at 7:00 p.m.

**ADJOURNMENT**

A motion was made by Member O'Meara and seconded by Member Hameetman to adjourn the meeting at 8:20 p.m. All were in favor.

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Melissa Schladt, Chairperson

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Alison Dal Compo, Secretary

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Date Approved