



# Village of Fox River Grove

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

### **CALL TO ORDER**

Acting Chairman Kevin Lentz called the meeting of the Planning and Economic Development Commission to order at 7:15 p.m.

### **ROLL CALL**

Present were Acting Chairman Lentz and Members Mike Fath, Ron Hameetman, John O'Meara and Patrick Wall. Also in attendance were Village Administrator Derek Soderholm and Trustee Mike Schiestel as staff to the PEDC, and Secretary Alison Dal Compo. Melissa Schladt was absent.

### **APPROVAL OF THE FEBRUARY 18, 2014 MEETING MINUTES**

A MOTION was made by Member O'Meara to approve the February 18, 2014 meeting minutes as presented. Seconded by Member Wall. Motion carried with one abstention.

Acting Chairman Lentz welcomed Village President Bob Nunamaker, Trustee Tom Anderson and Resident Chris Russell.

### **BUSINESS RETENTION ACTIVITIES**

*Business Showcase:* Trustees Andrew Migdal, Tom Anderson and Mike Schiestel attended the recent Business Showcase. Trustee Anderson commented that the Fox River Grove display should be updated for future use. Member O'Meara said that he had attended the previous two years, but hadn't found it particularly helpful with regards to PEDC business. Acting Chairman Lentz noted that the audience is mostly from the community. Member O'Meara said that it is still important to attend to show support for the Chamber of Commerce.

*Goals and Initiatives for 2014:* Member Wall stated that the two primary goals should be residential housing/PUD's and anything related to the new Jewel. Member Fath added that training for PUD's, and recruiting new PEDC members should also be priorities. Administrator Soderholm mentioned the training that had been given in the past by Attorney Julie Tappendorf. Member Fath said that her session focused mainly on TIFS and façade grants, but only touched on PUD's. Administrator Soderholm said that there was a document Attorney Tappendorf had distributed which explained the differences between a public hearing and a public meeting in regards to PUD's. Trustee Schiestel noted that the materials previously distributed were more like cliff notes, and that more specific information would be needed. It will be important for the PEDC to know what the proper questions are to ask at the forums.

Administrator Soderholm said that he will set up a training session including a mock hearing. Some items that might be up for review are population density, open space and wetland areas. One example would be if a PUD is going to be built next to a commercial area, will there be a berm/buffer/shrubs separating one from the other. Trustee Schiestel recommended looking at a small area that is an existing PUD, such as Foxmoor. Some of the things that seemed good on paper did not prove to be

Village President Robert Nunamaker

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

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good in practice. He further stated that at one time, ComEd wanted poles all along Rt. 14, but they were convinced to go underground for a distance instead. This is an example of a good planning decision.

Administrator Soderholm said that some of the decisions regarding a PUD boil down to engineering, which the PEDC would not be expected to know about. He said that a developer has come through with an interest in building a PUD in the Grove. He explained that there would be recommendations given to the PEDC based on specific criteria, as well as other guidelines. Additionally, a consultant and or an attorney can be used for the review process. Trustee Schiestel said that he has a friend who used to be on the zoning board, but is also a developer. He may be able to provide some useful advice.

Member O'Meara asked how and when such training would be provided. Trustee Schiestel said it would be done in lieu of a PEDC meeting, as in the past. He added that formerly the Village had worked with Al Maiden of Rolf Campbell and Associates. Administrator Soderholm said that recently the consultant has been Attorney Tappendorf. Trustee Schiestel noted that in the foreseeable future it appears there will be a need for knowledge on PUD's. Administrator Soderholm said that items like infrastructure improvement, sidewalks and bike paths may be desired. If requirements are added, however, it will also create added costs and then impact the developer's return on investment.

Trustee Schiestel explained that a first meeting with a developer involves them pitching their concept. Next, the PEDC will have a month or so to go out and actually look at the area under consideration. The second meeting would be more formal. Administrator Soderholm added that the meetings are referred to as 1) Pre-conference 2) Public hearing 3) Village Board meeting. Trustee Schiestel noted that it might be worth starting to subscribe to the Planning Commissioners Journal again.

Acting Chairman Lentz asked if the openings on the PEDC could be listed on the Village website: Administrator Soderholm said yes. Trustee Schiestel suggested an e-mail blast as well. He further asked how to locate the Comprehensive Plan on the website.

### **RESIDENT'S COMMENTS**

Resident Chris Russell explained that he has lived in the Grove for 18 years. He is concerned about attracting new businesses to town. He asked if the PEDC was familiar with Cary's 20/20 plan. He was told yes. Mr. Russell suggested having some sort of transitional retaining wall along Rt. 14 between where Fox River Grove ends and Cary begins. It could be a concrete retaining wall decorated with locally created art. Another possibility would be something called "moss graffiti". Acting Chairman Lentz expressed appreciation for Mr. Russell's input and time. The PEDC has talked extensively about murals in the past. At the time, the PEDC looked into using local school talent, an Art Department at a college in Chicago, and a company called Wall Dogs. It was thought that using a local artist was the best option. Moss graffiti is a great idea which had not been considered before.

Member Wall noted that he felt art at that location might be too distracting, and liked the moss graffiti idea better. Administrator Soderholm noted that the retaining wall would be owned by IDOT. Acting Chairman Lentz and Trustee Schiestel reiterated that they thought Mr. Russell's suggestions were great. They encouraged him to apply for one of the open seats on the PEDC. Mr. Russell explained that he is involved in a political science department studying sustainability.

### **VILLAGE UPDATES**

*Dominick's Sale to Jewel:* Administrator Soderholm updated the members regarding the new Jewel. They intend to open a store using one of their newer layouts and higher quality produce. The best

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estimate as to a grand opening is mid July or August. Member Wall congratulated Administrator Soderholm on a job well done in facilitating this.

*Update on Metra Station/Morning Grind:* Administrator Soderholm reported that the water service to the new train station was repaired, so the Morning Grind was able to open their business. Member Wall noted that the vendor provides good items!

Member Hameetman asked if there is a ticket agent on site. He was told no, but there may be an automated ticket machine made available in the future.

Administrator Soderholm further reported that Comcast directionally bored through Rt. 14. There is still a problem with Metra, though, as to a security camera. They will not pay for it if it is not done “their way”. Acting Chairperson Lentz said he was under the impression that it is the Village’s responsibility to fix any vandalism that happens there. Member Fath noted that going through the process with Metra might involve lawyers and may not be worth it.

Trustee Schiestel asked Administrator Soderholm if a packet can be put together for PUD’s. Administrator Soderholm said he would put together some sample recommendation and denial letters for review.

Member O’Meara asked for an update on the proposed commuter lot across the street from Dr. Woods. Administrator Soderholm said it was on hold for now.

Acting Chairman Lentz reported that this will be the last meeting he will attend before he moves to California. He said he really enjoyed serving on the PEDC. All the members thanked him for all his contributions.

**OTHER BUSINESS**

**NEXT MEETING**

The next meeting is scheduled for Tuesday, April 15, 2014 at 7:00 p.m. (This meeting was subsequently re-scheduled.)

**ADJOURNMENT**

A motion was made by Member Wall and seconded by Member O’Meara to adjourn the meeting at 8:08 p.m. All were in favor.

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Acting Chairman Kevin Lentz

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Alison Dal Compo, Secretary

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Date Approved