



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION **PUBLIC MEETING MINUTES**

MAY 20, 2014

CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:07 p.m.

ROLL CALL

Present were Chairperson Schladt and Members Mike Fath (came at 7:30 p.m.), Ron Hameetman and John O'Meara. Also in attendance were Village Administrator Derek Soderholm as staff to the PEDC, and Secretary Alison Dal Compo. Patrick Wall was absent.

RESIDENTS COMMENTS--NONE

Chairperson Schladt welcomed Village President Bob Nunamaker.

BUSINESS RETENTION ACTIVITIES

Village President Nunamaker showed a book to the members called 1-2-3 Time to Shop. It discusses ways to attract shoppers. It also stresses the need to work on the retention of long standing businesses, as well as doing surveys, revitalization and facade grants. The book talks about towns like Des Plaines and Oak Park. Member Hameetman noted that the town of Oconomowoc, WI has two blocks of 1935 era buildings, and they have done a somewhat successful facade grant program.

Member O'Meara noted that as previously discussed, the current landlords along Northwest Highway make enough money from renting the upstairs apartments that they are not motivated to make improvements in the ground level storefronts. Member Hameetman said that he would still like to see something put in the vacant storefront, whether artwork, plants, etc. He further stated that he is willing to talk to some of the owners about beautifying the ground level storefronts. Village President Nunamaker said that he should talk to one or two and see if anyone is cooperative.

Village President Nunamaker reported that Bryant Automotive is now empty. Further, a Supercuts will be opening next to Jimmy Johns. On occasion, businesses come and go without letting the Village know.

Chairperson Schladt reiterated the need to attract and maintain new businesses. She asked if it is the PEDC's job to see if the Comprehensive Plan is actually being executed. Village President Nunamaker said that the Comprehensive Plan and retail plans are only overviews. People often ask why the Grove can't get an Ambrosia or a Swiss Bakery.

Chairperson Schladt observed that the Grove is a fixed, land locked community, and many of the

Village President Robert Nunamaker

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

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current business owners are not interested in making improvements. What can be done? Administrator Soderholm reported that Auto Audits and Wild Automotive may possibly be interested in the facade program. Village President Nunamaker said that Stonehill is the retail life of the Village. Now that Jewel is coming in, this factor alone may raise rents and bring in some new businesses.

He further stated that the Village needs to find a way to close the gap between Brunch Cafe's strip mall and the Walgreens area. Recently, Village President Nunamaker said that he talked to the owner of Grove Auto, and he is looking to possibly do something to close the gap. However, due to the two retention ponds and underground tank, the business owners would have to construct some sort of bridge. He further explained that there is not enough parking in the Grove, and there is also the issue of aging buildings. The community needs more "rooftops" in the form of some high rise condo buildings. This would generate enough money to fix up the other side of Northwest Highway.

PUD'S (Planned Unit Developments) Village President Nunamaker said that when such a project begins, there would be a "memo of understanding" drawn up between a developer and the Village. Next would come a development agreement. At that point, a review of a PUD would need to be done. This would be the job of the PEDC. Administrator Soderholm said that a PUD will need to be done in about nine months.

Chairperson Schladt said that it is difficult for the PEDC members who work a full time job to visit their business liaisons. Village President Nunamaker said that he recently visited Jimano's. He was told that the building is up for sale, so Jimano's is looking for a new location. They were thinking of the storefront by Dunkin Donuts, but Village President Nunamaker suggested looking into Cafe Salsa. Chairperson Schladt said that Jimano's is the type of business that the Grove needs, since they have a loyalty to staying in the Grove.

Village President Nunamaker noted that banks are now able to recognize a loss, so business loans may be loosening up.

Administrator Soderholm said that the elements the PEDC will need to deal with most will be pedestrian access, layouts, setbacks, etc. The PEDC would make recommendations and place conditions, then those would be passed on to the Committee of the Whole. Administrator Soderholm said that a professional planner could also help with recommendations. Chairperson Schladt asked about the memo of understanding. Administrator Soderholm explained that this is drawn up when the developers want property owners to know that there is a more formal understanding, so there is a commitment from the Village. Chairperson Schladt said that this would afford the developer a period of exclusivity. Administrator Soderholm said that it would probably be struck for at least six months.

Chairperson Schladt asked if the area to be developed would be on the southwest side of the tracks, including Viking Stairs, the lumberyard, and some neighboring businesses. She was told

yes. Administrator Soderholm said that a re-zoning would be needed. He distributed a packet of training materials to the PEDC members present. The last PUD in the Grove was the Fox Glen.

Administrator Soderholm reminded the members that the PEDC is still a recommending entity. The Committee of the Whole as well as the Village Board would have final approval. The Zoning Board will likely be involved as well.

VILLAGE UPDATES

Trustee Migdal spoke to the PEDC on behalf of the Special Events Committee. They are hosting a festival on June 7. He asked if anyone would be able to volunteer some time that day. It will be held in Stonehill Shopping Center from 3 until 8:30 p.m. The car show portion will be from 3 p.m. until 6 p.m.

Village President Nunamaker explained that this is not a fundraiser; they hope to bring in between 500 and 1,000 people to see local businesses. Chairperson Schladt and Members O'Meara and Hameetman all said that they could volunteer a few hours.

OTHER BUSINESS

PEDC Vacancies: Administrator Soderholm said that he is reviewing three resumes, and is anticipating receipt of a fourth.

Jewel Update: Administrator Soderholm said that the new Jewel is expected to open either the end of June or early July. They are planning to have seating areas and hot lunches. Administrator Soderholm said that there are 250-300 jobs being created by the new Jewel.

APPROVAL OF THE MARCH 18, 2014 MEETING MINUTES

A MOTION was made by Member O'Meara to approve the March 18, 2014 minutes as presented. Seconded by Member Hameetman. Motion Carried with one abstention.

Administrator Soderholm said that Doty's will be moving in. It has a country kitchen look to it and provides gaming machines. It caters to women 35 years and up. Chairperson Schladt asked what their food staple is. Village President Nunamaker explained that it is more focused on the gaming side than the food side. The kitchen is more of a commissary. Administrator Soderholm said that it will be a sales tax generator.

CGCC

Village President Nunamaker reported that the Chamber has a new director.

New Management Assistant: Administrator Soderholm said that a new management assistant started at the Village recently. His name is Steve Bechler and he will be attending the PEDC meetings in the future. Village President Nunamaker said now that Jon Huizinga has retired, John Reese is heading up Streets and Parks and Tim Zintl is heading up Water and Sewer. Steve will be helping both of them.

NEXT MEETING

The next meeting is scheduled for Tuesday, Jun 17, 2014 at 7:00 p.m.

ADJOURNMENT

A motion was made by Member Fath and seconded by Member O'Meara to adjourn the meeting at 8:52 p.m. All were in favor.

Chairperson Melissa Schladt

Alison Dal Compo, Secretary

Date Approved