



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION PUBLIC MEETING MINUTES JUNE 17, 2014

CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:18 p.m.

ROLL CALL

Present were Chairperson Schladt and Members Mike Fath (came at 7:45 p.m.), Ron Hameetman and John O'Meara. Also in attendance were Village Administrator Derek Soderholm, Management Assistant Steve Bechler and Trustee Mike Schiestel as staff to the PEDC, and Secretary Alison Dal Compo. Patrick Wall was absent.

RESIDENTS COMMENTS--none

Chairperson Schladt welcomed Village President Bob Nunamaker.

Trustee Schiestel introduced the Village's new Management Assistant, Steve Bechler. Administrator Soderholm explained that Assistant Bechler is a generalist in all areas of Village operations. Assistant Bechler said that he has recently been spending a lot of time researching agreements. Administrator Soderholm said that Assistant Bechler is handling the facade grant program. He has been talking to the owner of King Pin about making some changes in 2015. Trustee Schiestel added that many of the changes he wants to make may have ramifications as to the historical significance of the building. Member O'Meara said that handicapped access is a priority.

Trustee Schiestel asked Assistant Bechler what he likes best about his job so far. He said the friendly residents of the Grove. Trustee Schiestel further asked what the biggest challenge is; he was told attracting new businesses to town. Chairperson Schladt observed that Panera was a good start as a destination business. Assistant Bechler said that places that serve coffee, beer and/or have a weekend brunch would be ideal. Member Hameetman reiterated his thoughts about Oconomowoc as a model of a town who has dealt well with storefront vacancies.

Assistant Bechler explained that he served as an assistant administrator in Madison before this. He received his Master of Public Administration in 2011.

Chairperson Schladt reported that the Parks Commission sent out an email regarding possible opportunities for businesses at Picnic Grove Park. Trustee Schiestel explained that there are complications with this. When the Picnic Grove subdivision was settled, there was much controversy surrounding it. The Picnic Grove developer deeded the Park area to the State of Illinois but the Village could only use it for recreational purposes--part of the agreement was that commercial ventures were not allowed.

Administrator Soderholm noted that there may be ways to get exemptions from this. Chairperson

Schladt stated that the hot dog boat seems to be an exception to this. Assistant Bechler explained that the area used to be a mix of commercial and recreational. Administrator Soderholm said that it may also be in a flood plain. Chairperson Schladt noted that this issue is a source of frustration since the beach gets trashed every weekend and the Village has to pick up the tab for the clean up. Trustee Schiestel commented that it would also be good to eventually have bathrooms attached to the Public Works building in the Park.

BUSINESS RETENTION ACTIVITIES

Business Liaisons: Chairperson Schladt said that the current version of the liaison excel spreadsheet should be reviewed and liaisons re-assigned as needed when Member Fath and new Member McLaughlin can be present. Member O'Meara asked who will physically change the list on the website; he was told it will be handled by administration.

NEWS AND UPDATES

Downtown Re-Development: Trustee Schiestel reported that a memo of understanding was signed between a developer and the Village about two weeks ago. It gives the developer a commitment from the Village that another developer cannot come in with a similar plan, and it gives the developer the ability to approach homeowners about their willingness to sell their properties. Chairperson Schladt asked how many properties will possibly be bought; she was told that the plan will involve about 50 or 60.

There are four areas being considered for re-development. Area #1 includes the area to the east of the library, going behind the train station and including Grove Plating. This will become an apartment complex of approximately 300 units. Area #2 includes the area across Route 14 from the train station and includes the Mobil station. Area #3 includes the properties along Route 14 going west and encompassing Dead End. Area #4 would involve marina development and may include a new restaurant.

Trustee Schiestel explained that the apartment buildings would likely be 5 1/2 stories high. Building population density in the Grove will be the first priority. Administrator Soderholm added that Phase I of the project could start construction as early as next year. Trustee Schiestel said the developer is approaching property owners and negotiating a price with them for the sale of their property. After agreements are worked out, the developer approaches lenders.

Member Fath asked if the developer has done similar construction before. Trustee Schiestel said yes, they did Gurnee Mills and Northpoint Shopping Center in Arlington Heights. They can come up with creative solutions for towns like the Grove. They are based locally and know the town well.

Administrator Soderholm said that there will be 3 buildings for a total of 300 units. Part of one story will be underground parking. Chairperson Schladt says that she foresees one role of the PEDC for this project will be managing peoples' expectations. Member O'Meara noted that there will be traffic disruptions while the project is going on. Chairperson Schladt added that since the PEDC will have to understand the execution of the plan, will asking about traffic disruptions be an appropriate question? Administrator Soderholm said yes. He noted that there had been previous discussion about re-routing Algonquin Road, but at this point it does not appear that that will happen.

Administrator Soderholm explained that 240 units are expected to be one bedroom, and 60 will be two bedrooms. The developer believes this is best for the demographic of renters that are expected to come in. Assistant Bechler said that those decisions remain fluid until final approval.

Chairperson Schladt asked why the apartments would be 5 1/2 stories. Administrator Soderholm explained that this is the maximum height before steel framing is required. Also, they are technically 6

stories high; the additional half story will be underground. Member O'Meara asked who will be responsible for infrastructure improvements. Administrator Soderholm said it would be the responsibility of the developer. The proposed development area is in a TIF district. Trustee Schiestel said that one of the questions the PEDC might want to ask the developer is if they plan to build a fence to help defer train noise. Administrator Soderholm suggested that another question might be whether there will be public easements that everyone could use or private walkways through the development.

APPROVAL OF THE MAY 20, 2014 MEETING MINUTES

A MOTION was made by Member O'Meara to approve the May 20, 2014 meeting minutes as presented. Seconded by Member Hameetman. Motion Carried Unanimously.

OTHER BUSINESS

Trustee Schiestel said he would talk with Member Wall about whether he will continue as a PEDC member.

NEXT MEETING

The next meeting is scheduled for Tuesday, July 15, 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 8:30 p.m. All were in favor.

Chairperson Melissa Schladt

Alison Dal Compo, Secretary

Date Approved