



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

PUBLIC MEETING MINUTES

SEPTEMBER 16, 2014

CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:00 p.m.

ROLL CALL

Present were Chairperson Schladt and Members Ron Hameetman (at 7:05), James Hartshorn, Marc McLaughlin, John O'Meara and Patrick Wall. 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. Mike Fath is moving and has resigned.

RESIDENTS COMMENTS--none

Chairperson Schladt welcomed Village President Bob Nunamaker.

APPROVAL OF THE JULY 18, 2014 MEETING MINUTES

A MOTION was made by Member O'Meara to approve the July 18, 2014 meeting minutes with one change. Seconded by Member Hartshorn. Motion Carried Unanimously.

BUSINESS RETENTION ACTIVITIES

Business Liaisons: Chairperson Schladt explained that the function of the PEDC is to work on the comprehensive plan, promote business retention activities and act as business liaisons, provide guidance to local business owners and address questions regarding Planned Unit Developments (PUDS).

Member O'Meara reported that there is a new manager at Pep Boys. John McHugh of Ace Hardware is moving to Florida, but his son is taking over the business.

Administrator Soderholm explained that Mike Fath has resigned, and this will make it necessary to update the business liaison spreadsheet.

As to the facade grant program, the Village Board elected to do an expanded program. Staff will be approving about 12 businesses with the re-vamped program. The businesses will be those starting at Mr. Beefy's and going down towards the east. Village President Nunamaker said that the decision to expand was made due to the fact that there are many owners who want to do something to improve their facades, but are not sure exactly what to do. Some Harper College and McHenry County College students have been approached to make up some renderings with possibilities for new facades.

Village President Robert Nunamaker

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

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Chairperson Schladt asked if there are any new businesses in town. Village President Nunamaker said that the Supercuts has opened. Administrator Soderholm said that Dotty's has obtained their permits but has not yet opened. Chairperson Schladt added that New China is re-opening on September 18th at 10 a.m.

NEWS AND UPDATES

Downtown Re-Development: Chairperson Schladt asked if the developer is still working with parties in the proposed Phase I. She was told yes. Administrator Soderholm said that there won't be any written plans until next year. The developer is also in negotiations with businesses on the south side of Route 14. Member Hameetman commented that it seems like this plan would make for a good future in the Grove.

Member O'Meara asked if the Village has received any objections to the proposed development. He noted that most of the homeowners in attendance at this meeting were property owners from the north side of Route 14. Administrator Soderholm said that some of the property owners involved have agreed to terms, but not signed agreements as of yet. Chairperson Schladt observed that the newspaper article made it sound like the development would go in quickly, but it appears in reality that is not the case.

Presentation by Teska and Associates, Jodi Mariano:

Architectural Design Guidelines: Ms. Mariano provided a handout with maps, pictures and short explanations of the guidelines. (The page numbers referenced in the text below are from that document). Ms. Mariano explained that the proposed streetscapes have been done similarly with other Villages. Teska's proposed plans provide detail to what the phrase "aesthetically pleasing" should represent. Time was spent looking at books as to the history of the Village. Open porches and outdoor spaces are prevalent in the Grove.

Section 1) private properties

Section 2) right of ways, streetscapes

Pages 5 and 6

--showed historical images

--distinguishes from other communities

--map of R-2, R-3, B-1, B-2, B-5 districts

--map of land uses

--commercial expected along Route 14

--desire for better connectivity between sides of Route 14, bike route to Picnic Grove Park, along the waterfront as well as an underpass under Route 14; provide a cohesive loop around the town.

Chairperson Schladt noted that the information would obviously be applicable for the downtown area, but could be applied to other parts of town as well. Some of the economic area is outside the downtown area. Ms. Mariano explained that it is common to re-develop around the train station area. The same standards may not necessarily apply to other areas.

1) commercial typology

- parking lots to be placed behind buildings
- requiring breaks between buildings
- buildings should be clustered

Member Hameetman asked if East Gate was included in the proposed plan. He was told no. Chairperson Schladt clarified that the east end of the proposed area is School Street. Ms. Mariano said that the plan includes a ¼ mile radius around the Metra Station and up to School Street.

Page 12—Building proportion and scale.

Ms. Mariano said that the idea is to keep the area welcoming. The maximum height for the businesses should be two stories, with vertical breaks and an articulated roof line. Member O'Meara asked what is on the top in the first picture on page 12. He was told it is residential space. Chairperson Schladt asked if the two story requirement was a hard and fast rule according to the zoning code. Administrator Soderholm said that the zoning code is not specific in this regard. Ms. Mariano explained that the proposed gross floor area per site is 2.0 F.A.R.

Village President Nunamaker noted that if this PUD goes forward, the PEDC would be making decisions as to specifics with regard to building heights, etc. Ms. Mariano said that the facade treatments would feature wide store front windows and materials should have a masonry texture at the base. Balconies should be recessed, and mechanical units on roofs need to be screened.

Page 14—Building Typology #2 Multi Family Residential Buildings

Residential should be set back, landscaping should be provided between residence and public streets. Member McLaughlin asked what is recommended for setback. Ms. Mariano said that it is the 30 foot setback as per Village Ordinance. As with the business/retail section, parking should be in back of the building or under the building. Maximum building height should be six stories, and the top floor should be visually minimized.

*Page 18—*Parking should be provided with each development site, the pedway should be clearly designated, and the landscaping should be welcoming.

Page 19—Signage and Lighting

Blade signs or ground mounted signs are recommended. Pole mounted signs should not be permitted. Internally lit signage is not permitted; rather back lit signage is preferred. Chairperson Schladt asked for an example of an internally lit sign; she was told a neon sign was an example. Member McLaughlin asked if signage falls under the heading of aesthetic design, or is it determined by the Zoning Board? Administrator Soderholm said that deviation from the Village's other signage could be considered under the terms of the PUD. Village President Nunamaker noted that New China's signs would be grandfathered in.

Village President Nunamaker stated that VCA Noyes has signage that is at the maximum allowable, and is internally illuminated. Chairperson Schladt said that the signage limit should possibly be made smaller. Administrator Soderholm added that the maximum letter height is 18". Chairperson Schladt said that the signage and its lettering should be proportionate.

Chairperson Schladt said that she didn't notice anything with regard to the beautification of the train station/track area. Ms. Mariano said that most towns want both sides to be unified. As an example, Highland Park built an archway to accomplish this. Member O'Meara noted that the desire would be for people to look at the commercial areas and be encouraged to pull in. Ms. Mariano asked if the members thought it was important to give the residents of the new housing complex a buffer from the train. Chairperson Schladt said that she thought so. Ms. Mariano explained that the hope would be to attract young families, who would look at the train as an amenity. She further stated that the train station acts as an organizer, as does Route 14.

Member Hameetman asked how long the city of Chicago will realistically be a destination for people in terms of employment. What if in 10 years, it is not such a hub of commerce as it is now. Ms. Mariano answered that there is a trend towards people setting up their offices in the town that they live in, and in some cases reverse commutes are taking place. Trustee Schiestel noted that as gas prices rise, the train will always be an economical way to get around. As long as population density remains, Chicago will still be a destination. Village President Nunamaker said that he is on the Metra Board, and the statistics are that the City of Chicago creates new jobs over the suburbs at a ratio of 4 to 1. There are some plans to put a train yard in Arlington Heights, so that a train line would start from there.

Page 22—Streetscapes

Streetscapes in the commercial areas should be uniform. The intensity of the streetscape would vary. The outskirts would be transitional. The bells and whistles would be in the heart of the downtown. There is 80 feet of right of way, and in the heart of downtown there should be traffic calming. Route 14 is controlled by IDOT, so IDOT would have to approve.

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Member Hameetman noted that he would prefer to see a flow through traffic pattern like the one on the Edens Expressway. Chairperson Schladt wondered if IDOT might be accepting of a raised, landscaped island. Ms. Mariano explained that 95th Street in Oak Lawn carries a great deal of traffic, and IDOT encouraged their landscaped medians. From their perspective, it is a safety plus as well as being aesthetically pleasing. Village President Nunamaker added that IDOT realizes there are places where cars cannot and should not speed through. IDOT places traffic lights in various places to stack cars for this purpose.

Ms. Mariano said that there would be an 11 foot parkway at the west gateway into town, then a 13 foot median in the downtown area. The desire is to have people know that they are in a pedestrian oriented area and to slow down. Chairperson Schladt asked if to the left, on the Metra side there would be a retaining wall. She was told yes.

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Ms. Mariano said that the developer would not be proposing streetscapes in the public right of way; that would be up to the Village. Chairperson Schladt and Member McLaughlin both asked who would pay for such. Administrator Soderholm said that it could be a reimbursable cost through the TIF. Village President Nunamaker gave an example of a \$300 million TIF. At a 6% tax rate there would be \$6 million to spend. Much of that would go towards infrastructure and utilities. Chairperson Schladt said that this presentation would have been helpful when the Village was trying to pass the sales tax referendum two years ago.

Page 32—Gateway Signage

Heavy timbers with metal collars. LED lighting, mimicking the night sky. Trustee Schiestel said that he really liked this signage idea.

Chairperson Schladt said that there are still many questions to be answered. Administrator Soderholm said that the document can be approved with recommended changes. Chairperson Schladt said that she would recommend to change the maximum signage size. Administrator Soderholm noted that it should be proportionate to the footage. Member McLaughlin recommended no more than 75% of the front space. Member O'Meara said that he wouldn't think that businesses would want big signs in any event.

Chairperson Schladt said she would like to see more detail of the scope of the plan. Ms. Mariano said it could be more geographically defined.

Member Hameetman stated that he is definitely opposed to a landscaped median on Route 14. Member O'Meara noted that such a median would not impede traffic flow. Chairperson Schladt asked if Member Hameetman agreed with removing the parking along Route 14. He said yes.

Chairperson Schladt asked what the feasibility of a pedestrian overpass would be. Ms. Mariano said that it is difficult to get overpasses, and that the existing ones have a tendency to fall into disrepair.

Member McLaughlin said that caution is needed with regard to what is considered beautiful from a cost perspective. Chairperson Schladt asked what a bioswale is. Ms. Mariano said it is a linear rain garden. It captures some of the rain and sends it back into the ground instead of into the street.

A MOTION was made by Member O'Meara to approve the architectural design guidelines with two changes: that the maximum signage limit be adjusted, and the geographical information should be made more specific. Seconded by Member Wall. A voice vote followed. O'Meara—yes, McLaughlin—yes, Hartshorn—yes, Schladt—yes, Wall—yes, Hameetman—yes.

OTHER BUSINESS

NEXT MEETING

The next meeting is scheduled for Tuesday, October 21, 2014 at 7:00 p.m.

ADJOURNMENT

A motion was made by Member Wall and seconded by Member McLaughlin to adjourn the meeting at 9:11 p.m. All were in favor.

Chairperson Melissa Schladt

Alison Dal Compo, Secretary

Date Approved