



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

PUBLIC MEETING MINUTES

OCTOBER 21, 2014

CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:04 p.m.

ROLL CALL

Present were Chairperson Schladt and Members Ron Hameetman, James Hartshorn, Marc McLaughlin, John O'Meara and Patrick Wall (at 7:07 p.m.). Also in attendance were Village Administrator Derek Soderholm, Management Assistant Steve Bechler, Trustee Mike Schiestel as staff to the PEDC, and Secretary Alison Dal Compo.

RESIDENTS COMMENTS--none

Chairperson Schladt welcomed Village President Bob Nunamaker and Trustee Tom Anderson.

BUSINESS RETENTION ACTIVITIES

Downtown Re-Development: Trustee Schiestel reported that the Village Board reviewed the architectural design guidelines. They made some revisions and approved them. Administrator Soderholm said that they made about eight to ten minor revisions. Member O'Meara asked if anyone had any major objections. Trustee Schiestel said that residents in attendance wondered what a comprehensive plan is. They didn't understand that the documents presented were guidelines rather than actual plans. Chairperson Schladt said that residents probably loved the pictures!

Village President Nunamaker said that there were objections to having trees in the parkway area. Trustee Schiestel said that there were more objections to the landscaped medians than had been anticipated.

Trustee Schiestel reported that one area of high concern was the Crescent loop. Residents felt that it might de-value their homes and wanted to know why it was added. Developers feel that there is not enough land currently so this area will be needed. For the past several years there has been money in the budget for facades but it has not been used.

Member McLaughlin asked if the Crescent loop is in a TIF district. Administrator Soderholm said not currently.

Village President Nunamaker said that he spoke to a realtor, and there are misconceptions about politicians buying up houses to re-sell to a developer. The developer is trying to get the included south side residences and businesses tied up. Village President Nunamaker said that

Village President Robert Nunamaker

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

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he sent out a letter to north side homeowners but there is no news to tell at this time. Member Hameetman asked to what extent the Crescent loop would affect Phase I or II. Administrator Soderholm said that it really only affects Phase III. The area is mostly needed for parking.

APPROVAL OF THE SEPTEMBER 16, 2014 MEETING MINUTES

A MOTION was made by Member Hameetman to approve the September 16, 2014 meeting minutes as presented`. Seconded by Member McLaughlin. Motion Carried Unanimously.

Business Liaisons: Chairperson Schladt asked if there were any questions or comments about the revised business liaison list, and if there were any updates with regards to the businesses. Member O'Meara asked if Dr. Fritz is building a new animal hospital. He was told yes, his business is moving to Cary. Member Wall said that Dr. Fritz's business is down 15-19% since VCA Noyes moved in. Trustee Schiestel said that there is a Little Caesar's Pizza slated to move in next to Yummi Asian Bistro. Dotty's is still supposed to be moving in but the process is going slowly.

Assistant Bechler reported that Mastertech is moving into the old Cafe Salsa location. Also, there is a woman who is interested in locating her art store in the Grove and possibly participating in the facade grant program. Village President Nunamaker said that the new Supercuts is open.

Village President Nunamaker said that El Sombrero is doing great business. They want to put in some high bar tables out front. New China has been doing great business also. There is a sports bar that may move into the old Bike Stop location. With all this extra customer traffic, more parking is needed. The parking lot idea for the corner of Lincoln and Opatrny has come up again. It would cost about \$300,000 for an asphalted parking lot. There is a lower cost option for gravel which would cost about \$97,000. Member Hartshorn said that he wasn't a big fan of gravel but it is a lower cost option which is more financially feasible. Administrator Soderholm said that if the proposed development comes in, the developer will likely take the parking lot out. Member McLaughlin said that if TIF money would be spent on it, he would be against it. Member O'Meara said that gravel seems like a minimal investment which would meet both situations.

Member Hartshorn asked where people are parking now. He was told that some people are parking in the grassy area at Lincoln and Opatrny. Chairperson Schladt observed that it seems there is a need for the extra parking for the sake of New China and El Sombrero. Snow will make parking more difficult as well. Village President Nunamaker noted that the Village receives more revenue when businesses do more business. Member O'Meara said that regardless of whether Phase I happens or not, the Village should support current businesses. Member Wall reported that four franchises have moved into the Grove, which is very positive. It is an indicator that there will be more movement.

Trustee Schiestel said that Public Works will have a difficult time with a gravel parking lot. Member Wall said that he thinks the parking lot needs to be built, but there should be a realization that there are risks involved.

Member Hartshorn asked why people don't just walk across 14 to park. Village President Nunamaker explained that the traffic light is long, and when you actually get to the light the turn arrow makes it difficult for pedestrians to cross.

Chairperson Schladt asked if the Mastertech owners are gutting the inside of the Cafe Salsa location. Assistant Bechler said that much work was done, and the owners are also thinking of having a tavern in half of the building. Trustee Schiestel said that other potential owners have thought about making the building into a restaurant again, but didn't do so because of the needed infrastructure/sewer improvements. Village President Nunamaker said that these improvements were actually done about two years ago so this isn't an issue any more.

NEWS AND UPDATES

Signage Ordinance: Trustee Schiestel said that one of the trustees is interested in re-doing the village signage ordinance. Administrator Soderholm said that a draft ordinance is being formulated. Trustee Schiestel explained that the current ordinance only allows for 33% of the front of a business to have signage, but several businesses have covered almost their entire front windows with signs. There are issues with size of signs, temporary signs, etc. Member O'Meara suggested having a public hearing about this issue. Village President Nunamaker said that one of the businesses' receiving complaints is VCA Noyes, yet their signage is within current requirements.

Chairperson Schladt thought that the sign ordinance had been recently updated. Village President Nunamaker said it was about six years ago. Administrator Soderholm noted that the building inspector is in charge of the enforcement of signage requirements. He further stated that the ordinance would need to be drafted in a way that meets the new architectural design guidelines.

Trustee Schiestel said that many business owners feel that having a lot of signage is an effective way to attract more customers. Member McLaughlin noted that a study was done in Minnesota which showed that excessive signage actually does the opposite of what business owners expect. Trustee Schiestel said that he had a meeting with representatives at the Shah Center, and found out that they will send their people out for free to work with business owners. Chairperson Schladt suggested having one of these reps come out for a PEDC meeting and present some of these statistics. Assistant Bechler said that of the business owners he has spoken with, signage is among their biggest concerns.

Chairperson Schladt asked if the next step should be re-examining the code. Trustee Schiestel advised the members to look at the current zoning ordinances for reference. Member Hartshorn said the code would need to be re-written with a good way to enforce it included. Village President Nunamaker reiterated the need to examine the current code and then hold a

public hearing. Chairperson Schladt asked if some photographs of code offenders could be compiled.

Trustee Positions: Trustee Schiestel reported that his position, as well as that of Trustees Knar and Colletti, are up for re-election.

OTHER BUSINESS--none

NEXT MEETING

The next meeting is scheduled for Tuesday, December 16, 2014 at 7:00 p.m.
(November's meeting was canceled)

ADJOURNMENT

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

Chairperson Melissa Schladt

Alison Dal Compo, Secretary

Date Approved