



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

PUBLIC MEETING MINUTES

JANUARY 20, 2015

CALL TO ORDER

Acting Chairman John O'Meara called the meeting of the Planning and Economic Development Commission to order at 7:01 p.m.

ROLL CALL

Present were Acting Chairman John O'Meara and Members James Hartshorn, Marc McLaughlin and James Scherpelz. Also in attendance was Village Administrator Derek Soderholm as staff to the PEDC, and Secretary Alison Dal Compo. Melissa Schladt, Ron Hameetman and Patrick Wall were absent.

RESIDENTS COMMENTS--none

Acting Chairperson O'Meara welcomed Village President Bob Nunamaker.

APPROVAL OF THE OCTOBER 21, 2014 MEETING MINUTES

A MOTION was made by Member McLaughlin to approve the October 21, 2014 meeting minutes as presented`. Seconded by Member Hartshorn. Motion Carried Unanimously.

BUSINESS RETENTION ACTIVITIES

Acting Chairman O'Meara recognized Tony Bonjorno. Mr. Bonjorno is interested in turning the former Cafe Salsa location into a family restaurant. He showed the plans for the restaurant to the PEDC members. The HVAC business would vacate the building if the restaurant plans go through.

The building now has five bathrooms, the walls were re-done, and a new HVAC system was installed. Acting Chairman O'Meara said he was glad to see a new business in that location. He asked if there will be sufficient parking. Mr. Bonjorno said that there are 21 spaces, and they will possibly rent out spaces by the cleaners. Acting Chairman O'Meara wished Mr. Bonjorno good luck in this endeavor.

NEWS AND UPDATES

Downtown Parking: Administrator Soderholm updated the members as to additional downtown parking. The Grayhill parking lot may end up being the site for more parking. The lot located at Lincoln and Opatrny was investigated, but there are issues with that location. The Grayhill owners are agreeable to allowing the lot to be used, and the liability would be transferred to the Village.

Village President Robert Nunamaker

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

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Acting Chairman O'Meara asked if the lot has two levels. Administrator Soderholm said that ideally, only the lower part would be used. It has 24 spaces.

Facade Grant Update: Administrator Soderholm reported that the facade grant program has been modified. Staff members went out and contacted businesses that could potentially benefit from the grant, even those outside the current TIF district. Since a rendering of the planned facade changes is a requirement, an additional \$1,000 is being offered to cover the cost of the drawing. Wholesale Carpets may participate.

Acting Chairman O'Meara asked if any other businesses have expressed interest. Administrator Soderholm said that there are a few considering it, but none have taken any actual steps. He further asked if there was any information the PEDC members could pass out to their business liaisons. He was told yes.

Member McLaughlin asked if businesses have to be in the TIF district to participate; he was told no. Member Hartshorn asked why businesses are not taking advantage of the program. He was told it is a money issue, since it is a 50/50 grant. Village President Nunamaker reported that Auto Audits may participate.

Downtown Redevelopment Update: Village President Nunamaker reported that the developer is continuing to draw up agreements with land owners in the proposed development area. Acting Chairman O'Meara asked if there was anything the PEDC could do to help the process move along. Village President Nunamaker said that the same question had come up as to what Village staff can do to help, and there is not much as the deals are between the developer and residents/business owners. There are some properties behind the library that might be included, and Tesla is preparing information for a meeting on January 28th.

Village President Nunamaker said that he had done some sales tax forecasting. In the last 4-5 years sales tax has been going up. He is predicting a \$50,000 increase this year.

On March 12th, a State of the Village meeting is being held. Village President Nunamaker would like to get local businesses to attend the meeting from 12 p.m. to 1 p.m. At this meeting, he will present the "best business" award. If the members have any ideas on which businesses would qualify, please forward them to him. In the past, Brunch Cafe, Dead End, Car X and Riverside Auto have been recipients of this award. Jewel is a possibility for this year. Acting Chairman O'Meara asked the members to have ideas ready for the next PEDC meeting.

Acting Chairman O'Meara asked for an update on Dotty's restaurant. Administrator Soderholm explained that the chain likes to outfit stores 4 or 5 at a time. They may start by the end of this month. Village President Nunamaker added that this restaurant is a niche business that will

serve coffee, sandwiches, pastries, video gaming and liquor. He reported that Little Caesar's is also coming along.

Acting Chairman O'Meara asked for an update on training for the PEDC as to downtown re-development, as well as signage issues. Administrator Soderholm said that training materials will be passed out to new members. As to downtown re-development, the first step will be to have something formal drafted by the developer for the PEDC to review.

OTHER BUSINESS

Golf Carts: Village President Nunamaker said that the Village passed an ordinance to allow golf carts to be driven on non-arterial streets. The golf cart must have a windshield, head and tail lights, and seat belts. The State of Illinois does allow for this as long as the restrictions are met.

Parks Update: The requests for proposals for the park shelter to be located to Picnic Grove Park will be going out soon and the shelter will be constructed in the spring. It will be the same size as the shelter at Lions Park but will have a larger concrete pad. Member McLaughlin asked where it will be placed. Administrator Soderholm said it will be where the volleyball pit is now located.

Land Grant: Village President Nunamaker said that the Parks Commission is applying for a land grant to do a path/boardwalk.

NEXT MEETING

The next meeting is scheduled for Tuesday, February 17, 2015 at 7:00 p.m.

ADJOURNMENT

A motion was made by Member McLaughlin and seconded by Member Hartshorn to adjourn the meeting at 7:37 p.m. All were in favor.

Acting Chairman John O'Meara

Alison Dal Compo, Secretary

Date Approved