



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

MEETING MINUTES

FEBRUARY 17, 2015

CALL TO ORDER

Acting Chairman Patrick Wall called the meeting of the Planning and Economic Development Commission to order at 7:02 p.m.

ROLL CALL

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

RESIDENTS COMMENTS--none

APPROVAL OF THE JANUARY 20, 2015 MEETING MINUTES

A motion was made by Member McLaughlin to approve the January 20, 2015 meeting minutes as presented. Seconded by Member O'Meara. Motion carried with one abstention.

BUSINESS RETENTION ACTIVITIES

Member O'Meara asked if there were any updates as to Mr. Bonjorno and his interest in opening a restaurant in the old Cafe Salsa location. Administrator Soderholm said that the Village may grant him a liquor license, with the stipulation that 60% of the revenue comes from food and 40% comes from liquor. It would be considered a modified class A license, which is being created by the Village. Acting Chairman Wall asked what type of restaurant it would be. He was told it will be family oriented/sports bar type. Member O'Meara added that as you enter and go in to the left, it will be more restaurant, but to the right it will be more like a sports bar.

There was a question as to what will happen to the property at Lincoln/Opatrny now that it will not be used as a parking area. Nothing will be done to it for now.

Administrator Soderholm reported that there have been conversations with about five business owners on the north side of Route 14. Assistant Bechler added that all of the businesses spoke positively about the facade program.

Member Hameetman asked for an updated liaison list. Assistant Bechler said that he would send one out in e-mail to all the members. Acting Chairman Wall suggested that the business liaisons should be an action item for the March meeting. Member O'Meara said that he was

going to be handing out flyers to his current liaisons to inform them of the State of the Community address on March 12.

Member Hameetman asked if there were any updates on the structuring of median areas in town on Route 14. Administrator Soderholm explained that the architectural design guidelines were approved by the Village board, but they are still just guidelines at this point in time. Member Hameetman expressed concern that he didn't know of any other communities with these types of median. Member McLaughlin said that Member Hameetman's objections to the median were noted in the meeting when the PEDC voted on this issue. Administrator Soderholm explained that there would have to be funding for such medians, and that IDOT would have to approve them. In any event, they are a long way away at this point.

Member McLaughlin noted that Mt. Prospect has similar medians, and Member O'Meara said that Madison Avenue has them also. Member O'Meara also asked if there is only a small chance of getting them in the Grove. Administrator Soderholm explained that if the whole project could support the cost of the medians, (and funds could be allocated to it) then it could be done. Member Hameetman asked if the medians would be installed without further approval from the Village. Administrator Soderholm said that the medians were approved as a part of the design guidelines, and would not be subject to further hearings.

Acting Chairman Wall asked if there were any updates on Little Caesars. Administrator Soderholm said they are probably about six weeks out. They had some issues with the fire suppression system.

Current Facade Grant Program Review: There have been a couple of changes made to the facade grant program. Administrator Soderholm explained that the Village will put in \$1,000 for drawings/renderings of the proposed facade changes. Another modification is that landscaping and parking lots (as part of a larger project) may be eligible for the facade grant. Grover's Restaurant, A-1 Auto and Wholesale Carpets have expressed interest in the program.

Civic Engagement Program: Administrator Soderholm suggested deferring the discussion until Chairperson Schladt can be present. He explained that Orland Park has a program similar to the discount card program the PEDC spearheaded in the past. There was an article in the Tribune outlining it.

NEWS AND UPDATES

Member O'Meara asked if there was anything new with the developer. Not at this time; the process continues to move along.

Member Hameetman asked if there has been any movement with the building owned by Moretti's. Administrator Soderholm said it was unlikely that there would be any movement on

this issue until the downtown redevelopment process comes to the north side of Route 14. Member Hameetman asked if there are any demands upon the owner of the Moretti's building to finish the build out since they had received a permit to do so. He was told no. Permits are good for a year, and if the work is not done within that year they would have to get another permit in order to proceed. Member McLaughlin gave an example that if he personally got a permit to build a shed on his property but he never actually built it, nothing would happen. Administrator Soderholm added that the Village cannot force someone to make changes to their property unless it is outside code.

Member Hameetman asked how the property owners could be made to make changes to their property. Member McLaughlin said that they could be encouraged to participate in the facade grant program. (Village President Nunamaker joined the meeting at 7:30). Village President Nunamaker commented that the owner of the Moretti's building pays his taxes and has had the building inspector out twice. At one point the doorway and window had to be boarded up, and the owner took care of it.

OTHER BUSINESS

NEXT MEETING

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

ADJOURNMENT

A motion was made by Member O'Meara and seconded by Member McLaughlin to adjourn the meeting at 7:43 p.m. All were in favor.

Acting Chairman Patrick Wall

Alison Dal Compo, Secretary

Date Approved