



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION PUBLIC MEETING MINUTES JUNE 16, 2015

CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:07 p.m.

ROLL CALL

Present were Chairperson Schladt and Members Tom Cramer, Ron Hameetman and Marc McLaughlin. Also in attendance were Village Administrator Derek Soderholm as staff to the PEDC, and Secretary Alison Dal Compo. James Hartshorn, John O'Meara and James Scherpelz were absent.

RESIDENTS COMMENTS

Chairperson Schladt welcomed Village President Nunamaker, Trustee Tom Anderson and Resident Alexandra Mistak.

APPROVAL OF THE MAY 19, 2015 MEETING MINUTES

A MOTION was made by Member McLaughlin to approve the May 19, 2015 meeting minutes with one change. Seconded by Member Hameetman. Motion Carried.

NEWS AND UPDATES

New Businesses: Village President Nunamaker reported that the former Bryant Automotive building is being taken over by Douglas Automotive. He further reported that Dotty's will opening in the foreseeable future. Member Cramer asked what type of business Dotty's is. He was told that is for video gaming but in a nicer environment, with beer and wine sales.

*Rock the Routes Update--*Village President Nunamaker said that the Rock the Routes festival was a success. He commented that the opening band was terrific. The festival is used as an economic development tool, to bring people down to the local businesses. Overall the event lost a little money but it is for the greater good.

*Fireworks on July 11th--*Chairperson Schladt asked if volunteers are needed for the fireworks display to be held on July 11th. Village President Nunamaker explained that the fireworks display is run by the Village's public works department and police department, but there is always room for volunteers. The PTO sells items for fund-raising. Residents on the far side of the river frequently donate money because they appreciate the display. Administrator Soderholm said that one of the drawbacks to the event is the parking situation, and this may discourage some people from attending.

Village President Robert Nunamaker

Trustees Thomas Anderson / Suzanne Blohm / Jennifer Curtiss / Steve Knar / Andrew Migdal / Patrick Wall

Member Hameetman noted that in previous years there had been a water skiing team that performed for the event. Village President Nunamaker said that the majority of people come down after dark, so few attended when the water skiing team was performing.

DOWNTOWN RE-DEVELOPMENT

Chairperson Schladt said that the next step in the downtown re-development process will be the application meeting with the developer. The developer will be presenting their proposed package at that time. That meeting will be held on July 14th, a week earlier than the normal PEDC meeting.

Administrator Soderholm said that Jim Scherpelz has resigned from the PEDC due to work concerns, so there will only be six members participating in this process. July 14th will include a review of the preliminary plans. It will be a public hearing. All application materials and consultant letters will be available at this time.

Village President Nunamaker went thru the PUD ordinance. The main subjects are as follows:

- Site plan review—dimensions, grading and sealing
- Provisions for land and capital improvements
- Demographics and traffic study
- Amendment process
- Preliminary plans

Member McLaughlin asked if Village President Nunamaker felt that the developer will be prepared to present all that information on the 14th. He was told yes; the developer has the land contracts that they need to go forward. They have to act quickly so that they can get their financing and so that the Village Board can act as of 8/1.

Administrator Soderholm said that as of 8/3 there will be a need to have PEDC meetings to adopt reports into ordinance. It is officially called "Report to the Village Board." Then the committee of the whole reviews the plan, and on August 20 the final plan comes back to the PEDC.

Member McLaughlin asked if Baxter and Woodman was still the Village's engineering firm. He was told yes, and Vanderstappen out of Woodstock is the developer's engineering firm.

Chairperson Schladt asked if the rest of the phases will be presented along with Phase I, even though only Phase I is being done now. She was told that only the specifics of Phase I will be presented at this time.

Administrator Soderholm gave instructions that the upcoming meeting should be held in a traditional fashion. There will be a high level on interest with regard to this meeting. Village President Nunamaker added that it will be a public hearing as opposed to an open meeting, so the members should conduct the meeting as a formal process. Administrator Soderholm said that it is best to have residents direct their questions to the PEDC members rather than to the developer, so that the members can summarize the most important concerns of the residents. The public

hearing portion of the meeting can be closed at a logical point, (so that the meeting does not become too lengthy or out of hand).

Village President Nunamaker said that the developer will discuss traffic impact. The impact is likely to be small since Rt. 14 passes around 33,000 cars a day already. There will be underground parking to free up green space.

August 24th is the deadline for land contracts; the lender is requiring this deadline. Likely work would begin 60 days after closing.

OTHER BUSINESS--none

NEXT MEETING

The next meeting is scheduled for Tuesday, July 14, 2015 at 7:00 p.m.

ADJOURNMENT

A motion was made by Member McLaughlin and seconded by Member Hameetman to adjourn the meeting at 7:47 p.m. All were in favor.

Chairperson Melissa Schladt

Alison Dal Compo, Secretary

Date Approved