



# Village of Fox River Grove

## PLANNING AND ECONOMIC DEVELOPMENT COMMISSION PUBLIC MEETING MINUTES NOVEMBER 17, 2015

### CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:01 p.m.

### ROLL CALL

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

### RESIDENTS COMMENTS

Chairperson Schladt welcomed Village President Nunamaker.

### APPROVAL OF THE AUGUST 3, 2015 MEETING MINUTES

**A MOTION was made by Member McLaughlin to approve the August 3, 2015 meeting minutes as presented.** Seconded by Member O'Meara. Motion Carried.

### DOWNTOWN RE-DEVELOPMENT

Village President Nunamaker reported that the developer is still acquiring properties in the Grove. Not all of the necessary contracts have been signed as of yet. The developer says that he is currently swamped with work in the Long Grove area.

The plans have been to begin demolition between March and May of 2016. There is still one commercial landowner who needs to sign a contract. Chairperson Schladt asked how many Phase I contracts are still pending; she was told 12 or 13. Administrator Soderholm said the original land contracts were allowed to lapse, as the contracts need to be in place so that the developer can purchase and close all on the same date.

Village President Nunamaker said that the Village contract moved ahead aggressively. It was ready to be finalized, then the winter came and it was put on hiatus.

Chairperson Schladt asked about the status of the special use permit. Village President Nunamaker said that process is complete. Chairperson Schladt commented that the developer probably wouldn't want to spend more on lawyers' fees until the land contracts are all in place.

She further asked if the traffic study had been done as per the PEDC's request. Administrator Soderholm said that a study was done after school was in session, but the final counts/report

Village President Robert Nunamaker

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

have not been received yet. Village President Nunamaker said that the report will determine the need for new turn lanes and traffic lights. Administrator Soderholm added that the PEDC will be the ones to put their final stamp on the Phase I plan; it does not even go back to the Village Board.

### **OTHER BUSINESS**

*Five O'clock Steakhouse (former location):* Member O'Meara asked about the status of the former 5 O'clock Steakhouse. Administrator Soderholm said that the property is under contract, and that the buyer has put down \$55,000 in earnest money. Member O'Meara asked if this means that Grove Plating will not be moved to this location; Grove Plating has another location they can move to.

Village President Nunamaker said that the buyers are in food service, and there also may be other types of businesses moving into this location. The buyer is looking to move the current entrance location to the north. The new entrance location would be safer and provide better visibility. It would have an acceleration/deceleration lane. IDOT agrees that this is a good idea. Member Cramer reported that there had been a fatality at the old entrance.

Village President Nunamaker said that the buyer approached the Village to ask if he could get help with the \$500,000 cost of moving the entrance. The only way the Village can assist is with business district financing.

Village President Nunamaker said that Midwest Construction has decided not to move into this location. The Barrington Area Council of Governments has wanted the Grove to join their council, so that there can be joint control over Route 14 between Barrington and Fox River Grove.

*Dotty's:* Chairperson Schladt inquired about how Dotty's has been doing. Administrator Soderholm said that the Village hasn't received any gaming revenue from them yet due to issues with the State. Village President Nunamaker added that there is a deal between the State and the owner, so the Village only receives a small percentage anyways. Chairperson Schladt asked Village President Nunamaker if he had visited the establishment; he said that there were only a few people there when he did. They serve beer, wine, cigarettes and provide a limited food service.

*Little Caesar's (former location):* Chairperson Schladt asked about the closing of Little Caesars. Village President Nunamaker explained that the woman who owned the business had a husband who was employed elsewhere and lost his job. The family put a lot of money into improving the building but ended up closing the business. The building owners would like to have someone else open a pizza place there.

*Sales Tax:* Sales tax in the Village is having a nice rebound. The highest level in a previous fiscal year was \$522,000 in 2007/2008. In 2015, the Village is tracking for \$623,000. Member Cramer asked where the revenue is primarily coming from. He was told Jewel, and other businesses.

Village President Nunamaker said that Brunch Cafe and Pep Boys have also been good sources. The Village gets 1% of sales tax, so this means that \$62 million is being generated throughout the Village. El Sombrero and New China are also doing well. Auto Audits is doing a lot of car sales.

Village President Nunamaker commented that people say that they shop at the FRG Jewel because they don't have to contend with as much traffic here.

Village President Nunamaker said that the property on Route 22 titled as Grove Electric was bought as a storm water retention area. The owners would like to make a path to connect the parking lots. They originally wanted to build a bridge but subsequently passed. The sidewalk that was built along Doyle has been a great success, so the Village would also like to see the aforementioned lots get interconnected.

Chairperson Schladt asked what is going on with the storefront next to Dunkin Donuts. Village President Nunamaker said that Jimano's was possibly going to go in there, but the Village has ordinances with regard to how many parking spaces each business should have. Due to this fact, a special use permit or a variance would be needed.

Village President Nunamaker reported that 14 homes are to be built off of Route 22, approximately across from Hunters Farm. Chairperson Schladt asked if these will be upscale type; she was told yes—in the \$350,000 range.

*Signage:* Administrator Soderholm said that the Village Board is reviewing the sign regulations and proposing ordinance changes. Once these are drafted, they will go to the PEDC for suggestions. Chairperson Schladt recalled that there was discussion of signage changes at the time of the street scape guidelines adoption. Administrator Soderholm said that these were architectural guidelines only. These divide areas of town into a downtown district and a certain set of ordinances for it.

Village President Nunamaker asked the opinion of the PEDC members as to the Grover's sign. Member O'Meara and Chairperson Schladt both felt it was distracting. Village President Nunamaker further asked what the PEDC thought of the new sign at Routes 14 and 22 (Stonehill), and the flashing lights at the Pawn and Tobacco Shop. Member Cramer said that the flashing lights were also distracting.

Village President Nunamaker said that at one time, an electronic sign was envisioned for the train station, but it was decided to not spend the money. Also, the Board does not want windows to be cluttered with signs such as those in liquor store windows. Member Hartshorn wondered if the ordinance will largely follow the Teska/architectural guidelines. Administrator Soderholm said that one of the ordinances is for no LED's in the downtown area. Chairperson Schladt asked if LED is the only option for information giving signs, since the messaging information is good in and of itself. Village President Nunamaker said that there are markers to

calculate the amount of lumens being produced by a sign. Member O'Meara said that using lumens is a good benchmark.

*Christmas Tree Lighting 12/5/15:* Village President Nunamaker will be reading the *Night Before Christmas* at this event. Administrator Soderholm also noted that there was a great turnout for the Haunted Forest walk in October.

**NEXT MEETING**

The next meeting is scheduled for Tuesday, December 15, 2015 at 7:00 p.m.

**ADJOURNMENT**

A motion was made by Member McLaughlin and seconded by Member Hartshorn to adjourn the meeting at 8:06 p.m. All were in favor.

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Chairperson Melissa Schladt

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Alison Dal Compo, Secretary

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Date Approved